



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](http://www.hcv.org)

**MINUTES  
ZONING COMMISSION MEETING  
CITY HALL  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
WEDNESDAY, AUGUST 30, 2023  
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:**

Paul Blackburn  
Doug Boom  
Melissa Childers-White  
Devin Cox  
Kirk Francis  
Roxanna Gonzales-Soza

**Members not Present:**

Rick Evans

**City Staff Present:**

City Administrator, Frank Morales  
Administrative Assistant, Rafael Diaz

**1. Call to order.**

*Mr. Francis called the meeting to order at 6:00 p.m.*

**2. Discussion and possible action regarding approval of the meeting minutes of March 22, 2023.**

*Mr. Boom motioned to approve the minutes. Mr. Blackburn seconded the motion. The motion was passed unanimously.*

**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 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.*

**4. 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.**

*Mr. Boom motioned to approve the proposed amendment to the wording of Section 78-16(g) (1) and Section 78-16(g)(3)(d) of the Code of Ordinances. Ms. Childers-White seconded. The motion was passed unanimously.*

**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.**

*Mr. Killen gave a presentation outlining the plan for the property located at 205 W. Bitters should the zoning be changed as requested. The property owner would like to build a two-office medical building.*

*Of the notices that were sent out on August 9<sup>th</sup>, the City received one response against and two in favor of the requested zoning change.*

*Councilman Blasko raised concern about a possible ingress and egress point on S. Tower, Mr. Killen explained that a solution could be found and addressed the concern.*

*There was concern from Mr. Taylor about the signage lighting of the proposed property, as well as the signage lighting of the surrounding businesses. The lighting of the proposed property was explained and would not pose an issue to Mr. Taylor.*

*Mr. Taylor shared Mr. Calvey's disapproval of both proposed zoning changes.*

*Mr. Boom motioned to approve a recommendation in favor of the requested zoning change to the City Council. Mr. Blackburn seconded. The motion was passed unanimously.*

**6. A public hearing, discussion and possible action regarding an application for a zoning district change for the property located at 13627 San Pedro Avenue, San Antonio, Texas 78232, Legal Description CB 5833E Blk Lot 184A & 185C, City of Hill Country Village, from Residential "R-1" to Business/Office "B-4" as submitted by Ms. Clare Campbell, the current property owner.**

*Ms. Campbell gave a presentation on the proposed zoning change, as well as background on her property and her history with it.*

*Mr. Taylor shared that he had attempted to buy the lot from Ms. Campbell.*

*Mr. Francis noted that the prospective buyer of the property, who wants to build an office building on it, was not present to give a presentation or answer questions/concerns.*

*Mr. Taylor reiterated his disapproval of the proposed change, outlining a history of complaints and his difficulties with the current state of the property.*

*Ms. Campbell withdrew her zoning change request.*

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

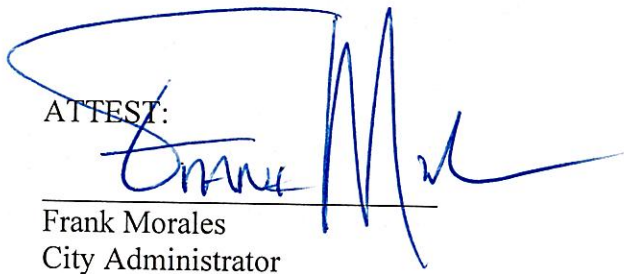
*Chief Morales had nothing to report.*


**8. Adjourn**

*The meeting was adjourned at 7:04 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 12<sup>th</sup> DAY OF MARCH, 2024.

ATTEST:  
  
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Frank Morales  
City Administrator

  
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Kirk Francis  
Chair