



CITY OF HILL COUNTRY VILLAGE
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MINUTES
ZONING COMMISSION WORKSHOP SESSION
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
TUESDAY, OCTOBER 11, 2016
6:00 P.M.

The City Council for the City of Hill Country Village met for a City Council Workshop Session Tuesday, October 11th, 2016 at 6:00 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.

Zoning Commission Present:

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

Members Present:

Mayor Gabriel Durand-Hollis
Councilman Carl A. Register
Councilman Matthew T. Acock
Councilwoman Elizabeth Worley
Councilman George "Rick" Evans
Councilman Brett Rowe

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 6:01 p.m.

2. Moment of silence and pledge of allegiance

Mayor Durand-Hollis led those present in a moment of silence and the pledge of allegiance.

3. Determination if the City of Hill Country Village City Council has established a quorum.

All City Council members were present and a quorum was established.

4. Determination if the City of Hill Country Village Zoning Commission has established a quorum.

All Zoning Commission member were present and a quorum was established.

5. Discussion regarding the Zoning Districts as outlined in Chapter 78 Zoning Sec 78-15 R-1, R-2 One Family District, and B-1, B-2, B-3 Business District.

Chairman Francis stated that the purpose of the workshop session is for the Zoning Commission and City Council to discuss rezoning and other issues that have come up in the last couple of meetings. The responsibilities of City Council are to give guidance and make decisions and the Zoning Commissions' are zoning and planning based on what city council gives them. The Bitters Road property has been discussed for a long time and a decision needs to be made.

Mr. Blasko gave a history of his time on the Zoning Commission. He was appointed to the Zoning Commission in 1983 for two years then became the Chairman for the following ten years. He stated that we need to think long range. The city back then did not have much money largely due to a lawsuit we won. In 1983, the Santikos property wanted to be annexed into the City of Hill Country Village, but the city council was too scared to bring them in. Santikos then paid the city \$25,000 to be released to the City of San Antonio. City Council only looked short term and now we are without that property. His proposal is that we rezone the seven lots along Bitters Road to a B-4 zoning with green belts, restrict hours of use, place height restrictions, pass a tree ordinance to protect our oaks and new setbacks. It has been thirty five years and only one resident has lived along Bitters Road.

Councilman Register asked Mr. Blasko what was his reasoning for the B-4 zoning? Was it the previous rezoning request from Mr. Daniel Evans?

Mr. Blasko replied that it is what started the B-4 zoning idea.

Ms. Childers-White stated that her concerns were for the residents most affected if this were to occur.

Mr. Aniol noted that the decisions that were made in the past were made to protect the residential integrity. The zoning is very direct and that is why we have not been challenged again for a lawsuit.

Mr. Perry added that when the Santiko's property came up the city looked at the increased responsibility. We did not know how to manage commercial. Right now we have to protect our resident's investments.

Mr. Blasko stated that at the time of the Santiko's deal the city council did not have enough business people to know the sales tax could have funded the extra help the city needed. They did not look at the future of the city.

Councilman Acock asked if Mr. Evans could get access to Aspen Lane from his property. He expressed that we should exclude the three lots on Bitters Road, west of South Tower, due to the feedback from the Town Hall.

Mrs. Gonzales-Soza asked what was across the street from all the seven lots.

Mr. Blasko replied that it is all commercial. That is the reasoning for choosing the seven lots. He added that City Council needs to make a decision for the Zoning Commission to proceed.

Chairman Francis stated that the Zoning Commission is ready and has tools to help with whatever decision is made.

Mr. Boom asked why would the city shortchange and only do three properties versus seven properties. What is going to be done with the Bitters Road property?

Councilman Acock indicated from the Town Hall there was a lot of desire to have the Bitters Road property to be used for a new City Hall still. Also, with the other lots on Bitters Road being so small, could they really be developed?

Chairman Francis stated that City Council needs to make a decision that is in the best interest of the city. Then, Zoning will support and offer all the tools that they will need.

Mr. Blasko added that one of the reasons he recommended the lots to Winding Way was that the city needs money.

Councilman Register noted that 10% of the residents wanted to raise taxes.

Mr. Blasko asked what about the 50% who are on a fixed income.

Chairman Francis stated everyone will be impacted whether a development is done or taxes are raised.

Councilman Register asked if Zoning can re look at the table of permitted uses.

6. Discussion regarding Chapter 78 Zoning Sec 78-16 Table of Permitted Uses in each Zoning District.

7. Discussion on building productive working relationships with current and future businesses in the City of Hill Country Village Business District.

Mayor Durand-Hollis stated that we want a positive tone to attract businesses. He asked both the Zoning Commission and City Council if they were all in agreement to continue this and they all responded yes.

8. Discussion on the placement of a new city hall versus adding and/or altering the existing city hall.

Mayor Durand-Hollis asked LPA to do a study to take the building footprint of a potential new City Hall and a fire department and see how much land would be leftover.

9. Communications with the Mayor.

There were no communications.

10. Communications with the City Administrator/Chief of Police

There were no communications.

11. Citizens to be heard.

Mr. Marceau stated there are not only two choices. The issue with Mr. Evans is not a zoning issue it's a police issue. He is concerned for the residents around the seven Bitters Road properties. It cannot be assumed that residents would not want to live on Bitters Road. Also, the properties east and west of S. Tower have nothing to do with each other.

Mrs. Ware thanked City Council and the Zoning Commission for all their hard work.

Mrs. Cloud advised City Council that they need to make a decision already with what is going to happen to the Bitters Road property so that her family knows how to move forward if they move forward remodeling their home. She also does not agree with the B-4 Zoning.

12. 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 551.087 (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 7:26 p.m.



Kirk Francis
Chair

ATTEST:



Frank Morales
City Administrator