



CITY OF HILL COUNTRY VILLAGE
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**MINUTES
ZONING COMMISSION MEETING
CITY OF HILL COUNTRY VILLAGE, TEXAS
CITY HALL
SAN ANTONIO, TEXAS 78232
TUESDAY, NOVEMBER 29, 2011
5:30 P.M.**

The Zoning Commission for the City of Hill Country Village met for a meeting Tuesday, November 29, at 5:30 p.m. at City Hall.

Members Present:

Steve Marceau - Chair
Bill Aniol
Dean Perry
Brett Rowe
Melissa Mayoral

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 5:30 p.m.

2. Discussion/action regarding approving the meeting minutes of October 26, 2009.

Bill Aniol moved to approve the meeting minutes of October 26, 2009, seconded by Melissa Mayoral. Motioned passed unanimously. Dean Perry related he abstained because he was not present at the meeting.

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 5:32 p.m.

Chairman Marceau opened the public hearing at 5:33 p.m.

Mr. Art Martinez and Mr. Bill Wolf from Event Central made a video presentation. Mr. Martinez related he and Mr. Wolf have worked together for many years in this industry. Both have done security and other event planning over the years. Mr. Martinez spoke about having the space as retail and a venue. He would operate daily for retail space and weekends for small weddings, corporate gathering, etc. Mr. Martinez said his business would be about 90% retail services. He also brought up some concerns the board members might have, that would be sound, parking and alcohol. He assured the board members that he along with the property owner tested the sound at the maximum level, and it could not be heard outside the building. Alcohol will be served by licensed bartenders only.

Mr. Todd Kabes from San Antonio Wedding Magazine spoke to the board a little about his past working experiences with Mr. Martinez. He has worked with Mr. Martinez for about 10 years. He said Mr. Martinez is very professional and this site would be a success for the event center.

Mrs. Renate Mabry, 217 Crest Trail related she was very worried about the event center hosting any type of party. She has encountered many problems in the past with Willies Restaurant and the Discount Tire Store.

Mrs. Mara Mesa, 225 Crest Trail concurred with everything Mrs. Mabry said. She also had an additional concern, not with the event center but with Don Kuyrkendall, the property owner. She expressed that he was very unresponsive in trying to deal with her fence problem. Her property backs up to the event center and the fence is terrible, it needs repairs. Mrs. Mesa has concerns about the trash and beer bottles that are thrown over the fence onto her property. She feels this event center will be a problem area.

Mr. David Allen, 221 Crest related that he was against having the event center.

Judge Ed Prado, 201 Crest Trail had concerns about the HCV police officers time. If this event center required the HCV police officer to handle any problems

that arose, what would the rest of the city do for law enforcement. Mr. Martinez assured Judge Prado that he would have security in place, and hopefully it would be off duty HCV officers.

Chairman Marceau closed the public hearing at 6:07 p.m.

Chairman Marceau opened the regular meeting at 6:08 p.m.

Mr. Brett Rowe asked who will set the size limit for the event center? City Administrator Morales said the fire marshal should be the one to set the size limit. Mr. Rowe also asked how many parking spaces were in that parking lot? Mr. Kuyrkendall and Mr. Morales related there were around 450-460 parking spaces. Mr. Rowe asked about a curb cut to block off the traffic.

Mr. Dean Perry asked Mr. Kuyrkendall what the total square footage of the event center was. Mr. Kuyrkendall related it was about 4,250 square feet. Mr. Martinez related that the front area was to be used as the retail and venue portion as approximately 3,000 square feet. Mr. Perry also asked if this event center was going to be opened during the day and Mr. Martinez related, yes they would be open daily until around 5-6 pm. This would be for any wedding/party consultations, etc.

Mrs. Melissa Mayoral asked Mr. Martinez if he thought the event center was going to be more of a showroom or a venue and he related it was going to be more of a showroom.

Mr. Bill Aniol asked if the board should put a limit on the people.

Chairman Steve Marceau said that a key purpose of zoning ordinances is to protect the health, welfare and safety of the citizens. He also said that the property will remain usable for the applicant's purpose subject to the restrictions regardless of who might be operating the facility. He told the board members that they need to look at it from the city's stand point regarding the ongoing enforcement of the restrictions. He asked all the board member the question, "what if your house was behind this property." Among Chairman Marceau's concerns were noise, traffic and alcohol. He believes it will have an adverse impact.

Mr. Dean Perry made a motion to approve 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 **with the following restrictions:**

*Security inside and outside for more than 50 guests

*Valet or shuttle for more than 100 guests

*No alcohol allowed or served outside

*No sound outside

*All liquor by licensed bartenders only

Seconded by Mr. Brett Rowe.

Chairman Steve Marceau asked for a vote:

Ayes: Melissa Mayoral and Dean Perry

Nays: Brett Rowe and Bill Aniol

Steve Marceau voted against the motion.

Mr. Brett Rowe asked if they could have more time to discuss the item or did they have to take action tonight.

The meeting was then tabled.

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 6:42 p.m.

PASSED AND APPROVED THIS 10th DAY OF JANUARY 2012.

Stephen M. Marceau
Chair

ATTEST:

Frank Morales

City Administrator
Interim City Secretary