



Re-Zoning Land Effecting Camelot 1 and Walzem Road/Dial Ike Area

Neighbors, thank-you for taking the time to read this. On Thursday, November 7th, 2019 a public hearing will be held seeking final approval to rezone land located at Dial Ike and Walzem Rd area. The same law firm, (Brown and Ortiz), that requested nearby/adjacent land be zoned commercial from low density residential in 2012 is now requesting that the above referenced land be changed from commercial to medium density residential. This is not in accordance with Camelot 1 Neighborhood plan which is why the developer is seeking a plan amendment (Plan Amendment PA-2019-11600055) in order to get the zoning, (ZONING CASE Z-2019-10700192) approved. See details here:

<https://sanantonio.legistar.com/LegislationDetail.aspx?ID=4157027&GUID=0196169C-A963-4E31-8874-F85C007B9A3C&Options=&Search=> and <https://sanantonio.legistar.com/LegislationDetail.aspx?ID=4157028&GUID=5FCE9ADF-63A7-4FB0-91DC-820C40D4D29A&Options=&Search=>.

Please keep in mind the issue at hand is NOT about affordable housing,--it is about MORE MULTI-FAMILY housing being built and setting a precedent for our neighborhoods, notably Camelot 1 as this land is included in our Camelot 1 Neighborhood Plan.

Instead of more multi-family housing, this letter, written by Bexar County Commissioner Tommy Calvert, (about a different location), gives so many great ideas as to what could be done with this land. Read it here: <https://sanantoniotx.s3-us-west-1.amazonaws.com/Development/Herman+and+Kittle+follow+up+letter%2C+10...>

This post is not meant in anyway to cause dissension between neighbors, but rather to make everyone aware of the current situation and give everyone a chance to express their opinion. Orlando, the Director of Zoning, has offered to request a postponement for the hearing on the 17th of this month, (October), in order that Camelot 1 could hold our neighborhood meeting as scheduled on the same day, (evening of the 17th), and give everyone a chance to voice their opinion for or against. I have attempted several times to contact CINA President Gordon Grabill about this matter, however, I have not heard back from him. (See top of post; zoning meeting has been postponed until the 7th of November, 2019)

For those who are in opposition of this, there is a petition which may be signed and shared here: <https://www.change.org/p/city-of-san-antonio-development-services-sustain-economic-growth-revitalization-for-camelot-1-walzem-rd-area>

Again, this is NOT meant to cause any fighting between neighbors,--it is only an opportunity for your voice to be heard. We are all entitled to our opinions as to what we feel would be best for our neighborhoods. Everyone is welcome to attend the public hearing on Thursday, November 7th, 2019 in order to have your voice heard; for or against this matter. If you would like to speak, please arrive prior to 9:00 AM as this is the cutoff time to register to speak. Event details are here: https://nextdoor.com/events/3266864?init_source=copy_link_share.

Please check back as I will try to update information as I become aware of it.



11 Oct · 4 neighborhoods in General

Thank Comment 4 8

Gordon Grabill, Camelot 1
Julianna, Three land parcels are involved in the zoning change request. The developer wishes to build 'market value' duplexes on currently vacant land. These land parcels are currently home to vagrants and trash dumping. Do we have an issue with anyone or a company that desires to build on this land new housing for residents that is 'market value' and not to be government subsidized or Section 8 affiliated? I'd hope not.
Gordon Grabill

5 days ago Thank Reply

Julieanna Cline, Camelot 1
Gordon Grabill Yes, Gordon, thank-you for asking. Some of us do have a problem with it. This should not be for you alone to decide, but as the president of the neighborhood association, you should allow everyone's voice to be heard; not just yours. It appears very selfish and uncaring for 1 person to decide the future, (which by the way, is completely AGAINST our current neighborhood plan), for our neighborhood.

Edited 5 days ago Thank Reply

Julieanna Cline, Camelot 1
Gordon Grabill as mentioned so many times before, the issue here isn't about section 8 housing,--it's about MORE multi-family housing being built.

Edited 5 days ago Thank Reply

Julieanna Cline, Camelot 1
Gordon Grabill Also, before spreading misinformation, please drive by the property yourself. There are no vagrants living there.

5 days ago Thank Reply

Scott Lee-Ross, Windcrest
More families could be good for all of our area. Especially if it is market value (meaning full rent prices, not section 8) More people with income to spend in our local stores. Might help us with all of the empty retail and title loan places

5 days ago Thank Reply

Julieanna Cline, Camelot 1
Thanks for your comment, **Scott Lee-Ross**. Keep in mind, just because it is "market-value" at this moment, (property developer & investor), doesn't have anything to do with what the "end" property owner/landlord chooses to rent the duplexes out as. There would have to be a special clause written into the purchase agreement prior to land development/building in order to ensure that it would never become section 8 housing. However, at this time, I'm just focused on what our Camelot 1 Neighborhood Plan goals are. "Due to the number of declining businesses, vacant lots, and a substantial amount of multifamily housing, the community wishes to focus on more diverse development to balance the uses in the area."

I'm not certain of this, however, I don't think you would ever have to worry about this in Windcrest as no section 8 housing is permitted there. (I stand to be corrected,--however I believe that is true.) As for the title loan places, (and who owns them),--I think that's a topic for another day. :)

5 days ago Thank Reply

Steven Nihipali, Camelot 1
We need businesses, jobs that'll pay. Screw apartments with more cars! Yall long more idiots driving up and down Walzem adding to the already f'd up congestion? Bexar county won't expand, build over, nothing... but yall wanna put more people in...I honestly cannot believe you people

3 days ago Thank Reply

Julieanna Cline, Camelot 1
Please sign and share. <https://www.change.org/p/city-of-san-antonio-development-services-sustain-economic-growth-revitalization-for-camelot-1-walzem-rd-area>

3 days ago Thank Reply