

CITY OF CASTLE HILLS  
ZONING COMMISSION PUBLIC HEARING  
APRIL 1, 2008

The Zoning Commission of the City of Castle Hills convened on the 1<sup>st</sup> day of April, 2008, at 7:00 P.M. in the City of Castle Hills City Hall, 209 Lemonwood Drive, San Antonio, Texas.

Guests present were Brad Boeckner, Judie Boeckner, and Rosemary Lewis.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Present and composing a quorum of the Zoning Commission were Chairman Marc Schnall, Douglas Lewis, LaVerne Japhet, Walter Beuhler, and Tim Turner.

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

II. CONSIDER AND ACT UPON THE MINUTES OF THE JANUARY 2, 2008, MEETING.

**Motion:** Mr. Turner moved to approve the minutes of the January 2, 2008 meeting. Seconded by Ms. Japhet, the motion passed unanimously.

III. CONSIDER AND ACT UPON THE MINUTES OF THE MARCH 4, 2008, MEETING.

After noting one correction to the minutes of the March 4, 2008, meeting, Chairman Schnall moved to approve the minutes with the amendment. Mr. Beuhler seconded the motion. The motion passed unanimously.

IV. PUBLIC HEARING AND DISCUSSION OF THE REQUEST FOR A SPECIAL USE PERMIT TO STORE 5-7 VEHICLES ON THE PROPERTY OF AUTO-ONE CONCEPTS AT 7121 BLANCO ROAD FOR INTERNET SALES.

Chairman Schnall opened the Public Hearing and invited Mark Peak, the owner of Auto-One Concepts, to come forward and explain why he was requesting the Special Use Permit (SUP).

Mr. Peak said that his business is a detail shop for cars, and he had been in business at the subject location since 1998. He explained that his largest client, North Park Lincoln Mercury, decided to detail their cars in-house, and he will lose about \$150,000 per year. He said that he would like to clean and sell cars over the internet to alleviate some of that loss. Mr. Peak estimated a total of 5-7 cars would be stored on the property per month, and he applied for the SUP in order to display "For Sale" signs on the cars.

Responding to questions from commission members, Mr. Peak indicated that he would store only 4 cars in front of the business and the rest in back. He clarified that he does not share parking with Brake Check and that the property behind Brake Check is private

property. He referred to a letter from the property owner, John Peveto, that authorizes him to request the SUP and said that he leases the property on a month-to-month basis. He explained that the cars displayed in front of the business would be facing Lockhill-Selma and that there would be a maximum of 4 cars parked in front.

Chairman Schnall asked for comments from the audience, but no one responded. Mr. Turner asked if the cars would be displayed with doors and hoods open, balloons, and signs on the windshields. Mr. Peak answered that there would be a football-shaped sign on each windshield, indicating the price of the car. Mr. Peak said that if balloons were a problem, he would not use them. Assistant City Manager Hoyl clarified that the sign ordinance did not address the signs on windshields, but conditions could be placed on the SUP. Mr. Turner said that he recommended a limitation on signs, if members vote in favor of the SUP.

In answer to a question from Ms. Japhet, Mr. Peak said his business was open from 8:00 to 6:00, Monday through Saturday. He confirmed for Mr. Turner that the city would not receive any sales tax benefit from the sale of cars.

Chairman Schnall closed the Public Hearing at 7:27 p.m.

V. DISCUSSION AND POSSIBLE ACTION ON RECOMMENDATIONS TO CITY COUNCIL REGARDING ISSUANCE OF A SPECIAL USE PERMIT FOR 7121 BLANCO ROAD.

Commission members discussed the conditions that should be applied to the SUP. Chairman Schnall made clear that the back 55 feet of the lot could be in the motion to limit the SUP. He said that the issue before the commission was what recommendation they wanted to make regarding the rear 55 feet of the property.

Further discussion led to a motion made by Mr. Lewis to recommend to City Council that the SUP be issued to Mark Peak dba Auto-One Concepts in accordance with the application. The motion died for lack of a second.

**Motion:** Mr. Beuhler then moved to recommend to City Council to approve issuance of the SUP to store up to 7 vehicles on the rear 55 feet of the property described as 7121 Blanco Road for internet sales, with the condition that the SUP will expire when Mr. Peak ceases to operate as Auto-One Concepts. Mr. Lewis seconded the motion. Mr. Turner remarked that no limitations were decided for signage and the number of cars that could be parked on Lockhill-Selma. The motion carried with a vote of 4 in favor and 1 opposed. Mr. Turner opposed the motion.

Chairman Schnall announced that the City Council would consider the recommendation of the Zoning Commission at the next council meeting at 6:00 p.m. on April 8, 2008.

VI. DISCUSSION OF FENCE REQUIREMENTS AND "LIGHTING" LANGUAGE IN THE ZONING CODE.

City Manager Rietz explained that the fence issue related to a fence put up on Fox Hall that was plywood and the concern of the City Council that plywood does not meet the fence code.

Mr. Schnall asked if Staff had done a survey of other, sister cities to see if they have an issue with plywood. He suggested that it would help the Zoning Commission to have that information.

Brad Boeckner of 200 Lundblade recalled that the fence material paragraph received a lot of attention when the zoning code was revised. He recommended leaving the language the way it is. Chairman Schnall noted that if an application for a building permit does not meet the code, then the applicant can go to the Board of Adjustment to seek a variance.

Commission members discussed the many types of wood fences there are, whether fences should be finished on both sides, and getting opinions from other cities. Mr. Schnall said that he was looking for a consensus from the commission to put the matter on the agenda for action. Mr. Beuhler commented that he thought the subject warranted looking into what other cities do.

Mr. Schnall said that the word “lighting” was added to the revised zoning ordinance in regard to the F and FF Districts at the time the City Council adopted the new ordinance, but the word “lighting” was not added to the text for the E, G, and H Zoning Districts. He said that it was overlooked at the time and should have been added. He recommended that the additions should come back to the Zoning Commission for consideration.

Discussion ended with Mr. Rietz agreeing that these matters would be considered for the next agenda.

V. ADJOURNMENT

**Motion:** Mr. Turner moved to adjourn the meeting at 8:10 p.m. Mr. Lewis seconded the motion. The motion passed unanimously.

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Marc Schnall, Chairman

Attest:

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Linda Gill, City Secretary