



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • SAN ANTONIO • TEXAS • 78232  
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**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**CITY HALL**  
**116 ASPEN LANE**  
**HILL COUNTRY VILLAGE, TEXAS 78232**  
**TUESDAY, MAY 5, 2015**  
**4:00 P.M.**

The City Council for the City of Hill Country Village met for a Special City Council Meeting Tuesday, May 5<sup>th</sup>, 2015 at 4:00 p.m. at City Hall, 116 Aspen Lane, Hill Country Village, Texas. This was an open meeting subject to the open meetings law of the State of Texas.

**Members Present:**

Mayor Gabriel Durand-Hollis  
Councilman Carl A. Register  
Councilwoman Elizabeth Worley  
Councilwoman Jane Cronk  
Councilman George "Rick" Evans

**Members Absent:**

Councilman James Allen

**City Staff Present:**

Frank Morales, City Administrator and Police Chief  
Elizabeth Gomez, Administrative Assistant

**1. Call to order.**

*Mayor Durand-Hollis called the meeting to order at 4:03 pm.*

**2. Moment of Silence 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separately, unless requested by a Council Member or a citizen, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items*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. 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. A time limit of two minutes per speaker is permitted; the council may extend this time at their discretion.*

*No one signed up to speak.*

### **4. Discussion regarding the Request for Qualifications the City of Hill Country Village has issued to give prospective respondents and others in attendance the opportunity to generally discuss and ask questions about the City's vision, interests, requirements and any other matters regarding the Request for Qualifications.**

*Mayor Durand-Hollis explained that he will appoint a committee of council members to evaluate the qualifications. He further outlined what the goals of the city are and that the city is looking at increasing sales tax revenue. After the committee evaluates the qualifications then the city will have an open meeting with city council to select the respondent and then we will work out an agreement.*

*Councilman Register clarified that developers will not be presenting this evening, but simply to ask questions about the request that may have not been made clear.*

*Mayor Durand-Hollis stated all official answers in the meeting will come out in an addendum so that everyone has the same information.*

*Mr. Geoff Bley, from Landbridge Partners, related since the Bitters Road property is currently zoned for residential use what are the city's plans for rezoning it for commercial use.*

*Mayor Durand-Hollis replied that the city council would act on a recommendation of the Zoning Commission.*

*Mr. Bley asked if there has been any opposition from the community on this matter.*

*The council responded that they have heard both sides for and against commercial/residential.*

*Mr. Dale Kane, from First American Commercial, asked if the city's highest priority is to sell the property or is the city interested in a partnership with the developer.*

*Mayor Durand-Hollis related once a developer is selected the city would look over the options they would be bringing to the table as a partner. Furthermore, the city wouldn't be allowed to sell the property and the property would have to be auctioned off.*

*Mr. Kane further related there is no doubt that the city's participation makes the property very viable for nuisances like getting curb cuts and planning and zoning getting approved. Without that participation the desire to bid for the project or be a participant goes away. Mr. Kane related that in the RFQ it talks about noise and lighting. He asked if this eliminates restaurants from the 14 acre development.*

*Councilman Evans responded that with the size of the property he doesn't believe the council sees restaurants as an issue. He further mentioned he believes the city currently has two restaurants at Artisan's Alley. Councilman Evans related he believes the council is working in a pro-business way.*

*Councilman Register stated the city may have had a reputation for not being pro-business, but over the years that has changed. The council is looking at whatever is best for the city in terms of raising revenue.*

*Mayor Durand-Hollis added that there are other entities that the developer will need to coordinate with such as the City of San Antonio for Bitters Road and San Antonio Water System for water and sewer.*

*Councilman Evans stated the council was advised by the city attorney that ground leases are easier to deal with than selling the property.*

*A question was asked if the city anticipated making only one selection from the submissions or narrowing it down to a few and then interviewing.*

*Mayor Durand-Hollis replied that if one really stands out maybe one will be chosen, however, if there are a few that stand out then maybe interviews are the way to go. He also said he is more than sure that the committee would interview and if so will post it in advance. He also related the interviews would be in open session with one developer at a time meeting with council. The deliberations and scoring would be discussed in executive session.*

*Mr. Brent Lane, from RVK Architects and Hollywood Parks Economic Development Corporation, asked if the key focus was sales tax or if the city would entertain other commercial possibilities such as a multi-use living/retail development.*

*Councilman Register replied that everything is open right now. The city does not have anything specific in mind.*

*Gabriel (no information given) asked if there were any opportunities to recapture any of the flood plains.*

*Mayor Durand-Hollis replied that all the city has is a plat and aerial views.*

*Councilman Evans added that we contract for fire services with the San Antonio Fire Department and the police service is provided in house for immediate response.*

*Mayor Durand-Hollis also added that there is no water or sewer on the property, but large water lines on both sides.*

*Councilman Evans stated that the city is not in the position for any cash contribution since we are using our money for roads.*

*Mayor Durand-Hollis stated that Mr. Morales can arrange a viewing of the property if requested. He also directed all additional questions be written and submitted to Mr. Morales by May 21, 2015 5:00 p.m. so that there is enough time to forward the questions to the city council by the RFQ deadline of May 28, 2015 12:00 p.m.*

## **5. Mayor's Report to Council.**

*Mayor Durand-Hollis stated that the San Antonio Police Department will possibly be giving out tickets for Uber rides that start in Hill Country Village and end in San Antonio. The cities of Windcrest and Hollywood Park are considering an agreement with Uber amending what was said before.*

*Councilwoman Cronk asked if the City of Hill Country Village has done a letter to endorse Uber.*

*Mr. Morales stated that he has received a letter from the Chief Trevino, SAPD stating they would issue citations if the city does not pass an ordinance/resolution endorsing Uber.*

*Councilman Evans requested that this topic be put on the agenda for next month's meeting for more clarification.*

*Mayor Durand-Hollis stated that Hollywood Park will be discussing Uber since they have it on their agenda for April 21<sup>st</sup>. The information he received about Uber was from a meeting with Judge Nelson Wolff on May 1<sup>st</sup>. He asked Councilman Evans to speak to the Hollywood Park Mayor on the Uber issue. He also mentioned he has asked Mr. Givler to provide an update to the city council on the road project.*

*Councilwoman Cronk suggested having a zoning member to sit on the committee.*

*Mayor Durand-Hollis advised that he had changed the wording on the RFQ only declaring members of council. If there are not enough members, due to any conflicts, then he can assign members from outside of council.*

## **6. Communications with the City Administrator.**

*Mr. Morales advised that Brett Rowe is the only person who has expressed an interest in the empty council seat. The deadline for the seat is May 8<sup>th</sup>.*

7. 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 551.086 (Economic Development). No action may be taken in Executive Session.*

*There being no further business to come before the City Council, the meeting was adjourned at 4:48 p.m.*

Approved this 21<sup>st</sup> day of May 2015.

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Gabriel Durand-Hollis  
Mayor

ATTEST:

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Frank Morales  
City Administrator  
Acting City Secretary