



CITY OF HILL COUNTRY VILLAGE  
116 ASPEN LANE • HILL COUNTRY VILLAGE • TEXAS • 78232  
PHONE (210) 494-3671 • FAX (210) 490-8645 • WEB www.hcv.org

**MINUTES  
ZONING COMMISSION MEETING  
CITY OF HILL COUNTRY VILLAGE, TEXAS  
CITY HALL  
SAN ANTONIO, TEXAS 78232  
TUESDAY, JANUARY 10, 2012  
6:30 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Tuesday, January 10, 2012 at 6:30 p.m. at City Hall.

**Members Present:**

Steve Marceau - Chair  
Bill Aniol  
Dean Perry  
Brett Rowe

**City Staff Present:**

City Administrator, Frank Morales  
Administrative Assistant, Jennifer Gonzales

**1. Call to order.**

Chairman Steve Marceau announced that a quorum was present and called the meeting to order at 6:30 p.m.

**2. Discussion/action regarding approving the meeting minutes of November 29, 2011.**

Bill Aniol moved to approve the meeting minutes as revised of November 29, 2011, seconded by Dean Perry. Motioned passed unanimously.

**3. Discussion/action regarding a request from Donald Kuyrkendall, for an additional commercial use for a small event center at 15703 San Pedro, LOT 18, BLOCK1 Omni SUB, in the B-2 Zoning District.**

Chairman Marceau closed the regular meeting at 6:33 p.m.  
Chairman Marceau opened the public hearing at 6:33 p.m.

Mrs. Mara Mesa, 225 Crest Trail related the city would not benefit from allowing the small event center because it would not bring in revenue from sales tax. Mrs. Mesa was also concerned that if approved the event center would then take over more property and expand its business.

Chairman Marceau informed Mrs. Mesa that the request was specifically to the address on the application.

Mrs. Renate Mabry, 217 Crest Trail related she was upset that two members voted in favor of the request at the last meeting. Mrs. Mabry's other concern was the more traffic in the area.

Mr. Milton Porterfield, 205 Crest Trail related there would be problems if the event center was approved. His concerns were with the parking. He also mentioned that years ago the city had issues with Discount Tire and their early morning deliveries.

Mr. Bill Wolf, Event Central, asked if SAPD would be able to work his events, so HCV officers wouldn't be taken away from the city.

Mr. Art Martinez, Event Central, asked Chief Morales if the police department has ever had issues with Willie's Ice House and their customers.

Chief Morales replied no.

Mr. Brett Rowe said when the citizens of HCV bought their homes they assumed that bars would not be allowed behind their homes.

Chief Morales related the citizens of Hill Country Village are comfortable with two officers on duty at all times. With the current manpower once officers are dispatched to a call they can safely arrive in approximately two and a half to three minutes. If there are problems at the proposed event center and an officer has to respond then that leaves one officer for the entire city.

Chairman Steve Marceau had the same concerns with law enforcement availability to the residents.

Mr. Bill Aniol related he had been to the proposed location and feels parking would be a problem.

Chairman Marceau read all of the letters city staff had received in regards to the proposed event center..

Chairman Marceau closed the public hearing at 6:58 p.m.  
Chairman Marceau opened the regular meeting at 6:58 p.m.

Mr. Bill Aniol made a motion to disapprove the request from Donald Kuyrkendall, for an addition commercial use for a small event center at 15703 San Pedro, LOT 18, BLOCK 1 Omni SUB, in the B-2 Zoning district, seconded by Mr. Brett Rowe. Motion passed unanimously.

#### **4. Communications with City Administrator.**

There were no communications.

#### **5. Adjourn.**

There being no further business, a motion was made by Steve Marceau to adjourn the meeting, seconded by Bill Aniol. Motion passed unanimously and the meeting adjourned at 7:02 p.m.

PASSED AND APPROVED THIS 15th DAY OF FEBRUARY 2012.

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Stephen M. Marceau  
Chair

ATTEST:

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Frank Morales  
City Administrator  
Interim City Secretary