



CITY OF HILL COUNTRY VILLAGE
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232
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**MINUTES
ZONING COMMISSION MEETING
CITY HALL
116 ASPEN LANE
HILL COUNTRY VILLAGE, TEXAS 78232
TUESDAY, JULY 27, 2021
6:30 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Tuesday, July 27, 2021 at 6:30 p.m. at City Hall.

Members Present:

Greg Blasko-Chair
Roxanna Gonzales-Soza
Melissa Childers-White
Doug Boom
Kirk Francis

Members not Present:

Paul Blackburn

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Yolanda Sherrod

1. Call to order.

Chair Blasko announced that a quorum was present and called the meeting to order at 6:32p.m.

2. Moment of Silence and Pledge of Allegiance.

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

CONSENT AGENDA:

The following items are of a routine or administrative nature. The Zoning Commission 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separately, unless requested by a Zoning Commission Member, in which event the item or items will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon.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 Zoning Commission.

INDIVIDUAL ITEMS FOR CONSIDERATION:

3. Discussion and possible action approving the minutes of the Zoning Commission Meeting of November 12, 2020.

Mr. Francis motioned to approve the minutes of the Zoning Commission Meeting of November 12, 2020, seconded by Mr. Boom. 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 Ms. Becky Carroll, with P.E. Pape Dawson Engineering as authorized by Mr. Jorge Martinez, Area Construction Manager, McDonald's USA, LLC, requesting a variance to the landscaping requirements in Chapter 62, Subdivisions, Section 62-106, Landscaping for the property located at 15715 San Pedro Avenue, San Antonio, Texas 78232, Lot 21, Block 1, CB 4990A.

Chair Blasko opened the public hearing at 6:34p.m. There were no persons to speak at the public hearing. Chair Blasko closed the public hearing at 6:35p.m.

Ms. Shauna Weaver, P.E. appeared for Ms. Becky Carroll, P.E. Pape Dawson Engineering. Ms. Weaver is asking for board to approve a 22ft variance for the landscape variance. Ms. Weaver highlighted the changes with the addition of two drive thru lanes instead on the current one lane. The elimination of a couple of parking spaces located on the steep drive which will help with vehicles coming in. The existing drive thru will provide two pull forward spaces for customers to pull forward and ease congestion. This will be located in the front of the building. Mr. Blasko questioned Ms. Weaver if any of the existing green belts surrounding the property will be disturbed. Ms. Weaver stated that greenbelts will not be disturbed. Ms. Weaver stated that they will be submitting a landscape plans with the building permit. After much discussion the board agreed approving the landscape variance from 25ft to approximately 3ft. with Ms. Childers-White making the motion and Mr. Francis seconded the motion. Motion passed unanimously.

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

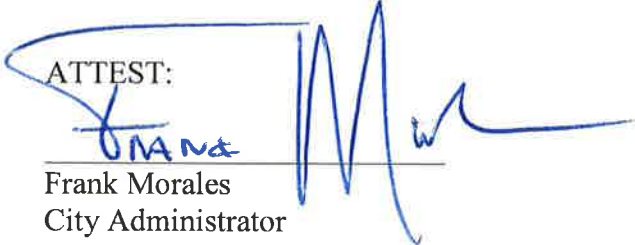
Nothing to report.


7. Adjourn

Chair Blasko adjourned meeting at 6:52p.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 14th DAY SEPTEMBER 2021.

ATTEST:

Frank Morales
City Administrator


Greg Blasko
Chair