



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

**MINUTES  
ZONING COMMISSION MEETING  
CITY OF HILL COUNTRY VILLAGE, TEXAS  
CITY HALL  
SAN ANTONIO, TEXAS 78232  
WEDNESDAY, JANUARY 13, 2016  
6:00 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Wednesday, January 13<sup>th</sup> at 6:00 p.m. at City Hall.

**Members Present:**

Kirk Francis – Chair  
Melissa Childers-White – Vice Chair  
Dean Perry  
Doug Boom  
Bill Aniol  
Greg Blasko  
Roxanna Gonzales-Soza

**City Staff Present:**

City Administrator, Frank Morales  
Administrative Assistant, Elizabeth Gomez

**1. Call to order.**

*Mr. Kirk Francis announced that a quorum was present and called the meeting to order at 6:03 p.m.*

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

*Mr. Blasko moved to appoint Mr. Kirk Francis as the chairman to the Zoning Commission, seconded by Mr. Boom. Motion passed unanimously.*

*Mr. Perry moved to appoint Ms. Childers-White as the vice chair to the Zoning Commission, seconded by Mr. Blasko. Motion passed unanimously.*

**2. Discussion and possible action regarding approval of the meeting minutes of September 24, 2014.**

*Mr. Aniol moved to approve the minutes of the September 24, 2014 meeting, seconded by Mr. Perry. Mr. Blasko and Mrs. Gonzales-Soza abstained from voting due to being absent from said meeting. Motion passed unanimously.*

**4. 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.**

*Mayor Durand-Hollis addressed the commission to detail the goals for the long range plan the city council would like the commission's assistance with. The last time a plan was done was in 2003 and it was more of a financial long range plan. The council has taken action on one or two things and have waited on some to take a long range look at. The four areas of focus for the long range planning will be the City Hall building, roads, Bitters Road property and finances. The City Hall building currently does not meet ADA requirements. There was money put into the 2015-16 budget for an assessment for ADA.*

*Mr. Blasko asked what makes the building not ADA compliant.*

*Mayor Durand-Hollis replied the building was built in the 1980's and there were updates in the ADA requirements in 1992. For example, the ramp outside is too steep, the bathrooms are not wide enough, the steps going down from the patrol room and the backdoor is not ADA accessible if needed.*

*Mr. Boom asked if the ADA requirements would only apply if the city did renovations.*

*Mayor Durand-Hollis answered that we are a public facility that provides public services so that would require us to be ADA compliant.*

*Mr. Blasko asked how much the study would be for the ADA assessment.*

*Mayor Durand-Hollis answered it would be around \$5000. He asked aside from the ADA requirements, would the building serve us for the next 5, 10, 15 years because if it doesn't then we can just do minimum ADA requirements if we are heading towards a new building. He has deferred taking action on the ADA study pending the advice of the Zoning Commission.*

*Chairman Francis added that it is the city council's job to figure out the numbers and how to pay for any of the recommendations. The commission's job is to give a vision of what the city should look like in growth, development, roads, maintenance on the city hall building or if there should be another one and what should be fixed. Ultimately, to give a vision with a long range plan of what the city should look like.*

*Vice-Chair Childers-White questioned what if the vision is what the city cannot afford.*

*Chairman Francis stated to the commission to not feel constrained by what we can do due to finances.*

*Mayor Durand-Hollis also stated that the bonds will be paid off in January 2020 giving us about an extra \$140,000 a year.*

*Vice-Chair Childers-White noted that the citizens may want to cut back in other areas rather than make the Bitters Road property commercial.*

*Mayor Durand-Hollis stated that the council sent out an RFQ that only had two submittals so they decided to send out another RFQ which resulted in a better response. Council then evaluated the responses in August 2015 and chose Five Star Development. There was a 90 day evaluation period that has expired and was waiting on a financial proposal that was just received this week.*

*Mr. Aniol asked what specifics were given to Five Star Development.*

*Mayor Durand-Hollis replied that the council felt that the land was too valuable for homes or parks. The consensus was to look at a retail scheme. Retail has more than one revenue stream which can effect roads and other things that the city needs. The council is asking for the advice of the Zoning Commission on what we should do with the Bitters Road property.*

*Chairman Francis asked if the Bitters Road property would go retail, would that address all four things the council would like in the long range planning. He said 72% cost is personnel which never goes down and taxes have not come up. We are still behind.*

*Mr. Perry explained back in the 1950's there was a vision to put 360 homes in an area where there was no retail or room to grow which is Hill Country Village. We are looking at maintaining what we have and want to be careful of what we ask for of a consultant for the city. He does not feel that the Bitters Road property should be commercial.*

*Mayor Durand-Hollis reiterated that the council is asking for the commission's advice and will go thru the public process for whatever is decided.*

*Chairman Francis stated that at our current tax rate we cannot get everything done that the Mayor has asked of us. The budget is not a constraint unless the citizens say so.*

*Mrs. Gonzales-Soza asked if the Bitters Road property is zoned residential, would it have to go thru this commission to go commercial. Commission members informed her it was zoned residential and it would go before the Zoning Commission for a recommendation to council.*

*Mr. Perry stated that what is happening with the city is that it is losing the older residents with younger ones. The Bitters Road property should be put to use, but needs to stay residential.*

*Mr. Steve Marceau, 215 Tomahawk Trail, addressed the commission on three issues. He spoke about deed restrictions for residential properties and requested a legal opinion on the matter. He expressed his appreciation of the character of Hill Country Village and the HCVPD and increasing taxes so that we can pay them enough. He last discussed garden homes and the serious problems they could cause. It could lead current owners to divide up their land.*

*Vice-Chair Childers-White stated that each member should come up with what they feel is important and then go to the public.*

*Chairman Francis recommended another meeting to discuss what they have come up with individually and would like to add city personnel to the list that the Mayor provided.*

*Mr. Blasko asked for a timetable for another meeting.*

*Chairman Francis replied that there should be another meeting next month and that we are looking for a concept level not a detail level of items provided.*

*Vice-Chair Childers-White noted that there should be at least two more meetings before any public involvement.*

*Mr. Blasko asked what would happen if the priorities are split.*

*Chairman Francis replied that the commission would want to give all advice to the city council majority or not.*

## **5. Adjourn**

The meeting was adjourned at 7:13 p.m.

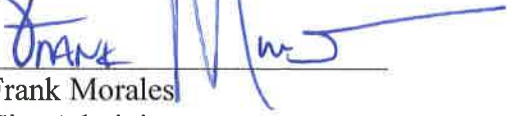
*The Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)*

PASSED AND APPROVED THIS 16<sup>th</sup> DAY OF FEBRUARY, 2016.



Kirk Francis  
Chair

ATTEST:



Frank Morales  
City Administrator  
Acting City Secretary