



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232  
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**MINUTES  
ZONING COMMISSION MEETING  
CITY HALL  
116 ASPEN LANE  
HILL COUNTRY VILLAGE, TEXAS 78232  
WEDNESDAY, MARCH 22, 2023  
6:30 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Wednesday, March 22, 2023, at 6:30 p.m. at City Hall.

**Members Present:**

Doug Boom  
Roxanna Gonzales-Soza  
Rick Evans  
Paul Blackburn  
Devin Cox

**Members not Present:**

Kirk Francis  
Melissa Childers-White

**City Staff:**

City Administrator, Frank Morales (not present)  
Administrative Assistant, Patricia Rothwell

**1. Call to order.**

*Mr. Doug Boom announced that a quorum was present and called the meeting to order at 6:30 p.m.*

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

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separately, unless requested by a Zoning Commission Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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

**3. Discussion and possible action approving the minutes of the Zoning Commission Meeting of October 6, 2021.**

*Mr. Rick Evans motioned to approve the last meeting's minutes, and Mrs. Roxanna Gonzales-Soza seconded the motion. Motion passed unanimously.*

**4. Discussion and possible action for the election of officers.**

*Mr. Doug Boom motioned to approve Mr. Kirk Francis as the Chair. Mr. Rick Evans seconded the motion. Motion passed unanimously.*

INDIVIDUAL ITEMS FOR CONSIDERATION:

**5. 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.*

**6. A public hearing, discussion, and possible action regarding a request from TPA Real Estate, LLC, as authorized by WUGU LLC, to consider an application for a Special Use Permit for a restaurant at 15333 San Pedro Ave., Hill Country Village, Texas 78232, in the B-2 Zoning District.**

*Mr. Killen of Killen, Griffin, and Farrimond, located at 10101 Reunion Pl #250, San Antonio, TX 78216, presented the request. Mr. Killen mentioned that the location was previously a Wendy's and is now A Balanced Child. They do not plan on changing the outside of the property, besides small cosmetic changes.*

*Mr. Rick Evans asked if alcohol will be served, and the representative for WUGU LLC stated if we did not want them to then they would not serve it.*

*Mr. Paul Blackburn made a motion to approve the SUP as presented, and Mr. Devin Cox seconded the motion. Motion passed unanimously.*

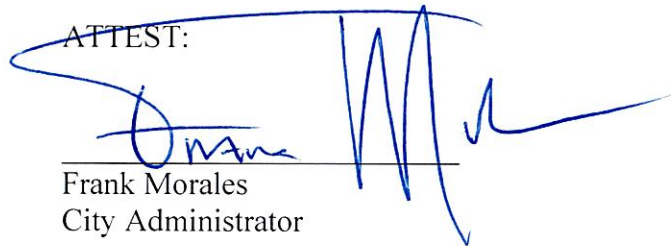
**7. Adjourn**

*Mr. Boom adjourned the meeting at 6:43 pm.*

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 551.086 (Economic Development).

PASSED AND APPROVED THIS 30<sup>th</sup> DAY of AUGUST 2023.

  
Chair

ATTEST:  
  
Frank Morales  
City Administrator

*[Handwritten scribble]*