

CITY OF CASTLE HILLS
ZONING COMMISSION PUBLIC HEARING
SEPTEMBER 4, 2007

The Zoning Commission of the City of Castle Hills convened on the 4th day of September, 2007, at 7:00 P.M. in the City of Castle Hills City Hall, 209 Lemonwood Drive, San Antonio, Texas.

Guest present was Rosemary Lewis and Brad Boeckner.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Present and composing a quorum of the Zoning Commission were Chairman Marc Schnall, Tim Turner, Douglas Lewis, Douglas Steadman, and LaVerne Japhet. Not present was Walter Beuhler.

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

II. ADMINISTER THE STATEMENT OF APPOINTED OFFICER TO NEWLY APPOINTED ZONING COMMISSION MEMBERS AND ALTERNATE MEMBERS.

City Secretary Linda Gill administered the Statement of Appointed Officer to newly appointed Zoning Commission member Marc Schnall and newly appointed alternate member Douglas Steadman.

III. ADMINISTER THE OATH OF OFFICE TO NEWLY APPOINTED ZONING COMMISSION MEMBERS AND ALTERNATE MEMBERS.

City Secretary Linda Gill administered the Oath of Office to newly appointed Zoning Commission member Marc Schnall and newly appointed alternate member Douglas Steadman.

IV. APPROVAL OF THE MINUTES OF THE AUGUST 7, 2007, ZONING COMMISSION MEETING.

Motion: Mr. Turner moved to accept the minutes of the August 7, 2007, Zoning Commission meeting as submitted. Mr. Lewis seconded the motion. The motion carried with a vote of 3-0. Mr. Schnall and Mr. Steadman abstained.

V. CONSIDER AND ACT UPON A RECOMMENDATION BY CITY STAFF TO REQUIRE THAT APPLICANTS SUBMIT ELECTRONIC COPIES OF PLANS WITH ZONING COMMISSION APPLICATIONS.

In response to a request from Chairman Schnall, City Manager Mike Rietz explained that electronic submissions are fairly common and easy to provide; and if an architect or engineer is utilized, plans could be submitted by e-mail. He indicated that the city has purchased a lap-top computer and projector, and plans could be shown on the wall for

everyone to see. Mr. Turner suggested that electronic copies could be put on the city's website for downloading. Mr. Rietz agreed, but said that they would be used primarily for presentation purposes. He assured Ms. Japhet that she would still receive paper copies if she did not have a computer; and in response to a question from Mr. Schnall, he indicated that he did not know of any cities in Texas that require electronic copies of plans.

Motion: Mr. Turner made a motion that the new city zoning ordinance include a requirement that zoning applications be submitted to the city in an electronic form that is either compatible with the city's computer software or in Adobe Acrobat. Seconded by Mr. Steadman, the motion passed with a vote of 5-0.

VI. CONSIDER AND ACT UPON AN APPLICATION FOR A SPECIAL USE PERMIT TO CONDUCT AND OPERATE A CHURCH FROM THE EXISTING BUILDING LOCATED AT 2141 N.W. LOOP 410, WHICH IS ZONED "H" SPECIAL BUSINESS DISTRICT, AND TO SHARE PARKING WITH THE ADJACENT PROPERTY AT 2103 N.W. LOOP 410.

Chairman Schnall read through the information on the application and then asked the applicant, Cesar Valdez, to make his presentation. Mr. Valdez said that he is the pastor of the church Mision Charismatica and that he wanted to use 14,000 square feet of the building at 2141 N.W. Loop 410 for the church. Mr. Schnall asked Assistant City Manager Rita Hoyl if the use met the city Code. She answered that it did if they are allowed to use parking at Carpet World adjoining the property; otherwise, the parking would be insufficient. She indicated that the Special Use Permit (SUP) is required because the property is zoned "H" Special Business District. Mr. Schnall asked if the church would have services on any day other than Sunday. Mr. Valdez said there is a small meeting on Wednesdays after Carpet World closes at 7:00 p.m. Ms. Hoyl indicated that the owner of the property would consider adding parking spaces if a business moved in where Carpet World is and wanted to be open on Sunday.

Mr. Schnall confirmed for Mr. Turner that the Special Use Permit would not be transferable to another party, consistent with Section 31.1704, which makes it applicant-specific. In answer to a question from Ms. Japhet, Mr. Schnall stated that the SUP would be just for the property addressed as 2141 N.W. Loop 410. Ms. Hoyl said that, if the church expanded and took in the rest of the property, it could not get an SUP due to parking requirements.

Chairman Schnall opened the Public Hearing at 7:40 p.m. and invited the public to speak. There was no response, and he closed the Public Hearing at 7:40 p.m.

VII. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO CITY COUNCIL REGARDING THE ISSUANCE OF THE SPECIAL USE PERMIT.

Motion: Mr. Steadman made a motion that a recommendation be made to City Council by the Zoning Commission to grant the Special Use Permit to conduct a church at 2141 N.W. Loop 410 and to share parking with the adjacent property at 2103 N.W. Loop 410. Mr. Lewis seconded the motion. The motion carried with a vote of 5-0.

VIII. ANNOUNCE THE DATE AND TIME RECOMMENDATIONS TO CITY COUNCIL
WILL BE CONSIDERED BY CITY COUNCIL.

Chairman Schnall announced that recommendations would be made to City Council at the next regular council meeting on September 11, 2007, at 6:00 p.m. He encouraged Mr. Valdez and other interested parties to attend.

IX. ADJOURNMENT

Motion: Mr. Turner moved to adjourn the meeting at 7:44 p.m. The motion passed with a unanimous vote after a second from Ms. Japhet.

Marc Schnall, Chairman

Attest:

Linda Gill, City Secretary