



CITY OF HILL COUNTRY VILLAGE
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MINUTES
ZONING COMMISSION MEETING
CITY OF HILL COUNTRY VILLAGE, TEXAS
CITY HALL
SAN ANTONIO, TEXAS 78232
THURSDAY, JANUARY 11, 2018
6:00 P.M.

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

Members Present:

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

City Staff Present:

City Administrator, Frank Morales

1. Call to order.

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

2. Discussion and possible action regarding approval of the meeting minutes of September 20, 2016 and October 11, 2016.

Mr. Aniol noted a correction for the minutes of September 20, 2016. Mr. Aniol said item 4 had been tabled and the motion had passed. With that correction, Ms. Childers-White motioned to approve the minutes of September 20, 2016, seconded by Mr. Aniol. Motion passed unanimously.

Ms. Childers-White noted a correction for the minutes of October 11, 2016. Ms. Childers-White said there was a line in the minutes that she did not believe she had said and wanted it removed. With that correction, Ms. Childers-White motioned to approve the minutes of October 11, 2016, seconded by Mr. Boom. Motion passed unanimously.

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 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. Joe Calvey of 105 Aspen Lane opposed any change in zoning along W. Bitters Road.

Mr. John Battles of 136 South Tower is directly next to the W. Bitters Road properties requesting the zoning change. Mr. Battles strongly opposes any zoning change of the two properties.

Mr. Daniel Evans of 203 W. Bitters Road spoke of the criminal activity he has experienced living at this address. Mr. Evans expressed how difficult it has been to sell his house.

Mrs. Marilyn Cloud of 130 South Tower was concerned that if the properties on W. Bitters Road were to be changed from residential to commercial, the commercial aspect could change in the future.

Mr. Thomas Doyle of 104 Powderhorn Trail expressed the properties on W. Bitters Road remain residential and maintained. Mr. Doyle also expressed concern about traffic in the area if the properties were rezoned.

Chairman Francis opened the public hearing at 6:15 p.m..

4. A public hearing, discussion and possible action regarding an application for a zoning district change for the property located at 203 W. Bitters Road, San Antonio, Texas 78216, Legal Description CB 5833E BLK LOT 194, City of Hill Country Village, from Residential "R-1" to Business "B-2" submitted by Kaufman and Killen, Inc. as authorized by Hawkins Family Partners, LP, Ms. Nedra J. Hawkins, the current property owner.

5. A public hearing, discussion and possible action regarding an application for a zoning district change for the property located at 205 W. Bitters Road, San Antonio, Texas 78216, Legal Description CB 5833E BLK LOT 152, City of Hill Country Village, from Residential "R-1" to Business "B-2" submitted by Kaufman and Killen, Inc. as authorized by Mr. Hamid Azari the current property owner.

A joint presentation was made on items 4 and 5.

Mr. Rob Killan (Land Use Attorney) informed the Commission on case law about proper zoning. Mr. Killan relayed both properties on W. Bitters Road are less than two acres when the city minimum in residential R-1 is two acres. Mr. Killan relayed these two properties are the only residential properties to face W. Bitters Road.

Ms. Stevan McDonald of Coldwell Banker United is a realtor of four years. Ms. McDonald told the Commission she had listed 203 W. Bitters Road in July of 2016. She listed 205 W. Bitters in June of 2017. There have been few residential interests 203 W. Bitters Road and zero interests in 205 W. Bitters Road.

Thomas Ting (Commercial Broker/25 years) of Riatta Real Estate expressed to the Commission that the two addresses in question make a great commercial site and is in high demand.

Chairman Francis closed the public hearing at 7:01 p.m.

6. Communications with the City Administrator.

There were no communications.

7. Adjourn.

The meeting was adjourned at 7:06 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 16th DAY OF MAY, 2018.

ATTEST:


Frank Morales
City Administrator


Melissa Childers-White
Vice-Chair