

CITY OF CASTLE HILLS
ZONING COMMISSION PUBLIC HEARING
FEBRUARY 3, 2009

The Zoning Commission of the City of Castle Hills convened on the 3rd day of February, 2009, at 7:00 P.M. in the City of Castle Hills City Hall, 209 Lemonwood Drive, San Antonio, Texas.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Present and composing a quorum of the Zoning Commission were Chairman Marc Schnall, Walter Beuhler, Douglas Steadman, LaVerne Japhet, and Harold Karren.

Staff present included City Manager Mike Rietz and City Secretary Linda Gill.

Chairman Schnall called the meeting to order at 7:03 p.m. and introduced the members of the Zoning Commission.

II. CONSIDER AND ACT UPON THE MINUTES OF THE JANUARY 6, 2009, MEETING.

Motion: Mr. Steadman moved to approve the minutes of the January 6, 2009, meeting. Ms. Japhet seconded the motion. The motion passed unanimously.

III. PUBLIC HEARING AND DISCUSSION OF THE REQUEST FOR A SPECIAL USE PERMIT FOR THE ENTIRE 140 ACRE PROPERTY TO CONTINUE THE CURRENT USE OF THE MCGIMSEY SCOUT PARK FACILITY.

Roberto Gonzales, Director of Sports Services and spokesman for the Alamo Area Council of Boy Scouts, recounted that the last time the boy scouts came before the Zoning Commission, they requested a Special Use Permit (SUP) to refurbish the red barn on the McGimsey Scout Park property. Mr. Gonzales said that the boy scouts are interested in making other improvements to the park. He explained that the boy scouts invited their neighbors residing on South Winston to come to the park to see what future plans the boy scouts had for McGimsey Park and to address any concerns.

Mr. Gonzales referred the commission members to a letter to the commission from Scout Executive John Coyle, dated January 27, 2009, and listing nine projects the scouts were proposing. Mr. Gonzales reviewed the projects for the commission and said that the scouts are requesting the SUP in order to continue the current use of the entire 140 acre property.

Chairman Schnall asked commission members if they had any questions. Mr. Steadman questioned what the residents on Wedgewood thought about the plans and had Mr.

Gonzales clarify that there would be no lights on the proposed 40' climbing tower. Ms. Japhet confirmed with Mr. Gonzales that all past SUPs have been taken care of and that the scouts have not come back for a SUP since 1999. Mr. Karren asked how many scouts occupied the park at one time in the peak periods of spring and summer. Mr. Beuhler asked if there would be a scoreboard or any audio equipment.

Mr. Gonzales responded that the sports pavilion would be closer to Northwest Military and South Winston than Wedgewood. He said that the peak number of scouts that would be present at one time in the park would be 1,000-2,000 as they are limited by their facilities. He said that there would be no scoreboard and no audio equipment.

Chairman Schnall initiated discussion of the 40' climbing tower and the pavilion. He reminded the applicant that the zoning ordinance prohibits any building over 35' in height in the zoning district where the property is located. Mr. Schnall also asked Mr. Gonzalez to clarify and confirm that the boy scouts only sought the Special Use Permit to continue current uses of the property and for the nine uses specified in the January 27, 2009 letter from Mr. Coyle.

Chairman Schnall invited the public to speak.

Wayne Carter of 125 South Winston Lane said that at the last meeting he was rather passionate about what appeared to be a request for a global SUP. Since then, the openness of the new scout leadership and their meeting with the neighbors made him feel better about the request. Affected neighbors were invited to McGimsey, and Mr. Carter said that he can attest to the fact that all the neighbors who came were unified in their resolve that they had no objections to what was being presented. He said that he was in support of what was being presented tonight.

No one else came forward, and Chairman Schnall closed the Public Hearing.

IV. DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO CITY COUNCIL REGARDING A SPECIAL USE PERMIT TO CONTINUE THE CURRENT USE OF THE MCGIMSEY SCOUT PARK FACILITY.

Discussion continued regarding the SUP application. Mr. Schnall suggested that the commission could make a recommendation to City Council to grant a Special Use Permit to the boy scouts for use of the 140 acre parcel for (1) continuation of the current uses and (2) those of the nine future items listed in the January 27, 2009 letter on which the commission is comfortable making a recommendation.

Motion: Discussion ended with a motion by Mr. Beuhler to recommend to the city council to grant a Special Use Permit to continue the current use of McGimsey Scout Park facility and to allow the nine uses as delineated in the January 27, 2009 letter under future plans, but to omit the words 40ft. and to recommend to the council to prohibit lighting of the sports field and baseball field and to prohibit loud speakers at those fields. Mr. Karren seconded the motion. There was no further discussion, and the motion carried with a unanimous vote.

(The letter of January 27, 2009 is attached to and made a part of these minutes.)

V. ADJOURNMENT

Motion: Ms. Japhet moved to adjourn the meeting. Mr. Steadman seconded the motion. The motion carried, and the meeting adjourned at 8:10 p.m.

Marc Schnall, Chairman

Attest:

Linda Gill, City Secretary