

CITY OF CASTLE HILLS  
ZONING COMMISSION PUBLIC HEARING  
OCTOBER 7, 2008

The Zoning Commission of the City of Castle Hills convened on the 7<sup>th</sup> day of October, 2008, 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, Tim Turner, Douglas Steadman, LaVerne Japhet, and Brad Boeckner.

Staff present included City Manager Mike Rietz, Assistant City Manager Rita Hoyl, and City Secretary Linda Gill.

Chairman Schnall called the meeting to order and introduced the members of the Zoning Commission.

II. CONSIDER AND ACT UPON THE MINUTES OF THE AUGUST 5, 2008, MEETING.

**Motion:** Mr. Steadman moved to approve the minutes of the August 5, 2008, meeting. Mr. Turner seconded the motion. The motion carried 4-0. The chair abstained.

III. PUBLIC HEARING AND DISCUSSION OF THE REQUEST OF THE ALAMO AREA COUNCIL, BOY SCOUTS OF AMERICA, FOR A SPECIAL USE PERMIT TO DEMOLISH 50% OF THE ORDER OF THE ARROW PAVILION (RED BARN) AND REPLACE IT WITH NEW CONSTRUCTION.

Chairman Schnall opened the Public Hearing and asked that the applicant to come forward to present the case. John Coyle, Scout Executive for the Alamo Area Council, Boy Scouts of America, approached the commission and stated that 2010 would be the 100<sup>th</sup> anniversary of the Boy Scouts of America and the 100<sup>th</sup> anniversary of the Alamo Area Council. He followed with a brief history of the boy scouts and McGimsey Park, relating that the McGimseys donated the park to the scouts 50 years ago.

Mr. Coyle passed color photographs of the Order of the Arrow Pavilion (red barn) on the property that the Alamo Area Council proposed to restore and use as a meeting center. He indicated that the restoration included demolishing 50% of the barn and replacing it with new construction. He said that, when he applied for a building permit, he found that a Special Use Permit (SUP) was needed. Because the property is zoned A-1, an SUP is needed for everything they do, and that is the reason they would like to get one on the whole 140 acre park. He asked the Commission to table the request for the SUP until the February 3, 2009, to allow the Alamo Area Council to give a better and more complete presentation. He stressed that they do want to restore the barn, adding that it is a safety hazard in its present condition.

Chairman Schnall invited questions from commission members, and Mr. Steadman clarified with Mr. Coyle that the information he received said that 50% of the barn would be demolished, but the plan showed 100%. Mr. Coyle indicated that 50% of the barn, or the current covered space of the barn, would be left to provide shelter when the scouts were working on projects outside. Bob Earl, District Chairman, came forward and showed plans to keep the covered area. He commented that they were trying to conserve the historical value of the building.

In response to a question from Mr. Schnall, Mr. Earl said the height of the building at present is 11 1/2 feet at the peak. He said that, when the building is restored, the height will be about 13 1/2 – 14 feet, and the roof will have a little more pitch to it. He said there would be no additional lighting.

Mr. Schnall asked for comments from residents, and Wayne Carter of 125 South Winston Lane, whose property abuts McGimsey Park, said that he does not support the SUP for the entire 140 acre parcel. He recounted that, in the past, the scouts did not act in good faith and cut down the tree line. He said that, even though the agreement was in the handwriting of the chairman of the Zoning Commission, the scouts chose to ignore it. He concluded, saying that Winston Lane residents did not want the zoning changed for McGimsey Park.

Terry Carter of 125 South Winston Lane said that she supported the building restoration, but was against the SUP for the entire 140 acre parcel.

Darrell DeSalme of 216 Prinz indicated that he approved of rebuilding the barn and agreed with tabling the other issue regarding the whole property.

Chairman Schnall closed the Public Hearing at 7:30 p.m.

IV. DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATIONS TO CITY COUNCIL REGARDING THE ISSUANCE OF A SPECIAL USE PERMIT TO DEMOLISH 50% OF THE ORDER OF THE ARROW PAVILION.

**Motion:** Mr. Turner moved to recommend to City Council that a Special Use Permit be issued to demolish and reconstruct the Order of the Arrow Pavilion. Mr. Boeckner seconded the motion.

Mr. Schnall then called for a vote on the motion. The motion passed unanimously.

V. 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.

Mr. Schnall opened the Public Hearing and recalled Mr. Coyle's request to table this item until the February 3, 2009, zoning meeting. Mr. Coyle explained that, if they could get an SUP for the whole scout park, they would only have to worry about building permits.

Mr. Turner asked if four months was an adequate period of time, or would a minimum of four months be acceptable. He said that would put some flexibility in the motion. The city manager responded that the reason for the specific time is that it continues the notice, of the meeting being postponed, to residents who are interested and present. It gives a deadline for the item to be considered.

Terry Carter of 125 South Winston Lane said that she agreed with having a specific date. She read a letter from Anthony Heye, who stated that he was representing his mother Mrs. A.P. Heye of 111 South Winston Lane, and that he and his mother both opposed issuing an SUP for the entire 140 acre scout park. Ms. Carter also quoted Richard Green owner of 2222 Northwest Military Highway who said, "I am against it."

Chairman Schnall closed the Public Hearing at 7:41 p.m.

VI. 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.

Mr. Steadman asked whether parks were covered in the zoning ordinance. Mr. Schnall said they are addressed in Section 31.401. Mr. Turner asked if the park could be segmented so that the SUP would apply only to certain sections of the park. Mr. Schnall said that would be up to City Council, but the Zoning Commission could recommend it.

**Motion:** Mr. Turner moved to table action on a Special Use Permit to continue the current use of the McGimsey Scout Park facility until the February 3, 2009, zoning meeting. Mr. Steadman seconded the motion. The motion passed unanimously.

Chairman Schnall announced that the recommendations of the Zoning Commission would be considered by the city council at the regular council meeting on October 14, 2008, at 6:00 p.m.

V. ADJOURNMENT

Chairman Schnall adjourned the meeting at 7:47 p.m.

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Marc Schnall, Chairman

Attest:

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Linda Gill, City Secretary