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

AGENDA
CITY COUNCIL MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
THURSDAY, NOVEMBER 19, 2026
5:30 P.M.

Mayor: Heather Chandler
Council Place #1: Corey Clark
Council Place #2: Patricia Walker
Council Place #3: Frank Rivas
Council Place #4: Greg Blasko
Council Place #5: Allison Francis

'26 NOV 12 12:33

1. Call to order.

2. Invocation and Pledge of Allegiance.

CONSENT AGENDA:

The following items are of a routine or administrative nature. The City Council 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being discussed separately, unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon****.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 City Council.*

3. Discussion and possible action approving the minutes of the City Council Meeting of September 17, 2026.

4. Discussion and possible action approving an Ordinance designating San Antonio Express-News as the City's official newspaper.

5. Discussion and possible action to appoint Mr. Lonnie Wulfe and Mr. Robert Myers as Primary Members of the Board of Adjustment.

6. Discussion and possible action to appoint Mr. Gary Wilhelm as a Primary Member of the Business District Construction Review Board.

7. Discussion and possible action to appoint Mr. Gary Wilhelm as an Alternate Member of the Zoning Commission.

INDIVIDUAL ITEMS FOR CONSIDERATION:

8. Report by Mayor on matters of community interest.

9. Report by City Council on matters of community interest.

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.

11. Discussion and possible action on a report from the Cavalry Trail Committee.

12. Deliberation on potential appointment of an Assistant to the City Administrator.

Possible Executive Session pursuant to Texas Government Code Section 551.074, Personnel Matters.

13. Discussion and possible action regarding the recruitment process for an Assistant to the City Administrator.

14. Presentation and Discussion regarding the September 30, 2026, and October 31, 2026, financial statements.

15. Discussion and Possible Action on Ordinance No. 1331 amending the Fiscal Year 2026-2027 Budget of the City.

16. Discussion on an ordinance amending Chapter 38, Nuisances, of the Code of Ordinances to create a safety zone.

Possible Executive Session pursuant to Texas Government Code Section 551.071, consultation with attorney.

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

City Hall will be closed on the following days in observance of Thanksgiving, Christmas, and New Year's Day.

November 26th and 27th
December 24th and 25th
January 1st

18. Adjourn.

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

A copy of this meeting's agenda packet is available for public inspection, review, and copying at City Hall during regular business hours.

I certify that this notice of meeting was posted at City Hall at the date and time indicated below.

Frank Morales
City Administrator

'26NOV12 12:33P

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 17, 2026
5:30 P.M.

The City Council for the City of Hill Country Village met for a City Council Meeting on Thursday, September 17, 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 Heather Chandler
Councilman Greg Blasko
Councilwoman Patricia Walker
Councilman Frank Rivas
Councilman Corey Clark

Members Not Present:
Councilwoman Allison Francis

City Staff Present:
City Administrator, Frank Morales
Administrative Assistant, Linda Solis
City Attorney, Marc Schnall
Finance, Alexander Baez

1. Call to order.

Mayor Chandler called the meeting to order at 5:30 p.m.

2. Invocation and Pledge of Allegiance.

Mayor Chandler 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 August 20, 2026, and the Special City Council Meeting of September 2, 2026.

4. Discussion and possible action approving the October 1, 2026 – September 30, 2027 City of Hill Country Village Master Calendar.

Councilman Blasko motioned to accept the consent agenda. Councilwoman Walker seconded the motion.

Motion passed.

INDIVIDUAL ITEMS FOR CONSIDERATION:

5. Report by Mayor on items of community interest.

Mayor Chandler congratulated Chief Morales on his birthday. She reminded residents to sign up for Citizens to Be Heard and to add their names to the provided sheet to receive City of Hill Country Village email announcements from the City Administrator. She also announced that the street repair project for Hill Country Lane and Cherokee Lane is expected to last approximately six days.

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

Councilmembers expressed their appreciation to the residents and audience members for their attendance.

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

Chief Morales reported that the resident at 112 Aspen Lane attended court on September 17, and the prosecutor granted an additional month to remove vehicles and clean up the property. Regarding the home at 16142 Hidden View with graffiti: the City is seeking a more current address in order to issue a letter concerning cleanup or removal of the abandoned property.

8. 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.

Dean Skelley, 16330 Hidden View, asked whether the City participates in the State-recommended ceiling limit on a tax increase.

City Attorney Marc Schnall replied that the City complies with the requirements of the Texas Tax Code. He stated that the City bases its tax-rate determination on a memorandum received each August from the Bexar County Tax Assessor-Collector.

Paul Laursen, 421 Tower, requested residents' cooperation regarding the Marmon Ridge Road project. He also shared that he traveled to Washington, D.C. on an Honor Flight for Vietnam veterans to visit monuments and participate in a tour at no cost.

Jorge Fernandez, 16330 Axis Trail, spoke regarding the budget and tax increase. Mr. Fernandez advocated for maintaining a tax freeze and noted that the budget is operating at a deficit relative to revenues. He stated that the budget had increased over the past 10

years, with positive results until 2023, with 2024 being a windfall year. He stated that taxes had increased 22%. He advocated for a temporary solution, such as an assessment or withdrawing money from the General Fund, to address the deficit rather than implementing a permanent tax-rate increase.

Nick Ozerov, 107 Hill Country Lane, expressed opposition to the new City Hall building and stated that he believes the current building has been inadequately maintained.

Carolyn Neal, 16310 Hidden View, stated that she believes the budget is out of line compared with other cities. She also stated that she believes the last election was hidden and available only online. Ms. Neal requested prior budgets through a Freedom of Information Act request and stated that she believes the new City Hall is unnecessary. She stated that, if the new City Hall is built, the City should generate revenue while utilizing the building. Ms. Neal also criticized the Mayor's mailed letter and asked the City Council not to increase her financial burden, stating that she would otherwise pursue legal action.

Mayor Chandler clarified that the tax increase will not affect the new City Hall building. She stated that proceeds from the sale of three properties on Bitters Road provided the funding for the new City Hall.

Rachel Skully, daughter of a resident, asked whether residents would be able to vote on the tax increase.

Mayor Chandler clarified the maximum rate is 19.5 cents per $100 of property valuation, which falls within the threshold that does not require a public vote.

City Attorney Marc Schnall stated that the proposed property tax rate of 19.5 cents per $100 of valuation is the highest tax rate the city can adopt for 2026. Because the 0.195 rate is less than the de minimus rate and less than the voter approval rate, as determined by the County Tax Assessor, no public election is required.

Jorge Fernandez asked whether the City Council could postpone approval of the tax-rate increase to allow residents additional time to discuss the budget.

Mayor Chandler stated that applicable deadlines prevent the City from delaying action on the tax rate.

9. Presentation by Freeland & Turk regarding Priority of City Street Repairs, including cost impact.

Melanie Norris of Freeland & Turk presented the priority of City Street repairs and associated costs.

10. Discussion and possible action based on report from Freeland & Turk on the "As Built" Construction documents for the Iron Ridge Apartments, as related to Marmon Ridge Road.

Melanie Norris of Freeland & Turk presented the report on the as-built construction documents for Iron Ridge Apartments as they relate to Marmon Ridge Road.

No action taken.

11. Discussion and possible action on the transfer of funds from the City's reserve fund for the construction of the New City Hall building.

Mayor Chandler removed the item from consideration. She stated that she had advised Joeris Construction and LPA to proceed with design development for the New City Hall building.

12. Presentation by Gilbert Perales on his City Staff and Operational Assessment.

Mr. Perales presented the City Staff and Operational Assessment that he prepared for the City.

13. Discussion and possible action to move forward with the recruitment process to fill the position recommended in Mr. Perales' assessment document.

No action taken.

14. Discussion and possible action by roll call vote on an ordinance adopting the budget for the City of Hill Country Village for Fiscal Year 2026-2027, beginning October 1, 2026 and ending September 30, 2027, and ordering the budget filed with the Municipal Clerk and County Clerk.

Councilman Blasko motioned to adopt Ordinance No. 1327, adopting the budget; Councilman Rivas seconded the motion.

Roll Call Vote

Councilman Clark Aye, Councilman Blasko Aye, Councilman Rivas Aye, Councilwoman Walker Aye.

Motion passed

15. Public Hearing, Discussion, and possible action by roll call vote on an ordinance of the City Council of the City of Hill Country Village, Texas, adopting and levying the tax rate on all taxable property within the corporate limits of the City of Hill Country Village, Texas for the year 2026.

Mayor Chandler opened the public hearing at 7:11 p.m.

Mr. Lonnie Wulfe provided historical information dating to 1990, when the tax rate was 24.5 cents; a portion was attributable to a general obligation bond, and the basic tax rate was 18.5 or 19 cents. In 1999, the tax rate was reduced to 9.5 cents, with much of the reduction resulting from a 0.5-cent sales tax. He stated that sales-tax revenue grew over the years as businesses moved into the area, but that the City is no longer seeing the same growth in sales-tax revenue as costs rise. He noted that many residents receive the 65-and-over exemption, which is 20% of the property valuation. Mr. Wulfe stated that the City needs a City Administrator and commented that different decisions regarding areas such as the strip center at Tower Dr and the apartment complex could have placed the City in a better position. He asked how much sales-tax revenue offsets property taxes. He

stated that the issue is not simply a tax increase, but also reduced sales-tax revenue available to offset property taxes, increased costs, and the need to plan for a professional City Administrator. He advised the City Council to increase taxes to address the deficit. Mr. Wulfe served as Mayor from 2000 to 2002.

Mr. Gabriel Durand-Hollis asked the City Council to consider providing taxpayers a break and noted that other factors contributed to the prior reductions.

Mr. Jorge Fernandez discussed the concern of using a permanent increase as a temporary solution to declining revenue and sales-tax collections. He stated that 2017, 2020, and 2024 were strong years for sales-tax revenue and noted that inflation is among the current issues and may decline.

Mayor Chandler closed the public hearing at 7:25 p.m.

Councilman Blasko informed residents that the increase is not permanent and may be reduced the following year.

The City Attorney clarified that the tax rate is adopted for one year and that, in August 2027, the City will receive a report from the County Tax Assessor's Office regarding the applicable ranges for 2027.

Mayor Chandler stated that she reviewed tax rates in other cities, including Castle Hills, Olmos Park, Terrel Hills, Shavano Park, and Alamo Heights, and noted that their tax rates increased and decreased over the years. She stated that two cities in Bexar County with lower tax rates than Hill Country Village are Grey Forest, which sells natural gas, and Von Ormy.

Councilman Rivas asked the City Attorney whether the City can legally operate with a deficit year after year.

The City Attorney stated that San Antonio was adopting its tax rate and referenced an article indicating that the city was required to adopt a balanced budget. He noted the words "balanced budget" do not appear in State statutes. He explained that, under the concept of a balanced budget, a city cannot incur debt without a source of repayment. Mr. Schnall noted that Councilman Blasko's discussion of the road bonds the City is repaying and stated that they are not affecting the tax rate because of the way they are structured by the City's financial advisor. He explained that other cities, when adopting a tax rate, have a line item for the maintenance and operations rate and a tax rate for the bond payments to a sinking fund. The City of Hill Country Village has a zero-tax rate for bond payments. He stated that the adopted budget shows a deficit and identifies how the deficit will be funded. The amount of the deficit and the revenue needed to balance the budget are functions of the tax-rate increase. If the City Council determines that the budget line for the City Administrator position does not require the $125,000, the needed increase would be lower. He noted that each one-cent increase in the tax rate generates approximately $52,000. Mr. Schnall stated that he had the totals for each half-cent increment to insert into the ordinance for the motion to approve. He also noted the City did not adopt a deficit budget for 2026 because Finance added a footnote at the bottom of the budget. He expressed the opinion that the revenue section should have reflected an additional property tax increase to balance the budget. He explained that a budget is not a fixed document but a best-estimate budget based on the information available to the

financial department and the governing body. He further stated that the Local Government Code provides a process for making adjustments when necessary. If the tax-rate increase is lower than 19.5 cents, a budget amendment will need to be approved.

Councilman Rivas stated that, even if the City Administrator line item were reduced or eliminated from the budget, a deficit would remain.

Mayor Chandler confirmed that the deficit would be approximately $132,000 without the City Administrator position in the budget. She stated that the City currently has approximately seven months in the reserve account and that best practice is to maintain four to six months of expenses in reserves.

Councilman Blasko stated that, on a calendar-year basis, sales tax revenue is down $42,000 from 2025 collections and down $73,000 from 2024 collections. He stated that the estimated 2026 amount collected and deposited into the General Fund is $1,020,000. Councilman Blasko suggested that the City needs a five-cent increase because sales-tax revenue is decreasing. He noted that the City previously maintained 12 months of expenses in reserves.

Mayor Chandler requested that one-half cent be allocated to the Road Maintenance Fund.

Councilman Blasko clarified that the bond payment is made from the Road Maintenance Fund. He stated that if the one-half cent of property tax allocated to the Road Maintenance Fund were moved to the General Fund, the City would need to request permission from the Bond Counsel.

The City Council discussed the proposed property-tax rate increase and reduced it from five cents, as proposed at the prior meeting, to four cents per $100 of property valuation.

Councilman Blasko moved that the property tax rate be increased by the adoption of a tax rate of 0.185, which is effectively a 27.94% increase in the tax rate, and adopt Ordinance No. 1328. Councilman Clark seconded the motion.

The City Attorney read Ordinance No. 1328, be it ordained by the City Council of the City Hill Country Village, Texas, that the City Council of the City of Hill Country Village, Texas, does hereby adopt and levy the tax rate on $100 valuation for the City of Hill Country Village, Texas, for the tax year 2026 as follows $0.185 for the purpose of maintenance and operations, $0.00 for the payment of principal and interest, $0.185 total adopted tax rate for 2026. This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 27.94 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $40.00. Read, approved, and adopted on the 17th day of September, 2026, by record roll call vote. The last two paragraphs are mandated by the legislature; that is why the comparison is to a $100,000 home, not the average home value in Hill Country Village.

Councilwoman Walker thanked the residents and stated that she would like the Council to revisit the tax rate in the future with the goal of a lower rate next year.

Roll call vote

Councilman Clark Aye, Councilman Blasko Aye, Councilman Rivas Aye, Councilwoman Walker Aye.

The motion passed.

16. Discussion and possible action on a resolution to ratify the property tax increase reflected in the City Budget for Fiscal Year 2026-2027.

Councilman Rivas motioned to adopt Resolution No. 2026-166 ratifying the property tax increase reflected in the adopted Fiscal Year 2026-2027 City Budget. Councilwoman Walker seconded the motion.

The motion passed.

17. Presentation and Discussion regarding the August 31, 2026, financial statement.

The City Council discussed the August 31, 2026, financial statement with Alexander Baez.

18. Discussion and possible action for approval of a resolution extending the contract with Linebarger Goggan, Blair and Sampson, LLP and the City of Hill Country Village for the collection of delinquent property taxes.

Ronald Rocha with Linebarger Goggan, Blair and Sampson gave a presentation regarding the final extension of the contract for the collection of delinquent property taxes.

Councilwoman Walker motioned to adopt the resolution to extend the contract for the collection of delinquent taxes provided by Linebarger Goggan, Blair and Sampson, LLP. Councilman Rivas seconded the motion.

The motion passed.

19. Discussion on ordinance regarding the Construction in the Right-of-Way.

Councilman Blasko moved to adopt Ordinance No. 1329 regarding the Construction in the Right-of-Way. Councilman Rivas seconded the motion.

The City Attorney stated, in the interest of full disclosure, that there are three changes to Chapter 58. First, road surfaces constructed or applied in the past 10 years will not be cut unless a licensed civil engineer certifies to the city that such cutting into such surfaces is the only way to accomplish the needed work, and the approval is granted by the city. Second, a person for whose benefit construction work is done in the right-of-way shall reimburse the city for any costs incurred by the city for an engineer engaged by the city to review plans and/or construction work. Such reimbursement must be made within 30 days of the city's invoice for such costs to such person. Third, for all of Chapter 58, any violation of this article shall be punishable by a fine not less than $100 nor more than $500 with each day a violation occurs be a separate offense.

The motion passed.

20. Adjourn.

Mayor Chandler adjourned the meeting at 8:05 p.m.

APPROVED THIS 19th DAY OF NOVEMBER, 2026.

_____
Heather Chandler
Mayor

_____
Frank Morales
City Administrator

ORDINANCE # 1330

AN ORDINANCE DESIGNATING THE OFFICIAL NEWSPAPER OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS

WHEREAS, the City of Hill Country Village, Texas, is required by Local Government Code, section 52.004, to designate an official newspaper for the City to publish legal notices for the City as may be required by law at the beginning of the City's fiscal year until another paper is selected.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS:

1. The following newspaper is designated as the official newspaper of the City of Hill Country Village:

San Antonio Express-News

2. This ordinance shall renew annually on October 1st unless repealed or modified by City Council.

PASSED AND APPROVED THE 19th DAY OF NOVEMBER 2026.

_____
Heather Chandler
Mayor

ATTEST:

_____
Frank Morales
City Administrator

CITY OF HILL COUNTRY VILLAGE POLICE DEPARTMENT
OFFICE OF THE CHIEF
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
PHONE (210) 494-3671 • FAX (210) 490-6082 • WEB www.hcv.org

Dear (fill in the blank with resident's name)

It has been brought to the attention of your Hill Country Village City Council that some members of the community have expressed interest in restoring the old Calvary Trail ("the Trail") as an amenity for recreational use. Therefore, a citizen committee was formed to address the potential uses of theTrail. You are receiving this letter because your rear property line adjoins the Trail.

The Trail itself is approximately 20 feet wide and over a mile long. It has access points on Tower Drive at one end and the retail "Alley on Bitters" complex on the other. We would greatly appreciate your responses to this letter. It will help us with our consensus building on any action that might be taken by the Council.

Please circle your responses below.

1. Would you as a property owner see a benefit in having an accessible Trail for walking?
   Yes No

2. Would you as a property owner see a benefit in having an accessible Trail for horseback riding?
   Yes No

3. Would you as a property owner see a benefit in having an accessible Trail for bicycling?
   Yes No

4. Would any of your responses above change if access to the Trail is restricted to resident use?
   Yes No

Your written comments are welcomed below:

_____
_____
_____
_____
_____
_____

Again, your responses to this letter are most beneficial in our decision-making and will be weighed heavily on any course of action to be taken.

Please return this letter with your responses **no later than October 1, 2025** by using either the enclosed self-addressed stamped envelope or dropping off at City Hall, Attention: Frank Morales.

Sincerely,

Gabriel Durand-Hollis, Mayor
Frank Morales, Chief of Police/City Administrator
Frank Rivas, City Council Place 3
Heather Chandler, City Council Place 1

CITY OF HILL COUNTRY VILLAGE POLICE DEPARTMENT
OFFICE OF THE CHIEF
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232
PHONE (210) 494-3671 • FAX (210) 490-6082 • WEB www.hcv.org

Dear Resident,

A Hill Country Village citizen committee is seeking community feedback regarding the future of an area known as the "Cavalry Trail". The enclosed Community Questionnaire is being sent to each residence and business address in the city for that purpose. Here is some basic but important information about Cavalry Trail (the Trail) to assist in responding to the Questionnaire. The Questionnaire is voluntary and non-binding.

Description and Location of the Trail:
*Undeveloped strip of land that is approximately 1.5 miles long and 20 feet wide.
*Runs through the middle of the city.
*Trail access points are in the 300 block of Tower Drive and the Alley on Bitters retail complex.
*40 adjacent homes have back property lines that border the Trail. (See Exhibit A – Map)

Current Status:
*City Ordinance #606 was enacted in 1992 to recognize the Trail as a previously dedicated public ROW.
*The Ordinance limits Trail use for horseback riding and pedestrian walking by city residents.
*The Ordinance states that the Trail is for preserving native wildflowers, trees, and vegetation.
*The Ordinance prohibits adjacent landowners from trimming trees or shrubs along and in the Trail.
*The Trail is listed in the HCV Resident Handbook as a Community amenity.

Current Condition:
The Trail cannot be used at this time due to the extreme overgrowth of native and invasive vegetation, as well as low-hanging limbs and fallen trees.

Citizen Committee:
The Committee is composed of two City Council Members, six HCV residents, and an HCV business owner. Its purpose is to review the Trail issue and make recommendations on its future to the City Council. The Committee is considering various options. These include, but are not limited to:

*Restoring the Trail as an amenity for recreational use by HCV residents pursuant to the Ordinance.
*Close the Trail permanently to public access for the privacy and safety of adjacent landowners.
*Potential sale and title transfer of the land to adjacent property owners through a legal process.

A similar survey/questionnaire to the one enclosed was previously sent to adjacent property owners and will also be used to help the Committee develop a recommendation to the City Council for possible action.

Financial Considerations:
*Currently, no city funds are devoted to the maintenance of the Trail, and city funds would need to be established to bring the Trail up to usable levels, as well as continued maintenance.
*City Administrator obtained an approximate cost of $64,000.00 to conduct an initial clearing of unwanted vegetation/debris. This initial clearing would not make the Trail usable as prescribed by City Ordinance.
*Police resources would need to be allocated for patrolling and responding to emergencies.

Your Questionnaire responses are greatly appreciated. Responses will be beneficial in our decision-making process and aid the Committee in formulating a recommendation to the City Council for any action it may take.

Please return the separate Questionnaire page with your responses no later than April 10, 2026.

You can either use the enclosed self-addressed stamped envelope or drop it off at City Hall, Attention: Frank Morales.

Sincerely,

Gabriel Durand-Hollis, Mayor
Frank Morales, Chief of Police/City Administrator

COMMUNITY QUESTIONNAIRE

(PLEASE RETURN ONLY THIS PAGE)

Responder Name: _____

(print)

Responder Address: _____116 Village Circle_____

(print)

Please circle your responses below.

While this Questionnaire is voluntary and non-binding, we appreciate your participation.

1. Do you see a benefit in having a usable Cavalry Trail for walking?

   Yes No

2. Do you see a benefit in having a usable Cavalry Trail for horseback riding?

   Yes No

3. Do you see a benefit in having a usable Cavalry Trail for bicycling?

   Yes No

4. Would any of your responses above change if access to the Cavalry Trail was restricted to resident use only?

   Yes No

5. Would any of your responses above change if the City Council designated funds to improve and maintain Cavalry Trail without increasing taxes?

   Yes No

Your written comments are welcomed below:

_____

_____

_____

_____

_____

_____

_____

Please contact the following Council Members with any questions:

Frank Rivas = frivas@hcv.org

Heather Chandler = heatherchandler@me.com

Community Questionnaire Results

Do you see benefit in having a usable Cavalry Trail for walking?	Do you see a benefit in having a usable Cavalry Trail for horseback riding?	Do you see a benefit in having a usable Cavalry Trail for bicycling?	Would any of your responses above change if access to the Cavalry Trail was restricted to resident use only?	Would any of your responses above change if the City Council designated funds to improve and maintain Cavalry Trail without increasing taxes?	Comments	Letters without responses
95 Yes / 57 No	71 Yes / 80 No	70 Yes / 81 No	15 Yes / 134 No	14 Yes / 136 No	108 With Comments	3

352 Questionnaire Mailed in April 2026		152 Responded

Residents surrounding Cavalry Trail Questionnaire Results

Would you as a property owner see a benefit in having an accessible Trail for walking?	Would you as a property owner see a benefit in having an accessible Trail for horseback riding?	Would you as a property owner see a benefit in having an accessible Trail for bicycling?	Would any of your responses above change if access to the Trail is restricted to resident use?
11 Yes / 20 No	7 Yes / 24 No	10 Yes / 21 No	2 Yes / 29 No

40 Questionnaires Mailed in September 2025		31 Responded

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SCOPE OF WORK

Project Location: A Right-of-Way in Hill Country Village, Texas, designated as Cavalry Trail.

Project Geographics: Cavalry Trail is a natural ground pathway with native and invasive plant life. It is approximately 1.5 miles in distance and is a consistent 20ft wide. It is accessible at two points: the 300 block of Tower Drive and 555 West Bitters Road at the Alley on Bitters retail complex. Forty residential properties border both sides of the Trail's complete length.

Project Description: Clearing the Trail as specified below.

1. Designate and tag trees that will remain.
2. Trim tagged tree canopies up to an 8ft level.
3. Remove and haul off all tree trimmings.
4. Remove and haul off dead trees, tree stumps, and fallen limbs.
5. Cut brush and grass to ground level. Remove and haul off the same.
6. Cut bamboo to ground level. Remove and haul off the same.
7. Remove and haul off dead leaf piles.
8. Remove and haul off any trash, construction materials, or other debris.
9. Do not disturb residential fencing and bordering on residential property lines. However, remove and haul off any fencing, gating, or barriers that block the Trail or prevent clearing.

Project Duration:

Complete within 3 weeks of commencing clearing, weather permitting.

Project Duties, Responsibilities & Obligations:

1. Contractor shall conduct work site activities only Monday through Saturday and during daylight hours.
2. Contractor will remove all its vehicles, machinery, equipment, and tools at the end of each workday.
3. Contractor shall maintain and provide proof of (1) liability insurance in the

minimum amount of $ 1,000,000.

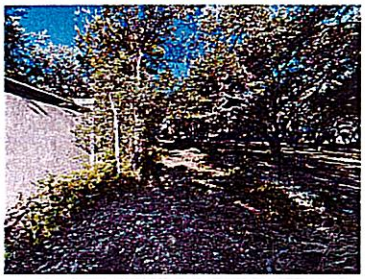
4. Contractor will provide Hill Country Village City Administration with daily progress reports.
   reports on Project workdays.
5. Contractor and its employees, agents, or representatives will only communicate with and take directions from Hill Country Village City Administration.
6. Contractor and its employees, agents, or representatives will not communicate with, engage, or take directions from Hill Country Village residents regarding the Project. Any person who approaches Contractor or its employees, agents, and representatives regarding the Project must be referred to Hill Country Village City Administration.
7. During the Project, Contractor shall not perform any work in the City of Hill Country Village other than what is specified in this Scope Of Work.
8. Any changes or modifications to this Scope of Work must be agreed to between Hill Country Village City Administration and Contractor, and reduced to writing.

HILL COUNTRY VILLAGE

REVISED ISSUE: AUGUST 11, 2025

CAVALRY TRAIL - SITE WALK | COMBINED SURVEY PHOTOS

Tower Dr Access - Photo 1



Tower Dr Access - Photo 2



Tower Dr Access - Photo 3



Tower Dr Access - Photo 4



The Alley Access - Photo 1



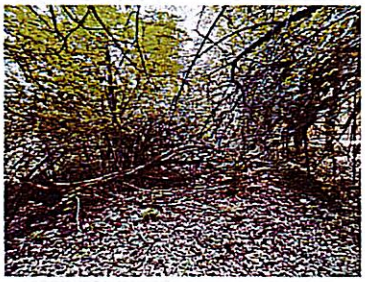
The Alley Access - Photo 2



The Alley Access - Photo 3



The Alley Access - Photo 4



The Alley Access - Photo 5



The Alley Access - Photo 10

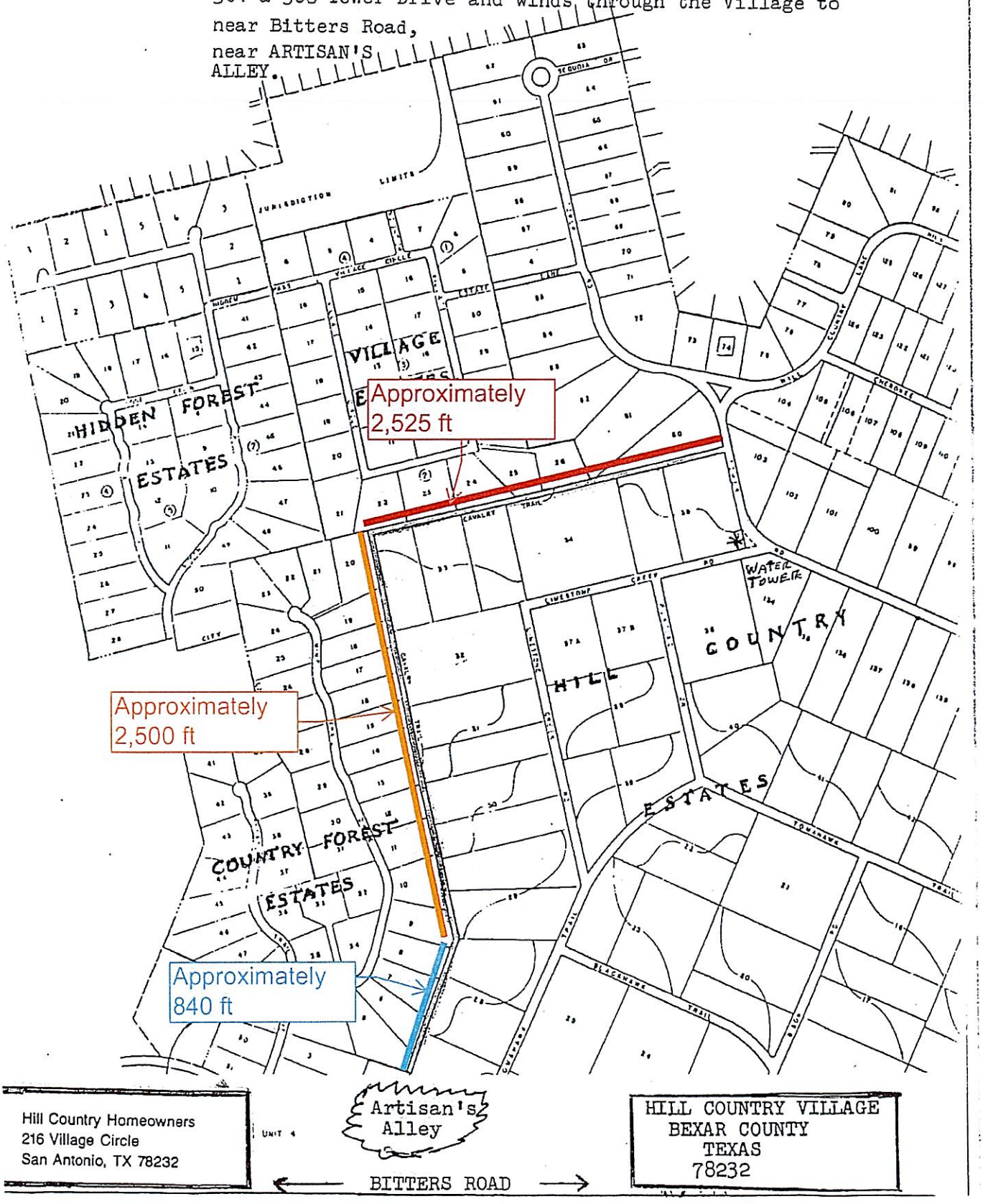


Tower Dr: approximately 500 ft to dense bamboo. The Alley: approximately 735 ft to a fence.

Survey attendees: Chief Frank Morales, Frank Rivas, Heather Chandler, Robert Benavides.

CAVALRY

CALVALRY TRAIL (also known as "HORSE ALLEY") it is a strip of land 20 feet wide and about 2-miles long that begins between 304 & 308 Tower Drive and winds through the Village to near Bitters Road, near ARTISAN'S ALLEY.



Hill Country Homeowners
216 Village Circle
San Antonio, TX 78232

HILL COUNTRY VILLAGE
BEXAR COUNTY
TEXAS
78232

ORDINANCE NO. 606

AN ORDINANCE RECOGNIZING CAVALRY TRAIL AS A PREVIOUSLY DEDICATED PUBLIC RIGHT-OF-WAY, LIMITING ITS USE AND PROVIDING FOR ITS PRESERVATION

WHEREAS, Cavalry Trail is recognized as a public right-of-way varying in width but generally twenty (20') feet wide and extending for a distance of approximately one and a half (1-1/2) miles within the corporate limits of the City of Hill Country Village, Texas, and,

WHEREAS, so far as is ascertainable this trail was originally dedicated for the benefit of adjoining property owners to have access to the rear of their farms and ranches and for other adjoining neighbors to have access to public roads, and,

WHEREAS, Cavalry Trail, although a dedicated public right-of-way serves little, if any beneficial purpose in providing access for property owners to public roads, and,

WHEREAS, Cavalry Trail nevertheless has become a natural privacy barrier between adjoining property owners and contains numerous wildflowers, trees, and vegetable growth which makes it a natural preservation scene, and,

WHEREAS, the present highest and best use for Cavalry Trail is as a bridle path for horseback riding and a trail for pedestrian walkers, and,

WHEREAS, it is the desire of the Hill Country Village City Council to preserve this historic trail for such purposes, NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS:

1. After the passage of this ordinance Cavalry Trail shall be limited in its use as a bridle path and trail for the purpose of facilitating horseback riding and walking for residents of the community.

2. After the passage of this ordinance it shall be unlawful for any person to operate or transport a vehicle, motorcycle, bicycle or motor driven cycle on Cavalry Trail. These terms are defined as follows:

a. "Vehicle" means every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, except devices moved by human power or used exclusively upon stationary rails or tracks.

b. "Motorcycle" means very motor vehicle having a saddle for the use of the rider and designed to travel on not more than three (3) wheels in contact with the ground but excluding a tractor or motor assisted bicycle.

c. "Bicycle" means every device propelled by human power upon which any person may ride, having two tandem wheels either of which is more than fourteen (14") inches in diameter.

d. "Motor driven cycle" means every motorcycle, including every motor scooter, with a motor which produces not to exceed 5-brake horsepower (brake horsepowe developed by a prime mover, as measured by a brake applied to the driving shaft), and every bicycle with motor attached other than a motor-assisted bicycle.

e. "Motor-assisted bicycle" means a bicycle which may be propelled by human power or a motor, or by both, with a motor of a capacity of less than 60 cubic centimeters piston displacement, which is capable of a maximum speed of not more than twenty (20) miles per hour on a flat surface with not more than one percent (1%) grade in any direction when the motor is engaged.

This section shall not prohibit the operation of emergency vehicles or access thereto by vehicles owned by public utilities in the necessary repair or installation of their facilities.

3. The only materials permitted to be deposited on Cavalry Trail shall be either chipped or shredded organic materials. The depositing of any other organic, vegetable or other wastes is prohibited.

4. Any property owners who have previously deposited any debris, garbage or waste other than that permitted hereunder shall remove same within sixty (60) days after notification by the chief of police of the City of Hill Country Village.

5. It shall further be unlawful for any adjacent property owners to trim any of the trees or shrubs within Cavalry Trail.

6. The chief of police is directed to use such means as are reasonably necessary to prevent vehicular access to Cavalry Trail at its beginning and terminus.

7. Any person violating any of the provisions of this ordinance, shall, upon conviction thereof be fined not less than $1.00 nor more than $500.00.

PASSED AND APPROVED this 29th day of June, 1992.

Edward R. McNabb, Jr
MAYOR

ATTEST:
Linda McClure
CITY SECRETARY

City of Hill Country Village

Cash Balances

	As of 9/30/2026	
Texas Partners Bank Accounts		
1001 · General Operations (includes Payroll, etc.)	421,768	
1005 · Capital Project Fund	8,117	
1007 · Debt Service Fund	4,192	
1010 · Road Maintenance Fund	16,345	
1040 · Special Revenue	30,261	Increased from Prior Month
Total Partners Bank	480,683	(5,916)
Texas Class Investment		
03-1012 · TX Class Road Maintenance-0005	1,746,546	
04-1006 · TX Class Capital Project-0003	4,843,128	
10-1030 · TX Class Economic Dev Corp-0002	0	
01-1003 · TX Class General Operation-0001	1,513,772	
SR91003 TX Class Special Revenue-0004	339,118	Increased from Prior Month
Total Texas Class Investments	8,442,565	27,236

Combined Totals:	
General Fund :	1,935,540
Capital Project :	4,851,245
Debt Service :	4,192
Road Maintenance :	1,762,892
Economic Development Corporation :	0
Special Revenue :	369,380
Total as of Sep 30,2026	8,923,249
Prior Month Total	9,243,739
Net Change from Prior Month versus Current Month	21,320

Increase

City of Hill Country Village

Cash Balances

	As of 10/31/2026	
Texas Partners Bank Accounts		
1001 · General Operations (includes Payroll, etc.)	248,863	
1005 · Capital Project Fund	8,132	
1007 · Debt Service Fund	3,700	
1010 · Road Maintenance Fund	27,386	
1040 · Special Revenue	29,312	Decreased from Prior Month
Total Partners Bank	317,393	(119,730)
Texas Class Investment		
03-1012 · TX Class Road Maintenance-0005	1,779,508	
04-1006 · TX Class Capital Project-0003	4,859,667	
10-1030 · TX Class Economic Dev Corp-0002	0	
01-1003 · TX Class General Operation-0001	1,491,777	
SR91003 TX Class Special Revenue-0004	340,276	Increased from Prior Month
Total Texas Class Investments	8,471,228	28,829

Combined Totals:	
General Fund :	1,740,640
Capital Project :	4,867,799
Debt Service :	3,700
Road Maintenance :	1,806,895
Economic Development Corporation :	0
Special Revenue :	369,589
Total as of Oct 31,2026	8,788,622
Prior Month Total	8,879,522
Net Change from Prior Month versus Current Month	(90,901)
Decrease	

ORDINANCE # 1331

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS, AMENDING THE 2026 – 2027 ANNUAL BUDGET OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS, TO MODIFY THE AMOUNTS SHOWN UNDER LINE ITEM "AD VALOREM (PROPERTY)" AND TOTAL REVENUE, AND TO CHANGE THE LINE ITEM MARKED "CITY ADMINISTRATOR" TO READ "ASSISTANT TO THE CITY ADMINISTRATOR / FINANCIAL SERVICES MANAGER" AND TO MODIFY THE AMOUNT SHOWN FOR THAT LINE ITEM

WHEREAS, by an Ordinance adopted at its meeting on September 17, 2026, the City Council of the City of Hill Country Village adopted the 2026 – 2027 Fiscal Year Annual Budget of the City of Hill Country Village (the "City"); and

WHEREAS, City staff have determined that the fiscal year 2026 – 2027 Annual Budget should be amended to show Ad Valorem (Property) Revenue to be $709,194, and total Revenue to be $2,439,634; and

WHEREAS, City staff have determined that the line entry for "City Administrator" should be changed to be a line item for "Assistant to the City Administrator / Financial Services Manager" and to reduce the amount on such Budget line from $125,000 to $75,000; and

WHEREAS, the City Council believes that the 2026 – 2027 Annual Budget of the City should be amended to reflect Ad Valorem (Property) Revenue of $709,194 and total Revenue of $2,439,634, and that the expense line for City Administrator should be changed to be marked "Assistant to the City Administrator / Financial Services Manager" and that the amount on such line be reduced from $125,000 to $75,000.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS, that:

Section 1. The adopted 2026 – 2027 Annual Budget for the City of Hill Country Village, Texas, be amended to reflect the following changes:

A. The amount on line item marked Ad Valorem (Property) be changed to $709,194;

B. The line item marked Total Revenue be amended to read $2,439,634;

C. The line item marked City Administrator be changed to be a line item marked Assistant to the City Administrator / Financial Services Manager; and

D. The amount on the line item marked Assistant to the City Administrator / Financial Services Manager be changed to $75,000.

Sectio 2. The City Administrator is directed to see that the 2026 – 2027 Annual Budget for the City of Hill Country Village, Texas, is amended to reflect the above changes and to see that a copy of the Budget as so amended, inclusive of the required cover page, be posted on the City website.

Section 3. This Ordinance is effective upon passage and adoption.

Passed and adopted on the 19th day of November, 2026.

_____
Heather Chandler, Mayor

ATTEST:

_____
Frank Morales, City Administrator /
City Secretary

City of Hill Country Village
General Fund Revenue & Expenditure Summary

Proposed Budget Fiscal Year Ending September 30, 2027

Account Description	FY 2024-25 Actual	FY 2025-26 Approved Budget	FY 2025-26 Forecasted Annualized Actuals	Budget increase / (decrease) vs FYE 26 Actuals	FY 2026-27 Proposed Budget	Budget 2027 Variance Amount Increase / (Decrease) from Budget 2026	Percent between budgets
REVENUE							
Taxes							
General Sales and Use	1,064,666	1,023,234	1,017,936 ▲	2,064	1,020,000 ▼	(3,234) ▼	-0.32%
Ad Valorem *(Property)*	431,022	496,136	460,375 ▲	248,819	709,194 ▲	213,058 ▲	42.94%
Alcoholic Beverage *(Mixed/Liquor)*	11,983	11,000	11,808 ▲	2,192	14,000 ▲	3,000 ▲	27.27%
Franchise/Rights-of-way *(e.g. Electric,Telecommunication, Cable)*	106,678	117,450	93,146 ▲	25,854	119,000 ▲	1,550 ▲	1.32%
Licenses, Permits, and Fees							
Permits (*incl: Building Inspection, Police, Health, Variance)*	116,966	94,300	81,872 ▲	7,428	89,300 ▼	(5,000) ▼	-5.30%
Municipal Court Fines and Forfeitures							
Municipal Court *(net)*	215,337	225,000	213,972 ▲	16,028	230,000 ▲	5,000 ▲	2.22%
Service Charges and Fees							
Water & Sewer Use Fees	100,574	92,000	89,846 ▲	3,154	93,000 ▲	1,000 ▲	1.09%
Miscellaneous/Other Revenue							
Interest Income	87,798	90,000	59,254 ▲	746	60,000 ▼	(30,000) ▼	-33.33%
Embrey *(Iron Ridge Apartments)* (3% Annual Increase)	48,080	51,008	51,008 ▲	1,532	52,540 ▲	1,532 ▲	3.00%
Sale of Property, CC Fees, Open Records	1,011,242	3,000	16,884 ▼	(4,284)	12,600 ▲	9,600 ▲	320.00%
Interfund Transfer	15,000	15,000	15,000 ▲	25,000	40,000 ▲	25,000 ▲	166.67%
TOTAL - Revenues	**3,209,346**	**2,218,128**	**2,111,101**		**2,439,634** ▲	221,506 ▲	9.99%
Expenditures							
Administrative							
Total · Personnel Services	120,690	142,348	138,629 ▲	11,495	150,123.53 ▲	7,775 ▲	5.46%
Total · Travel, Training, & Prof Dues	334	3,265	800 ▲	2,465	3,265.00 ▬	- ▬	0.00%
Total · Operational Costs	471,244	565,695	608,697 ▼	(55,202)	553,495.00 ▼	(12,200) ▼	-2.16%
Total · Supplies and Materials	10,251	10,400	10,017 ▲	1,883	11,900.00 ▲	1,500 ▲	14.42%
Total · Capital Expend. and Projects	-	-	4,000 ▼	(4,000)	-		
Total Administrative	602,519	721,708	758,143		718,783.53 ▼	(2,925) ▼	-0.41%
Municipal Court							
Total · Personnel Services	80,684	94,581	95,729 ▲	4,121	99,850.01 ▲	5,269 ▲	5.57%
Total · Travel, Training, & Prof Dues	475	1,850	- ▲	1,850	1,850.00 ▬	- ▬	0.00%
Total · Operational Costs	9,900	14,300	10,920 ▲	5,980	16,900.00 ▲	2,600 ▲	18.18%
Total · Supplies and Materials	925	900	415 ▲	485	900.00 ▬	- ▬	0.00%
Total Municipal Court	91,984	111,631	107,064		119,500.01 ▲	7,869 ▲	7.05%

Account Description	FY 2024-25 Actual	FY 2025-26 Approved Budget	FY 2025-26 Forecasted Annualized Actuals	Budget increase / (decrease) vs FYE 26 Actuals	FY 2026-27 Proposed Budget	Budget 2027 Variance Amount Increase / (Decrease) from Budget 2026	Percent between budgets
Building Inspections							
Total · Operational Costs	32,930	33,200	34,138 ▼	(938)	33,200.00 ▬	- ▬	0.00%
Total · Supplies & Materials	-	120	- ▲	120	120.00 ▬	- ▬	0.00%
Total Building Inspections	32,930	33,320	34,138		33,320.00 ▬	- ▬	0.00%
Health Inspections							
Total · Operational Costs	2,690	2,460	1,553 ▲	907	2,460.00 ▬	- ▬	0.00%
Total Health Inspections	2,690	2,460	1,553		2,460.00 ▬	- ▬	0.00%
Police							
Total · Personnel Services	1,033,194	1,184,510	1,156,506 ▲	78,218	1,234,723.53 ▲	50,213 ▲	4.24%
Total · Travel, Training, & Prof Dues	3,811	6,000	1,698 ▲	4,302	6,000.00 ▬	- ▬	0.00%
Total · Operational Costs	40,915	38,825	51,570 ▼	(12,745)	38,825.00 ▬	- ▬	0.00%
Total · Supplies and Materials	58,331	62,300	76,970 ▼	(16,670)	60,300.00 ▼	(2,000) ▼	-3.21%
Total - Interfund Transfer	50,000	50,000	5,688 ▲	44,312	50,000.00 ▬	- ▬	0.00%
Total Police	1,186,251	1,341,635	1,292,431		1,389,848.53 ▲	48,213 ▲	3.59%
Public Works							
Total · Personnel Services	62,671	68,806	66,827 ▲	8,363	75,189.86 ▲	6,384 ▲	9.28%
Total · Travel, Training, & Prof Dues	-	-	-		-		
Total · Operational Costs	9,995	16,425	13,553 ▲	872	14,425.00 ▼	(2,000) ▼	-12.18%
Total · Supplies and Materials	11,612	12,200	9,632 ▲	1,368	11,000.00 ▼	(1,200) ▼	-9.84%
Total Public Works	84,278	97,431	90,012		100,614.86 ▲	3,184 ▲	3.27%
TOTAL - Expenses	**2,000,652**	**2,308,184**	**2,283,341**		**2,364,526.92** ▲	56,343 ▲	2.44%
Net Surplus / (Shortfall) without City Administrator Position	**1,208,694**	**(90,056)**	**(172,240)**		**75,107.08**		
* Proposed City Administrator · Salary plus Benefits (New Position)					75,000.00	*	
Net Surplus / (Shortfall) with City Administrator Position					**107.08**		

**Estimated additional property tax revenue resulting from a 5¢/$100 valuation increase in the current property tax rate of 13.5¢/$100 valuation. The new tax rate would be 18.5¢/$100 of valuation, with 13.5¢ allocated to HCV services and operations, and the remaining 5¢ allocated to road maintenance.

Closing the budget shortfall through a property tax adjustment provides a budget surplus	**Budget Surplus**	**$107.08**

Ordinance No. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE, TEXAS, AMENDING CHAPTER 38, NUISANCES, OF THE CODE OF ORDINANCES TO CREATE A SAFETY ZONE, TO DECLARE CERTAIN MATERIALS WITHIN THE SAFETY ZONE TO BE A NUISANCE, TO PROVIDE FOR NUISANCE ABATEMENT AND ENFORCEMENT, AND TO PROVIDE FOR A PENALTY OF A FINE NOT LESS THAN $100 OR MORE THAN $2,000 FOR VIOLATIONS WITH EACH DAY AN OFFENSE OCCURS BEING A SEPARATE VIOLATION

WHEREAS, Texas Local Government Code Section 217.002 authorizes the City Council to define and abate nuisances; and

WHEREAS, Texas Local Government Code Section 51.012 authorizes a Type-A general law city to adopt ordinances that are not inconsistent with state law and that are necessary for the government, interest, and welfare, or good order of the municipality; and

WHEREAS, the City Council finds that protecting public health and safety by ensuring that emergency services and first responders have adequate space, access, and clear visibility along roadways and adjacent areas is in the best interest of the City and its residents; and

WHEREAS, the City Council finds that certain materials and landscaping placed within a defined Safety Zone adjacent to the curb impede visibility and access for emergency services and first responders and thereby threaten public health and safety; and

WHEREAS, the City Council further finds that defining and creating a "Safety Zone" and declaring certain materials in the Safety Zone to be a nuisance will enhance public health and safety in the City; and

WHEREAS, the City Council further finds that violations of this Ordinance should be punishable by fines.

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF HILL COUNTRY VILLAGE THAT:

Section 1. Definitions. Section 38-41 of the Code of Ordinances is hereby amended to add the following definitions:

Mailbox means receptacle for mail delivery by the United States Postal Service and for packages delivered by messenger delivery services and overnight delivery companies such as Federal Express, UPS, and DHL.

Materials means any wires, cables, fibers, manholes, poles, conduits, structures, plants in excess of twenty-four (24) inches tall, fencing and fencing materials, rocks, stones, boulders, and any other impervious landscaping materials in excess of six (6) inches in diameter. Materials do not

include mailboxes, grass and other ground cover, plants not in excess of twenty-four (24) inches tall, any trees with a caliber of ten (10) inches or more measured four (4) feet above finished grade, and no closer than two (2) feet from the outside face of ribbon curb or the asphalt edge if no curb exists, and rocks, stones, boulders, and other impervious landscaping materials not in excess of six (6) inches in diameter.

Safety Zone means:

(1) Where ribbon curbing is in place: the space measured from the outer edge of the ribbon curbing six (6) feet toward the property line of the contiguous property and a clear zone height of eight (8) feet above finished grade.

(2) Where ribbon curbing is not in place: the space measured from the outer edge of the asphalt six (6) feet plus five (5) inches toward the property line of the contiguous property and a clear zone height of eight (8) feet above finished grade.

Section 2. Section 38-42 of the Code of Ordinances is hereby amended to add the following as Sections 38-42 (b) (c), (d) and (e) so that Section 3-42 will read as follows:

(a) Whatever is dangerous to human health or welfare, or whatever renders the ground, the water, the air, or food a hazard or any injury to human health or safety, is hereby declared to be a nuisance.

(b) Declaration of Nuisance and Prohibitions in the Safety Zone.

(i) Declaration of Nuisance. The placement, installation, or maintenance of any Materials within the Safety Zone, except as specifically authorized by this Ordinance, is hereby declared to be a public nuisance and a threat to public safety.

(ii) General Prohibition. It is unlawful for any Person to place, deposit, install, maintain, or allow the placement of any Materials within the Safety Zone.

(iii) Continuing Offense. Each day that a violation of this Section exists constitutes a separate and distinct offense.

(c) Existing Materials and Grace Period.

(i) Grace Period. Except for plants less than twenty-four (24) inches in height and any trees with a caliber of ten (10) inches or more measured four (4) feet above finished grade, and no closer than two (2) feet from the outside face of ribbon curb or the asphalt edge if no curb exists, any Materials located within the Safety Zone as of the Effective Date shall be

removed by Property Owner not later than last day of the third month after the date of adoption.

(ii) Failure to Remove. If Materials (other than plants less than twenty-four (24) inches in height and any trees with a caliber of ten (10) inches or more measured four (4) feet above finished grade) and no closer than two (2) feet from the outside face of ribbon curb or the asphalt edge if no curb exists, are not removed by Property Owner not later than last day of the third month after the date of adoption, the City may, at its discretion:

(1) Initiate proceedings in Municipal Court to compel removal and assess penalties; or

(2) Proceed with administrative abatement and removal pursuant to Section 38-52 of the Code of Ordinances.

(d) Permits, Exceptions, and Exemptions

(i) Permit Required. A City-issued permit is required for the placement of the following items within the Safety Zone, provided they do not create a sight-line obstruction and do not impede emergency access:

(1) Grass or other organic ground cover.

(2) Living plants not exceeding twenty-four (24) inches in height.

(3) Rocks, stones, or boulders not exceeding six (6) inches in diameter.

(ii) Temporary Storage Exception. Materials may be stored within the Safety Zone for a period not to exceed thirty (30) consecutive days, and no closer than two (2) feet from the outside face of ribbon curb or the asphalt edge if no curb exists, provided the Person gives prior written notice to the City Administrator and provided the temporary storage does not obstruct emergency access and temporary reflective traffic barriers shall be placed around the material.

(e) Mailbox Exemption.

(i) Existing Mailboxes. Mailboxes existing as of the Effective Date of this Ordinance are exempt from the requirements of Sections 38-42 (b), (c), and (d).

(ii) New or Replacement Mailboxes. All mailboxes constructed or replaced after the Effective Date require a permit and must meet the following specifications:

(1) Setback. Maximum of one (1) foot from the outside face of the ribbon curb or the asphalt edge if no curb exists.

(2) Height. Minimum of forty-one (41) inches measured from the finish grade of the road surface to the bottom of the mailbox or point of mail entry.

(iii) Orientation. Points of mail entry shall be parallel to the main roadway.

(f) Government Exception.

(1) Placement of signs by governmental entities such as the City, Bexar County, or the State of Texas, and

(2) Placement of other items by, or with the written consent of, the City are exempt from requirements of Sections 38-42 (b), (c) and (d).

Section 3. Section 38-52 is hereby added to the Code of Ordinances to read as follows:

Enforcement and Cost Recovery.

(a) Abatement Authority. The City Administrator or his/her designee is authorized to enforce this Ordinance, including issuance of notices, orders to abate, and coordination of removal if the responsible party fails to abate the nuisance within the time specific in the notice or order.

(b) Cost Assessment. If the City performs removal, the Property Owner shall be liable for the City's actual cost of removal and disposal. The City may, at its sole discretion, add an administrative fee not to exceed fifteen percent (15%) of the actual cost.

(c) Alternative Remedies. The remedies provided in this Section shall not be construed to prevent or deter the City from pursuing all other remedies available at law or in equity.

Section 4. Section 38-53 is hereby added to the Code of Ordinances to read as follows:

Penalties.

(a) Any Person found in violation of this Ordinance is subject to a fine of not less than One Hundred Dollars ($100) and not more than Two Thousand Dollars ($2,000) per day of violation.

(b) Each day a violation continues constitutes a separate and independent offense.

Section 5. Publication and Posting on Website.

(a) Publication. Because this Ordinance imposes a penalty, the City shall publish the caption that summarizes the purpose of this Ordinance and the penalty for violation of this Ordinance for two (2) days in the official newspaper of the City in accordance with Texas Local Government Code Section 52.011.

(b) Website Posting. The City shall post the full text of this Ordinance on the City's website for public access.

Section 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

Section 7. Effective Date. This Ordinance takes effect on _____, 2027

APPROVED AND ADOPTED this _____ of _____, 2027.

_____
Heather Chandler, Mayor

ATTEST:

_____
Frank Morales, City Administrator