



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
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MINUTES
CITY COUNCIL MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
THURSDAY, AUGUST 16, 2018
5:00 P.M.

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, August 16, 2018 at 5:00 p.m. at City Hall, 116 Aspen Lane, Hill Country Village, Texas. This was an open meeting subject to the open meetings law of the State of Texas.

Members Present:

Mayor Gabriel Durand-Hollis
Councilman Carl A. Register
Councilman Matthew T. Acock
Councilman Thomas Doyle
Councilman Neal Leonard

Member Sworn Today:

Councilwoman Allison Greer

City Staff Present:

Frank Morales, City Administrator and Police Chief
Ismael Urias, Administrative Assistant

1. Call to order.

Mayor Durand-Hollis called the meeting to order at 5:01 p.m.

2. Moment of silence and pledge of allegiance

Mayor Durand-Hollis led those present in a moment of silence and the pledge of allegiance.

CONSENT AGENDA:

The following items are of a routine or administrative nature. The City Council has been furnished with background and support material on each item, and/or it has been discussed in a previous meeting. All items can be acted upon by one vote without being discussed separately, unless requested by a Council Member or the Mayor, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items

not requiring separate discussion have been acted upon. The remaining items will be adopted by one motion and vote of the City Council.

3. Discussion and possible action approving the minutes of the City Council Meeting of May 24, 2018.

4. Discussion and possible action approving the October 1, 2018 – September 30, 2019 City of Hill Country Village Master Calendar.

5. Discussion and possible action approving an ordinance appointing Jaime Duran as a Full Time Police Officer.

6. Discussion and possible action approving an ordinance appointing Jairo Gutierrez as a Full Time Police Officer.

Councilman Acock asked to pull item 3 to be edited.

Councilman Register motioned to approve items 4, 5 and 6, seconded by Councilman Leonard. Motion passed unanimously.

INDIVIDUAL ITEMS FOR CONSIDERATION:

7. Citizens to be heard.

At this time, citizens who have filled out a registration form prior to the start of the meeting may speak on any topic they wish to bring to the attention of the governing body so long as that topic is not on the agenda for this meeting. Citizens may speak on specific agenda items when that item is called for discussion. During the Citizens to be Heard section no council action may take place and no council discussion or response is required to the speaker. However, the Mayor or the City Administrator may make a statement of specific factual information in response to an inquiry or recite existing policy in response to an inquiry. A time limit of two minutes per speaker is permitted; the council may extend this time at their discretion.

Mr. Brad Roach of 111 Aspen Lane expressed to the council of his desire to build a new home but was concerned about issues surrounding him. Mr. Roach expressed concern of homeless people that had been found staying in a vacant house on Aspen Lane. Mr. Roach also expressed concerns about businesses that are defined as B-3 being allowed to do business in a B-2 zoned business district.

8. Discussion and possible action appointing a person to fill the vacancy in City Council Place #5.

Councilman Register motioned to appoint candidate Allison Greer to City Council Place #5, seconded by Councilman Doyle.

Discussion:

Candidates were asked to speak and tell everyone a little about themselves.

Mr. Lonnie Wulfe of 212 Tower Drive spoke of his qualifications and his history with the city. Mr. Wulfe also expressed his support for Ms. Greer because of her history in government.

Mr. David Kinder of 215 Winding Way spoke of his qualifications and his desire to serve on the council.

Ms. Allison Greer of 16219 Axis Trail spoke of her qualifications and her desire to serve on the council.

Mr. Andrew Reichert of 207 Hill Country Lane was not present.

Motion passed unanimously to appoint Ms. Allisson Greer to City Council Place #5.

9. Receive Statement of Officer appointed to vacancy in City Council Place #5 and Administer Oath of Office to such Appointee.

Mayor Durand-Hollis administered the Oath of Office to Ms. Allison Greer to fill the position of City Councilwoman Place #5.

10. Public Hearing, discussion and possible action on an Ordinance amending the City Subdivision Ordinance to add provisions concerning tree preservation, landscaping, and related matters.

Mayor Durand-Hollis opened the Public Hearing at 5:32 p.m.

Ms. Melissa Childers-White of 212 Village Circle and Ms. Elizabeth Worley 209 Tower Drive spoke of the proposed tree preservation and landscaping ordinance.

Mayor Durand-Hollis closed the Public Hearing at 5:42 p.m.

Councilman Acock publicly thanked Ms. Childers-White and Ms. Worley for all the hard work they put into drafting this ordinance.

Councilman Acock motioned to adopt the proposed ordinance amending the City Subdivision Ordinance to add provisions concerning tree preservation, landscaping, and related matters, seconded by Councilman Register.

Councilman Acock motioned to amend the proposal by striking the 19" diameter requirement and reduce it to 8" and to strike the 30% requirement and increase it to 35%, seconded by Councilman Register. Motion passed unanimously.

11. Discussion and possible action on reducing the extraterritorial jurisdiction of the City by releasing the property legally described as an 11.999 acre or 522,689 square feet, more or less, tract of land being parcels 2, 3, 4, 5, and 6 described in Deed to Marmon Family Properties, Ltd. recorded in Volume 6575, Page 1539, of the Official Records of Bexar County, Texas, and a 6.128 acre tract described in Deed to Marmon Family Properties, Ltd. recorded in Volume 16352, Page 1197, of the Official Records of Bexar County, Texas, from the extraterritorial jurisdiction of the City.

****Item 11 was addressed after item 12****

Mr. Greg Blasko of 205 Hill Country Lane said he has lived here since 1981 and gave the audience and council a brief history of mistakes that had been made regarding annexation when he first moved here. Mr. Blasko said the city had two options, to enter into a development agreement with the developers or give them up to the City of San Antonio. Mr. Blasko thought that it was in the best interest of the city to enter into a development agreement with the developers.

Dr. Bernard Swift of 101 Winding Way said he was okay with this development, with some restrictions. Dr. Swift was concerned about lighting, pedestrian access, sound and height restrictions.

12. Briefing by representatives of Embrey Partners, Ltd. on potential development of the Marmon Family Partners, Ltd. property legally described as an 11.999 acre or 522,689 square feet, more or less, tract of land being parcels 2, 3, 4, 5, and 6 described in Deed to Marmon Family Properties, Ltd. recorded in Volume 6575, Page 1539, of the Official Records of Bexar County, Texas, and a 6.128 acre tract described in Deed to Marmon Family Properties, Ltd. recorded in Volume 16352, Page 1197, of the Official Records of Bexar County, Texas, in the extraterritorial jurisdiction of the City, and discussion.

****Item 12 was addressed before item 11****

Ed Cross of 200 E. Grayson, Suite 124 was at the meeting on behalf of the Marmon Family Partners property owners, the Marmon family. Mr. Cross said he and Embry Partners have been under contract for several months. Mr. Cross said he was very much in favor of Embry's proposed development.

Jimmy McCloskey of Embry Partners was at the meeting to give a presentation on the proposed development. Mr. McCloskey handed out literature and set up photographs of the proposed 250 unit apartment complex. Mr. McCloskey addressed resident's concerns about buffering, noise, height, lighting and entrance and exits for the complex.

Councilman Doyle asked Mr. McCloskey if he was looking to be part of Hill Country Village. Mr. McCloskey said that given the circumstances and knowing the city does not want that, he was perfectly happy staying in the E.T.J.

Councilman Acock asked Mr. McCloskey how many people would be living in the complex. Mr. McCloskey thought there would be anywhere from 400 to 450, but he was not certain. Councilman Acock asked about the unit mix as far as number of bedrooms. Mr. McCloskey said there would be 55% one bedrooms, 6% or 7% three bedrooms and the remaining units would be two bedrooms. Councilman Acock asked if there would be a solid barrier between the apartment complex and the office buildings next to it. Mr. McCloskey said there would be a solid barrier.

Councilman Doyle asked if Mr. McCloskey was looking for any kind of agreement with Hill Country Village as far as police or fire and if he was, was he willing to offer anything. Mr. McCloskey would be willing to enter an agreement to offset any cost for fire protection. Mayor Durand-Hollis said he did not know how the apartments would affect the contract between the city and fire contact.

13. A public hearing on the proposed annexation for the property commonly known as 111 Tower Drive and legally described as Lot 1, Block 3, County Block 4990, TOWER DRIVE OFFICE PARK, according to plat filed under Bexar County Clerk Document Number 20180023210.

Mayor Durand-Hollis opened the Public Hearing at 7:58 p.m.

Ms. Elizabeth Worley wanted to know what had changed from a year ago when the developer did not want to meet with the city. City Attorney Marc Schnall explained that the development agreement required the developer to request annexation on or before December 31, 2019 and the developer elected to request annexation sometime after the main meeting of the City Council and this is the first opportunity the council has had to consider that. Mr. Schnall went on to say that there were representatives of the developer here and if they wished to comment, that was up to them. Embry Attorney, Rob Killen said the only thing that has changed since 2016 is the enactment of Senate Bill 6 authored by Dr. Donna Campbell and approved by the Legislature effective December 1, 2017. Their request for annexation is now consistent with the new requirement of Senate Bill 6.

Mayor Durand-Hollis closed the Public Hearing at 8:14 p.m.

14. Discussion and possible action directing the Zoning Commission to make a recommendation to the City Council of a new zoning district specifically for the property located at 203 W. Bitters Road, City of Hill Country Village, Texas, being Lot 194, County Block 5833E, City of Hill Country Village, and 205 W. Bitters Road, City of Hill Country Village, being Lot 152, County Block 5833E, City of Hill Country Village.

Councilman Acock motioned to direct the Zoning Commission to resurrect the Special Zoning Committee to deal with the properties at 203 & 205 W. Bitters Road, seconded by Councilwoman Greer. Motion passed unanimously.

15. Discussion and possible action approving an ordinance of the City of Hill Country Village repealing Article III of Chapter 18 of the Code of Ordinances and adopting a new Article III of Chapter 18 of the Code of Ordinances regulating peddlers, solicitors, and

canvassers, establishing registration requirements for the peddlers, and solicitors, establishing protections for homeowners desiring to avoid peddlers, solicitors and canvassers, regulating handbills and providing penalties for violations.

Councilman Register motioned to approve an ordinance of the City of Hill Country Village repealing Article III of Chapter 18 of the Code of Ordinances and adopting a new Article III of Chapter 18 of the Code of Ordinances regulating peddlers, solicitors, and canvassers, establishing registration requirements for the peddlers, and solicitors, establishing protections for homeowners desiring to avoid peddlers, solicitors and canvassers, regulating handbills and providing penalties for violations, seconded by Councilman Doyle.

Councilman Register motioned to amend his previous motion and charge \$50 per day for a license and \$25 for a replacement license, seconded by Councilman Doyle. Motion passed unanimously.

16. Discussion regarding the May 31, 2018 and June 30, 2018 financial statements.

This item was discussed.

17. A public hearing on Fiscal Year 2018-2019 budget of the Hill Country Village Economic Development Corporation (EDC) and possible City Council action on such EDC budget.

Mayor Durand-Hollis opened the Public Hearing at 9:00 p.m.

No action taken.

Mayor Durand-Hollis closed the Public Hearing at 9:01 p.m.

18. A public hearing, discussion and possible action regarding City of Hill Country Village Fiscal Year 2018-2019 budget.

Mayor Durand-Hollis opened the Public Hearing at 9:03 p.m.

Mayor Durand-Hollis closed the Public Hearing at 9:04 p.m.

Councilman Register motioned to send this back to city staff for refinement and have it presented at the September 20th meeting, seconded by Councilwoman Acock. Motion passed unanimously.

19. Mayor's Report to Council.

**As Embry Partners were setting up their presentation within item 12, Mayor Durand-Hollis took advantage of the time and gave some of his Mayor's report. Mayor Durand-Hollis informed the council that he had ordered an asbestos report for the house on the property owned by the city at W. Bitters Road and South Tower. The asbestos report has come back and there is*

asbestos in the house. By state law and asbestos report had to be done before the house could be demolished.

Mayor Durand-Hollis deferred all discussion about roads until the September Council Meeting.

Mayor Durand-Hollis deferred discussion about the renewal of the Waste Management Contract. Another proposal was received and is also deferring that.

Now that there is a full council, Mayor Durand-Hollis would like the council to look into what should be done with City Hall as far as renovation or building a new one.

20. Communications with the City Administrator/Chief of Police.

The City Administrator/Chief of Police had nothing to report.

21. Adjourn.


The Council reserves the right to discuss and appropriately act upon any item stated on this agenda in open session. The Council 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 (Consultations 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). No action may be taken in Executive Session.

There being no further business to come before the City Council, the meeting was adjourned at 9:10 p.m.

APPROVED THIS 20th DAY OF SEPTEMBER 2018.



Gabriel Durand-Hollis
Mayor

ATTEST:


Frank Morales
City Administrator