



CITY OF HILL COUNTRY VILLAGE
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**MINUTES
ZONING COMMISSION MEETING
CITY OF HILL COUNTRY VILLAGE, TEXAS
CITY HALL
HILL COUNTRY VILLAGE, TEXAS 78232
WEDNESDAY, NOVEMBER 11, 2019
6:00 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Wednesday, November 11th, 2019 at 6:00 p.m. at City Hall.

Members Present:

Greg Blasko – Chair
Elizabeth Worley-Vice Chair
Doug Boom
Paul Blackburn
Kirk Francis (*Joined the meeting at 6:07 p.m.*)
Melissa Childers-White
Roxanna Gonzales-Soza

City Staff Present:

City Administrator, Frank Morales
City Attorney, Marc Schnall
Administrative Assistant, Ismael Urias

1. Call to order.

Chair Blasko announced that a quorum was present and called the meeting to order at 6:00 p.m.

2. Moment of Silence and Pledge of Allegiance.

Chair Blasko led those present in a moment of silence and the Pledge of Allegiance.

3. Discussion and possible action approving the minutes of the Zoning Commission Meeting of September 11, 2019.

Mr. Boom motioned to approve the minutes of the Zoning Commission Meeting of September 11, 2019, seconded by Ms. Childers-White. Motion passed unanimously.

4. 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 commission action may take place and no commission discussion or response is required to the speaker. A time limit of two minutes per speaker is permitted; the commission may extend this time at their discretion.

There were no citizens to be heard.

5. A public hearing, discussion, and possible action regarding a request from Embrey Partners, Ltd. for a preliminary plat of the following property located in the City of Hill Country Village Extra Territorial Jurisdiction and in the City Limits of the City of Hill Country Village which consists of a total of approximately 19.979 acres, establishing Lots 2 and 3, Block 3, in County Block 4990, in the City of Hill Country Village Extra Territorial Jurisdiction and in the City of Hill Country Village, Bexar County, Texas, said approximately 19.979 acres being Lot 1, Block 3 of the Tower Drive Office Park recorded in Volume 9726, Page 104 of the Deed and Plat Records of Bexar County, Texas, Parcel 1 described in deed to Marmon Family Properties, LLC recorded in Volume 16352, Page 1197 of the Official Public Records of Bexar County, Texas, and parcels 2, 3, 4, 5 and 6 described in deed to Marmon Family Properties, LLC recorded in Volume 6575, Page 1539 of the Official Public Records of Bexar County, Texas.

Chair Blasko opened the public hearing at 6:06 p.m.

Mr. Tom Carter of Pape-Dawson Engineers explained how the apartment property would be configured. It would have two story units along Tower Drive and three story units on other parts of the property. Mr. Carter said the complex would be connecting to the sewer system as opposed to a septic system. Mr. Carter explained the ingress and egress points of the property. The gate on Marmon Ridge would be accessible to emergency vehicles only and would not be used by the public. The main gates of the property would be accessible from San Pedro Avenue only. Construction of the property is projected to begin in the beginning of 2020.

Chair Blasko closed the public hearing at 6:25 p.m.

Mr. Francis motioned to approve the preliminary plat and recommend approval to the city council provided that a one foot non-vehicular access easement is placed between lots 2 and 3, seconded by Ms. Childers-White. Motion passed unanimously.

6. Discussion regarding current City of Hill Country Village Zoning Ordinance, amendments to City of Hill Country Village Zoning Ordinance adopted in 2017 – 2019, potential amendments to City of Hill Country Village Zoning Ordinance, and potential table of contents for Zoning Commission use.

Chair Blasko wanted to discuss a section of the zoning code which reads:

Chapter 78

(b) Residential district use regulations. In the R-1 and R-2 One-Family Districts, no structure, building or land shall be used, and no building or structure shall hereafter be erected or structurally altered, which is arranged or designed to be used for other than one or more of the uses specified in the table of permitted uses and in accordance with the following provisions:

(2) Every dwelling unit shall be a single, detached one-family dwelling, not less than 1,800 square feet in gross floor area, and not more than two stories or 30 feet in height.

Chair Blasko thought that the wording "not more than two stories or 30 feet in height" seemed open to interpretation.

Mr. Schnall suggested that if he wanted the wording revised, he would have to put it on a future agenda.

Chair Blasko also spoke about the table of uses and uses not listed. Chair Blasko said that the city council has the authority to add a specific use. The Zoning Commission would be the body who would make the recommendation to the city council.

Chair Blasko asked to have the current zoning map updated.

7. Communications with the City Administrator/Chief of Police.

City Administrator Frank Morales informed the Zoning Commission that since the last zoning meeting, the applicant requesting to rezone 203 W. Bitters Road from R-1 to B-2 has not gotten back with the city on that request. Administrator Morales said the applicant had run in to problems with the septic system. The current septic system would not be of adequate size to accommodate a 16 person assisted living facility. The applicant has not gone any further with their request.

8. Adjourn

The meeting was adjourned at 6:48 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 18th DAY OF MARCH 2020.

ATTEST:



Frank Morales
City Administrator



Elizabeth Worley
Vice Chair