



CITY OF HILL COUNTRY VILLAGE
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**MINUTES
ZONING COMMISSION MEETING
CITY OF HILL COUNTRY VILLAGE, TEXAS
CITY HALL
HILL COUNTRY VILLAGE, TEXAS 78232
WEDNESDAY, MAY 16, 2018
6:00 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Wednesday, May 16th at 6:00 p.m. at City Hall.

Members Present:

Melissa Childers-White-Vice Chair
Greg Blasko
Doug Boom
Paul Blackburn
Roxanna Gonzales-Soza

Members Not Present:

Kirk Francis – Chair
Bill Aniol

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Ismael Urias

1. Call to order.

Vice-Chair Melissa Childers-White announced that a quorum was present and called the meeting to order at 6:00 p.m.

2. Discussion and possible action regarding approval of the meeting minutes of September 20, 2016 and October 11, 2016.

Mr. Doug Boom motioned to approve the minutes of the September 20, 2016 and October 11, 2016 meetings, seconded by Mr. Greg Blasko. Motion passed unanimously.

3. A public hearing, discussion, and possible action regarding a request from Ms. Kristen Walker, owner of Ink Couture Tattoos, LLC as authorized by Mr. Don Kuyrkendall, Kuyrkendall Investments, LP, for an additional commercial use for a tattoo shop at 15717 San Pedro, Hill Country Village, Texas 78232, in the B-2 Zoning District.

Vice-Chair Melissa Childers-White opened the public hearing at 6:01 p.m.

Ms. Kristin Walker spoke of her business and explained the services her business would provide such as permanent cosmetics, microblading, and tattoos. She explained that the business would be a high end spa with her target being high end clientele.

Vice-Chair Melissa Childers-White asked Ms. Walker how she intended on reaching the clientele she is looking to bring into her business.

Ms. Walker said the ambiance and privacy of the business would draw the clientele as well as marketing campaigns. Ms. Walker stated that the business would be a high end spa and people outside of that demographic would not feel comfortable in the business.

Vice-Chair Melissa Childers-White asked Ms. Walker if she has never run this type of business, how she knew it was a good idea.

Ms. Walker stated that she had worked at a local medical spa and within three years it became the highest grossing and most popular medical spa in San Antonio.

Vice-Chair Melissa Childers-White asked Ms. Walker why she chose Hill Country Village for her business.

Ms. Walker said she thought the location was ideal for the clientele she wants to frequent the business and it was close to her home.

Butch Lagred, a local realtor, spoke on behalf of Ms. Walker. He said he reviewed her financials and business plans which were both great. After getting to know her, he said she was the most professional tenant he has ever had. He spoke of how prompt, professional, dedicated and sincere Ms. Walker has been while he has been working with her. Mr. Lagared thought that Ms. Walker and her business would be a great addition to the strip center.

Ms. Renate Mabry of 217 Crest Trail said she has lived in the Village since 1988 and said she has seen businesses come and go. Ms. Mabry expressed concern about making a zoning change and not being able to go back. Ms. Mabry urged the Zoning Commission to really look into this to make sure that this would be good for the city because if the change is made, other businesses can later come into the city that are not good for Hill Country Village.

Mr. Chuck Japhet of 229 Crest Trail said that there are three residential properties that buck up to the Kuyrkendall property and his is one of them. He was concerned about rezoning the Kuyrkendall property.

Vice-Chair Melissa Childers-White explained to Mr. Japhet that this was not a rezoning, this was about additional commercial use which is specific to Ms. Walkers lease.

Mr. Japhet went on to say that this is not a good location for this business in Hill Country Village.

Mr. Zacarias of 221 Crest Trail said he went to check the location was in the middle of the strip center and not on the corners. Mr. Zacarias asked Ms. Walker if she had a website because he was unable to find one. Ms. Walker said she did at www.inkcouture.com. Mr. Zacarias said he had seen the same type of businesses in Europe, some which were nice and some which were not.

Ms. Maura Meza of 225 Crest Trail stated she was objecting to the change regardless of what it is called based on the fact that she took a stroll through the shopping center and found that they were full of family friendly businesses. The vacant business she did see was the one where Ms. Walker's business would be. Ms. Meza saw construction under way in that space so she supposed Ms. Walker is very optimistic that she would be allowed to continue her plans because certainly the construction has already begun for her. Ms. Meza stated she also took a look at businesses between Mecca Drive and Brook Hollow and found one vacant business so there doesn't seem to be huge financial burden on landlords to fill their vacant businesses. This makes her question why Mr. Kuyrkendall is willing to go through the hassle that he has gone through before to try and change things which have already been approved and used by the city. Ms. Meza stated that it leads her to believe, based on her relationship with Mr. Kuyrkendall, to ulterior motives. Ms. Meza stated she has been in her home since 1992 and has never has a positive experience with Mr. Kuyrkendall and Mr. Kuyrkendall's motives are not of the finest.

Jerry Ellis, owner of an insurance business at 15335 San Pedro, wanted to voice his opinion and say the he has no issue with what Ms. Walker wants to put in the shopping center. Mr. Ellis said he would be for it and didn't see this as a potential riff-raff climate. Mr. Ellis went on to say that he has a clear understanding of the services Ms. Walker would offer because he is in the insurance business and he insures quite a few of these types of businesses. Mr. Ellis did not think that the business would be detrimental to Hill Country Village at all. Mr. Ellis thought Ms. Walker would run a great operation based on hearing her speak and her credentials.

Ms. Zacarias of 221 Crest Trail expressed that she did not believe the business would draw the type of clientele that some are worried about. Ms. Zacarias did not think it would affect the area.

Vice-Chair Melissa Childers-White closed the public hearing at 6:29 p.m.

Mr. Blasko moved specifically, that due to the specific circumstances of the intended use at 15717 San Pedro including permanent cosmetics, micro-blading, medical tattoos, decorative tattoos, but excluding body piercing that we approve the request to allow tattoos as a permitted use on the premises, however excluding body piercing.

Mr. Blasko amended his motion to say that it is specific to the lease by Ms. Kristin Walker, owner of Ink Couture Tattoos LLC at 15717 San Pedro, Hill Country Village. Seconded by Mr. Boom. Motion passed unanimously.


4. Adjourn

The meeting was adjourned at 6:45 p.m.

The Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

PASSED AND APPROVED THIS 31ST DAY OF JULY, 2018.

ATTEST:



Frank Morales
City Administrator



Kirk Francis
Chair