



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232
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**MINUTES
CITY COUNCIL MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
THURSDAY, SEPTEMBER 21, 2023
5:00 P.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting Thursday, September 21, 2023, at 5:00 p.m. at City Hall, 116 Aspen Lane, Hill Country Village, Texas. This was an open meeting subject to the Texas Open Meetings Act.

Members Present:

Mayor Gabriel Durand-Hollis
Councilman Matthew Acock
Councilman Tom Doyle
Councilwoman Allison Francis
Councilman Greg Blasko

Members Not Present:

Councilman Carl Register

City Staff Present:

City Administrator/Chief of Police, Frank Morales
Permits Clerk/Administrative Assistant, Rafael Diaz

1. Call to order.

Mayor Durand-Hollis called the meeting to order at 5:00 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Durand-Hollis led those present in the invocation and Pledge of Allegiance.

INDIVIDUAL ITEMS FOR CONSIDERATION:

3. 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. Brian Beck, 117 Cherokee Lane, chose to wait until agenda item number five to speak.

Mr. and Mrs. Taylor, 102 Cherokee Lane, expressed concerns regarding the appearance of the city entrance at Winding Way and San Pedro Avenue.

Mr. Michael Amini, 212 Blackhawk Trail, wanted to bring attention to the growing number of coyote sightings in the Village. Chief Morales shared that he has spoken to Texas Parks and Wildlife about possible solutions. They recommended that the city let them be for the time being.

4. A public hearing, discussion, and possible action on a recommendation to the City Council on amending the wording of Section 78-16(g)(1) and Section 78-16(g)(3)(d) of the Code of Ordinances of the City of Hill Country Village to add medical or dental clinic as a permitted use in the B-4 zoning district of the City of Hill Country Village.

Mayor Durand-Hollis opened the public hearing at 5:13 p.m.

Mr. Brian Beck voiced his disapproval of agenda items four and five.

Mayor Durand-Hollis closed the public hearing at 5:15 p.m.

Councilman Blasko gave some background regarding the history of B-4 zoning and explained why the Zoning Commission recommended the amendment.

Mr. Kirk Francis gave more background regarding B-4 zoning and listed several restrictions unique to B-4 zoning that address concerns from residents.

Councilman Doyle motioned to accept the amendment and adopt the appropriate ordinance. Councilwoman Francis seconded. Councilman Acock voted against the motion. The motion was passed.

5. A public hearing, discussion, and possible action regarding an application for a zoning district change for the property located at 205 W. Bitters Road San Antonio, Texas 78216, Legal Description CB 5833E BLK LOT 152, City of Hill Country Village, from Residential "R-1" to Business/Office "B-4" as submitted by Killen, Griffin, & Farrimond, PLLC as authorized by Mr. Hamid Azari, the current property owner.

Mayor Durand-Hollis opened the public hearing at 5:34 p.m.

Mr. Kirk Francis explained that the Zoning Commission voted unanimously in favor of recommending that the City Council approve the requested zoning district change.

Mr. Brian Beck reiterated his opposition to the proposed zoning change.

Mayor Durand-Hollis closed the public hearing at 5:37 p.m.

Mr. Rob Killen gave brief background on the history of the property and a presentation on the proposed building, including one of the businesses that would occupy it should the zoning change request be approved.

Mr. Tony Peña gave an explanation for the proposed parking lot and ingress/egress point.

Councilman Blasko motioned to approve the proposed zoning change. Councilwoman Francis seconded the motion. Councilman Acock requested a roll call vote. Councilman Blasko and Councilwoman Francis voted in favor of the proposed change and Councilman Doyle and Councilman Acock voted against. Mayor Durand-Hollis voted against. The motion was not passed.

6. A public hearing on a proposed 2023 tax rate for the City of Hill Country Village, Texas of \$0.145 per \$100 valuation.

Mayor Durand-Hollis opened the public hearing at 6:28 p.m.

Hearing no comments, Mayor Durand-Hollis closed the public hearing at 6:29 p.m.

Mayor Durand-Hollis announced that the City Council will make a decision to adopt the proposed tax rate at City Hall on September 28, 2023.

7. A public hearing on Fiscal Year 2023-2024 budget of the Hill Country Village Economic Development Corporation (EDC).

Mayor Durand-Hollis opened the public hearing at 6:30 p.m.

Hearing no comments, Mayor Durand-Hollis closed the public hearing at 6:30 p.m.

8. A public hearing on Fiscal Year 2023-2024 budget of the City of Hill Country Village, Texas.

Mayor Durand-Hollis opened the public hearing at 6:30 p.m.

Hearing no comments, Mayor Durand-Hollis closed the public hearing at 6:31 p.m.

9. Discussion and possible action on an ordinance approving the budget of the Hill Country Village Economic Development Corporation for Fiscal Year 2023-2024, beginning October 1, 2023 and ending September 30, 2024, and ordering the budget filed with the City Administrator.

Councilman Doyle motioned to approve the budget as presented. Councilman Blasko seconded. The motion was passed unanimously.

10. Discussion and possible action by record roll call vote on an ordinance adopting the budget for the City of Hill Country Village, Texas for Fiscal Year 2023-2024, beginning October 1, 2023 and ending September 30, 2024, and ordering the budget filed with the Municipal Clerk and County Clerk.

Councilwoman Francis motioned to adopt the budget as presented. Councilman Blasko seconded. All present councilmembers voted, by roll call, in favor of the motion. The motion was passed unanimously.

11. Report by Mayor on matters of community interest.

Mayor Durand-Hollis listed many concerns that the council plans to address in future meetings. He also shared that he would be representing the city at a lunch with the new County Judge, Peter Sakai.

12. Report by City Administrator/Chief of Police on matters of community interest.

Chief Morales mentioned that he was waiting on a quote to replace the markers in the entryways of the city with improved ones.

13. Adjourn.

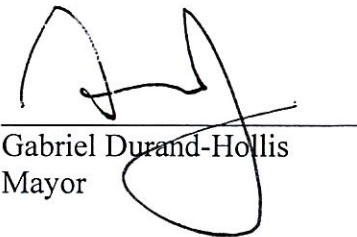
Mayor Durand-Hollis adjourned the meeting at 6:44 p.m.

The Council reserves the right to discuss and appropriately act upon any item stated on this agenda in an 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.

APPROVED THIS 16 DAY OF NOVEMBER, 2023



Frank Morales
City Administrator



Gabriel Durand-Hollis
Mayor