



**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  
MONDAY, NOVEMBER 18, 2024  
6:00 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Monday, November 18, 2024, at 6:00 p.m. at City Hall.

**Members Present:**

Kirk Francis  
Heather Chandler  
Doug Boom  
Paul Blackburn  
Melissa Childers-White

**Members not Present:**

Roxanna Gonzales-Soza  
Gary Wilhelm

**City Staff Present:**

City Administrator/Chief of Police, Frank Morales  
Administrative Assistant, Linda Solis  
City Attorney, Jason Rammel

**1. Call to order.**

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

**2. Discussion and possible action regarding approval of the meeting minutes of October 23, 2024.**

*Mr. Doug Boom motioned to approve the minutes as presented. Mr. Paul Blackburn seconded the motion. Ms. Melissa Childers-White Nay. The motion passed.*

**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.*

*None at this time.*

**4. A public hearing, discussion and possible action regarding an application for a zoning district change for the property located at 13627 San Pedro Avenue, Hill Country Village, Texas 78232, Legal Description CB 5833E BLK LOT 184A & 185C, City of Hill Country Village, from Residential "R-1" to Business "B-2" as submitted by Mr. Michael Bravo on behalf of the current owner, Bravos Oil Change LLC.**

*Chairman Francis opened the Public Hearing at 6:02 p.m.*

*Mr. Michael Bravo requested the zoning change to gain access to the property.*

*Chairman Francis closed the Public Hearing at 6:05 p.m.*

*Mr. Paul Blackburn motioned to approve the resolution of the zoning change for the property located at 13627 San Pedro Ave from R-1 to B-2. Ms. Heather Chandler seconded the motion. Roll call vote: Mr. Paul Blackburn Aye, Ms. Melissa Childers-White Nay, Mr. Kirk Francis Aye, Mr. Doug Boom Nay, Ms. Heather Chandler Aye. Motion passed.*

**5. A public hearing, discussion and possible action regarding an application for a Special Use Permit to allow for the construction of an approximately 100' communication tower for the property located at 302 Tower Drive, Hill Country Village, Texas 78232, Legal Description CB 5833 BLK 2 LOT 49, City of Hill Country Village as submitted by Ms. Nicole Bivona, A & E Manager on behalf of Alta Towers as authorized by Ms. Nancy Belinski, Executive Vice President and Chief Legal/Ethics Officer for the San Antonio Water System.**

*Chairman Francis opened the Public Hearing at 6:10 p.m.*

*Mr. Schneider provided a detailed history of the city, including information on the tower and the city's zoning regulations.*

*Mr. Greg Blasko presented information from Chapter 78 of the city ordinance regarding Special Use Permits.*

*Mr. Patrick Christianson with Alta Towers presented a presentation with Ms. Nicole Bivona.*

*Mr. Matt Acock asked what contracts are currently on the water tower.*

*Chairman Francis closed the Public Hearing at 6:33 p.m.*

*Ms. Melissa Childers-White moves to approve the resolution from the zoning commission to make the following recommendation, receiving more information regarding the Special Use, including but not limited to: #1 Details on the construction of the new structure. #2 Condition and risks associated with the existing water tower, including the dimensions. #3 Cellular coverage maps with and without the Special Use.*

*Ms. Heather Chandler seconded the motion. Roll call vote: Mr. Paul Blackburn, Aye, Ms. Melissa Childers-White, Aye, Mr. Kirk Francis, Aye, Mr. Doug Boom, Aye, and Ms. Heather Chandler, Aye. Motion passed unanimously.*

**6. Discussion and possible action on a long-range plan for the physical development of the city, including Mayor's input, land use regulation and capital improvement programs, and in recommending updates to such plan and its implementation programs as the Commission considers necessary or as the Council requests.**

*The Zoning Commission tabled Item #6.*

*No action taken.*

**7. A public hearing on potential revisions to the Zoning Ordinance to add a MXD Mixed Use District for residential or neighborhood commercial uses, to revise the Table of Permitted Uses to include the MXD Zoning District, and to add specific use regulations for property in the MXD Mixed Use District.**

*The Zoning Commission tabled Item #7.*

*No action taken.*

**8. Discussion and possible action on a recommendation to the City Council on amending the Zoning Ordinance to add an MXD Mixed Use District for residential or neighborhood commercial uses, to revise the Table of Permitted Uses to include the MXD Zoning District, and to add specific use regulations for property in the MXD Mixed Use District.**

*The Zoning Commission tabled Item #8.*

*No action taken.*

**9. Communications with the City Administrator.**

*The City Administrator had no report.*

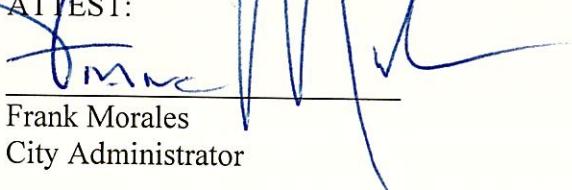
**10. Adjourn.**

*Chairman Francis adjourned the meeting at 7:49 p.m.*

The Loring Commission 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.

PASSED AND APPROVED THIS 6th DAY OF JANUARY, 2026.

ATTEST:

  
Frank Morales  
City Administrator

  
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Doug Boom  
Interim Chairman