



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, JANUARY 15, 2026
5:30 P.M.**

The City Council for the City of Hill Country Village met for a City Council Meeting on Thursday, January 15, 2026, at 5:30 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 Greg Blasko
Councilwoman Heather Chandler
Councilwoman Allison Francis
Councilman Frank Rivas

Members Not Present:

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Linda Solis
Alternate City Attorney, Paul Fletcher
Finance, Alexander Baez

1. Call to order.

Mayor Durand-Hollis called the meeting to order at 5:31 p.m.

2. Invocation and Pledge of Allegiance.

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

CONSENT AGENDA:

3. Discussion and Possible Action approving the minutes of the City Council Meeting of September 4, 2025, and November 20, 2025.

4. Discussion and Possible Action approving an Ordinance Ordering the 2026 City General Election as required by state law.

5. Discussion and Possible Action approving an Ordinance authorizing the execution of a contract for election services for the May 2, 2026, General Election with the Bexar County Election’s Administrator.

6. Discussion and Possible Action accepting a report from the Police Department regarding Racial Profiling for calendar year 2025 as mandated by Senate Bill 1074 of the 77th Legislature.

7. Discussion and Possible Action approving a Resolution certifying the 2025 Tax Roll from the Bexar County Tax Assessor-Collector.

Councilman Blasko motioned to approve the consent agenda; Councilman Acock seconded the motion.

Motion passed.

INDIVIDUAL ITEMS FOR CONSIDERATION:

8. Report by Mayor Durand-Hollis on items of community interest.

Mayor Durand-Hollis reported on the Greater Bexar County Council of Government meeting, met with Rachel from Texas Partners Bank, and received an invoice from Dykema for the Alta Tower.

9. Report by City Council members on items of community interest.

No report for City Council.

10. 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.

Zach Bamba from US Congressman Tony Gonzales gave a follow-up on Federal Funding at the Zoom meeting on January 14th. Requested information from the Chief of Police on one or two projects to help the city.

Councilwoman Francis requested to take the lead on this request.

11. Discussion and possible action on a presentation from our audit firm ABIP on the City of Hill Country Village FY 2024-2025 annual audit.

Jeremy Barbatto with ABIP presented a presentation on the audit for FY 2024-2025.

Councilman Rivas motioned to table the Audit until the February City Council meeting. Councilwoman Chandler seconded the motion.

Motion passed.

12. Presentation and discussion regarding the December 31, 2025, financial statements.

City Council discussed the financial statements with Alexander Baez.

13. Discussion and possible action on the City Hall Construction Manager-At-Risk Selection Committee's recommendation as to the selections for Construction Manager-At-Risk for the City Hall Project.

Councilwoman Chandler provided an update on the recommendation from the committee for Construction Manager-At-Risk.

Councilman Acock abstains from voting.

Councilwoman Chandler motioned to approve the recommendation of Joeris Construction for the CMAR City Hall Building, and the backup second recommendation of Spawglass, if the contract does not complete the approval process. Councilwoman Francis seconded the motion.

Motion passed.

14. A public hearing, discussion, and possible action regarding an application for a zoning district change for the property located at 13627 San Pedro Ave, Hill Country Village, 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 BlueSite Engineering as authorized by Bravos Oil Change LLC, the current property owner.

Mayor Durand-Hollis opened the public hearing at 6:48 pm.

Gabriel Andonie-Civil Engineer presented a presentation for the zoning request.

Patrick Kocurek, 110 Aspen Lane, was concerned about what would be built on the property for the B-4 zoning.

Mayor Durand-Hollis closed the public hearing at 7:14 pm

Councilman Blasko moved to accept the unanimous recommendation from the Zoning Commission and that the property located at 13627 San Pedro Avenue, Hill Country Village, Texas, 78232, CB 5833E, BLK Lot 184A & 185C, City of Hill Country Village be Rezoned from Residential "R-1" to Office "B-4", such Rezoning required due to the fact that ingress and egress to the subject property is only possible via commercial property located in the City of San Antonio, that there is no access to the property via the interior of Hill Country Village, and that the property is abutted on 3 sides either by commercial property of SAWS facilities, and thus the property is unsuitable for use as it is currently zoned, and therefore an amendment to the Zoning Ordinances and the Comprehensive Zoning Plan of the City of Hill Country Village is proper and justified. Councilwoman Francis seconded the motion.

Motion passed.

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

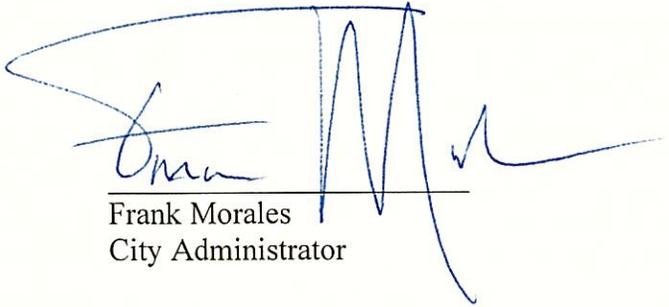
Chief Morales had nothing to report.

16. Adjourn.

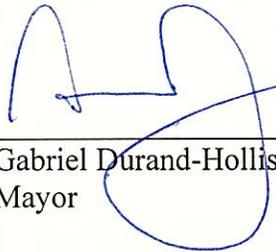
Mayor Durand-Hollis adjourned the meeting at 7:23 p.m.

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 19th DAY OF FEBRUARY, 2026



Frank Morales
City Administrator



Gabriel Durand-Hollis
Mayor