



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232  
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**MINUTES  
ZONING COMMISSION MEETING  
CITY HALL  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
TUESDAY, SEPTEMBER 14, 2021  
6:00 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Tuesday, September 14, 2021 at 6:00 p.m. at City Hall.

**Members Present:**

Greg Blasko-Chair  
Doug Boom  
Kirk Francis  
Paul Blackburn

**Members not Present:**

Roxanna Gonzales-Soza  
Melissa Childers-White

**City Staff Present:**

City Administrator, Frank Morales  
Administrative Assistant, Yolanda Sherrod

**1. Call to order.**

*Chair Blasko announced that a quorum was present and called the meeting to order at 6:00p.m.*

**2. Moment of Silence and Pledge of Allegiance.**

*Chair Blasko led those in a moment of silence and led the Pledge of Allegiance.*

CONSENT AGENDA:

*The following items are of a routine or administrative nature. The Zoning Commission 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separately, unless requested by a Zoning Commission Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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 Zoning Commission.*

INDIVIDUAL ITEMS FOR CONSIDERATION:

**3. Discussion and possible action approving the minutes of the Zoning Commission Meeting of July 27, 2021.**

*Mr. Boom motioned to approve the minutes of the Zoning Commission Meeting of July 27, 2021, seconded by Mr. Francis. Motion passed unanimously.*

**4. 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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of two minutes per speaker is permitted; the commission may extend this time at their discretion.*

*There were no citizens to be heard.*

**5. A public hearing, discussion, and possible action regarding a request from Mr. Patrick Edwards, owner of La Pina Hospitality LLC, as authorized by Mr. Ryan Haag, for snack and beverage shop that allows the sale of alcoholic beverages at 555 W. Bitters Road #112, Hill Country Village, Texas 78216, in the B-1 Zoning District.**

*Chair Blasko opened the public hearing at 6:01p.m. There were no persons to speak at the public hearing. Chair Blasko closed the public hearing at 6:02p.m.*

*Ryan Haag, owner and manager of Artisan's Alley spoke about the great partnership he has with La Pina Hospitality LLC, and he gives his full endorsement to them. Mrs. Lindsey Edwards co-owner of La Pina Hospitality LLC along with her husband Patrick Edwards stated that they want to open a wine and specialty food shop. In order to get the license from TABC they need to have a Food Permit with the City of Hill Country Village. Mrs. Edwards stated that anticipated days and hours of operation would be Wednesday – Sunday from noon to 10:00pm. The TABC license that the business will have is a BG license which allows for the retail alcohol sales and on premise consumption. They ask the board to consider rezoning. Mr. Blasko stated that in the code a restaurant is the only one that can sell alcohol as opposed to a snack and beverage shop. Mr. Francis stated that the best way is for them to apply for a Special use permit as a restaurant. City Administrator Morales stated that they could reapply and depending on the turn-around of scheduling the Zoning meeting and also the council meeting due to the city council will have the final approval. After much discussion the Zoning board is in agreement with La Pina Hospitality LLC reapplying with a Special Use Permit as a restaurant.*

**6. Communications with the City Administrator/Chief of Police.**

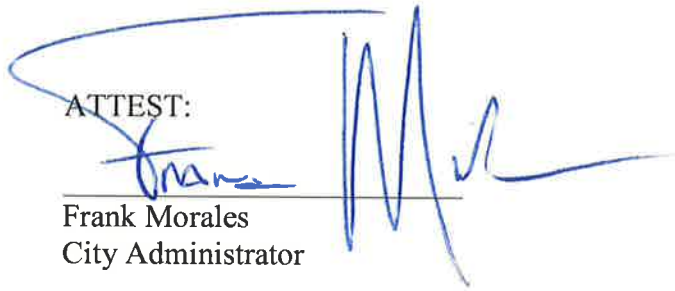
*Nothing to report.*


**7. Adjourn**

*Chair Blasko adjourned meeting at 6:20p.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 6<sup>th</sup> DAY OCTOBER 2021.

ATTEST:  
  
\_\_\_\_\_  
Frank Morales  
City Administrator

  
\_\_\_\_\_  
Greg Blasko  
Chair