



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
HILL COUNTRY VILLAGE, TEXAS 78232
MONDAY, JUNE 15, 2020
6:00 P.M.

The Zoning Commission for the City of Hill Country Village met for a meeting Monday, June 15, 2020 at 6:00 p.m. at City Hall.

Members Present:

Greg Blasko-Chair
Elizabeth Worley-Vice Chair
Paul Blackburn
Melissa Childers-White (*Phone*)
Doug Boom
Kirk Francis (*Joined at 6:25 p.m.*)

Members not Present:

Roxanna Gonzales-Sosa

City Staff Present:

City Administrator, Frank Morales
City Attorney, Marc Schnall (*Phone*)

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.

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being discussed separately, unless requested by a Council Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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 Zoning Commission Meeting of March 18, 2020.

Mr. Boom motions to approve the Consent Agenda, seconded by Mr. Blackburn. Motion passed unanimously.

INDIVIDUAL ITEMS FOR CONSIDERATION:

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 Planning and Zoning Commission 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.

Mr. Steve Marceau of 215 Tomahawk Trail expressed to the commission he did not have any objections to the zoning change in item #6. Mr. Marceau wanted the commission to explain all of the facts to the City Council if the commission should recommend approval of the zoning change.

5. A public hearing, discussion and possible action regarding a request from Amina Properties, L.L.C., Mr. Sakil Sunersara, for variances to the Subdivision Ordinance, Chapter 62, Section 62-106, provision #4 Residential/Commercial Buffer Yards which require a minimum 30' wide buffer yard to be provided at the rear (west side) of the Property. The variance request is for a limited encroachment of surface parking and part of one building within the 30' wide buffer, for the property located at 15337 and 15339 San Pedro, Hill Country Village, Texas 78232 in the B-2 Zoning District and legally described in deed recorded in Volume 12592, Page 207, of the Official Public Records of Bexar County, Texas.

Representative for Amina Properties, Mr. Eyal Avnon was in attendance to answer any questions the commission may have.

Chair Blasko closed the regular meeting and opened the public hearing at 6:10 p.m.

Mr. Bernard Campion of 213 Crest Trail told the commission he was in favor of granting the variances.

Chair Blasko closed the public hearing and opened the regular meeting at 6:13 p.m.

Ms. Childers-White motioned to grant the variances, seconded by Mr. Boom. Motion passed unanimously.

6. A public hearing, discussion and possible action on a request from Mr. David McBurnett regarding an application for a zoning change for the property located at 405 Winding Way, Legal Description as follows: CB 5833 BLK 1 LOT N 242 FT OF S726 OF 12 & 12A from R-2 to R-1 in the Residential District.

Chair Blasko closed the regular meeting and opened the public hearing at 6:14 p.m.

Mr. Jacob Oder of Maverick Land Surveying Company was in attendance to answer any questions the commission may have.

Mr. McBurnett of 413 Winding Way explained to the commission that by changing the zoning, he would have a smaller setbacks.

Ms. Vickie Kinder of 215 Winding Way expressed to the commission that if the zoning change was granted, it would set a precedence for others wanting a zoning change.

Chair Blasko closed the public hearing and opened the regular meeting at 6:33 p.m.

Mr. Francis motion to approve the zoning change from R-2 to R-1, seconded by Ms. Childers-White. Motion passed unanimously.

7. A public hearing regarding a preliminary plat establishing Lot 405 and Lot 413, County Block 5833 being 7.509 acres of land within the corporate limits of the City of Hill Country Village, Bexar County, Texas consisting of land out of Lot 12-A, according to the plat of Hill Country Estates, Inc. recorded in Volume 1625, Page 248, of the deed and plat records of Bexar County, Texas as conveyed to David and Lisa McBurnett by deed recorded in Volume 11546, Page 899, of the real property records of Bexar County, Texas and land out of Lot 12 and said Lot 12-A according to the plat of said Hill Country Estates, Inc as conveyed to Lendas Residential, LC, by deed filed in Document Number 20190128185, of the Official Records of Bexar County, Texas.

Chair Blasko closed the regular meeting and opened the public hearing at 6:37 p.m.

There was no one that cared to speak on this matter.

Chair Blasko closed the public hearing and opened the regular meeting at 6:37 p.m.

8. Discussion and possible action regarding a preliminary plat establishing Lot 405 and Lot 413, County Block 5833 being 7.509 acres of land within the corporate limits of the City of Hill Country Village, Bexar County, Texas consisting of land out of Lot 12-A, according to the plat of Hill Country Estates, Inc. recorded in Volume 1625, Page 248, of the deed and plat records of Bexar County, Texas as conveyed to David and Lisa McBurnett by deed recorded in Volume 11546, Page 899, of the real property records of Bexar County, Texas and land out of Lot 12 and

said Lot 12-A according to the plat of said Hill Country Estates, Inc as conveyed to Lendas Residential, LC, by deed filed in Document Number 20190128185, of the Official Records of Bexar County, Texas.

Mr. Boom motioned to approve the preliminary plat, seconded by Ms. Childers-White. Motion passed unanimously.

9. Discussion regarding establishment of a new Business Zoning District under Section 78-15 titled B-5 Cell Tower District, uses within said District, and possible locations for said District.

The commission discussed establishing a B-5 district for cellular towers.

Mayor Durand-Hollis informed the commission that he had been in contact with the San Antonio Water System. Mayor Durand-Hollis was told that the water tower at 302 Tower Drive would be taken down by SAWS within two years. At that time the city will have the opportunity to acquire that property. Mayor Durand-Hollis asked SAWS for a price on the property but he has not heard back from them.

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

City Administrator Morales did not have any comments.

11. Adjourn

The meeting was adjourned at 6:54 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 22nd DAY OF JULY 2020.

ATTEST:



Frank Morales
City Administrator



Greg Blasko
Chair