



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
WEDNESDAY, SEPTEMBER 24, 2014
5:30 P.M.

The Zoning Commission for the City of Hill Country Village met for a meeting Wednesday, September 24th at 5:30 p.m. at City Hall.

Members Present:

Steve Marceau – Chair
Dean Perry
Bill Aniol
Kirk Francis
Brett Rowe
Melissa Childers-White

Members Not Present:

Greg Blasko

City Staff Present:

City Administrator, Frank Morales
Administrative Assistant, Elizabeth Gomez

1. Call to order.

Chairman Steve Marceau announced that a quorum was present and called the meeting to order at 5:33 p.m.

2. Discussion/action regarding approval of the meeting minutes of March 5, 2014.

Chairman Marceau noted that there were some corrections that needed to be made.

Chairman Marceau stated the first correction would be to add the year on the header. The second correction, noted by Ms. Childers-White, is to correct the signature line from Lonnie Wulfe to Steve Marceau and the third correction is to correct the spelling of Chairman Marceau's last name.

Mr. Bill Aniol moved to approve the minutes of the March 5, 2014 meeting, seconded by Ms. Childers-White. Motion passed unanimously for the exception of Mr. Dean Perry. Mr. Dean Perry abstained from voting due to being absent from said meeting

- 3. A public hearing, discussion, and possible action regarding a request from DAC Engineering as authorized by Christian Brothers Automotive Corporation, for an additional commercial use for an auto repair shop at 15301 San Pedro, Hill Country Village, Texas 78232: CB 4990A BLK Lot N IRR 71.66 Ft of 9, in the B-2 Zoning District.**

Chairman Marceau closed the regular meeting at 5:36 p.m.

Chairman Marceau opened the public hearing at 5:36 p.m.

Ms. Childers-White requested Mr. Morales bring everyone up to speed on the final disposition of the last request since it pertains to this one.

Mr. Morales stated that the last meeting in March they had voted to deny the additional commercial use. It then went to City Council and was approved. Through the city attorney there was some new information that came out. The zoning commission, at the time of the request for Eurasian Auto Repairs, had the understanding of the commission that once it went into an auto repair shop, if he moved, the new owner could come in and continue an auto repair shop. Mr. Morales related that after coordination with the city attorney it was determined that if a new owner came in they would have to reapply for the additional commercial use. It is not grandfathered in as it was thought to be.

Chairman Marceau questioned the outcome of the City Council decision and Mr. Morales stated the Zoning Commission's recommendation was overturned and approved the additional commercial use. So there will be an auto repair shop at the previous location.

Ms. Childers-White requested to know the ordinance limits set up for Eurasian Auto Repairs since it would pertain to this request.

Mr. Morales agreed and stated this would be a little different. Our city attorney was involved at the City Council request and that was done a bit out of the ordinary. All that will be done at the meeting today would be approving the additional commercial use. The Business District Construction Review Board would approve the way the building is built, looks, etc according to ordinance.

Ms. Childers-White asked about the final agreement on Mr. Mosley's ordinance and Mr. Morales confirmed everything was agreed on.

Chairman Marceau asked if the board was amending the zoning ordinance.

Mr. Morales confirmed it is just for the additional commercial use of the specific location.

Ms. Childers-White asked if the ordinance set for Mr. Mosley will be the same for the next request in regards to the owner selling the premises and having the new owner go thru the same process for the same type of business.

Mr. Morales confirmed yes that if approved by the Zoning Commission Board with City Council following your recommendation it will go to the Business District Construction Review Board that will set those limitations.

Chairman Marceau stated any approval that the board will give will be subject to the BDCRB for review of limitations.

Chairman Marceau noted that the Zoning board only operates in an advisory capacity to the City Council.

Mr. Francis states that the City Council passed a specific ordinance with everything that was requested by the zoning commission board so it's enforceable.

Chairman Marceau asked if the ordinance is specific to the petitioner and the property so if there is a change it would not apply anymore.

Mr. Morales confirmed that is correct, it would not apply anymore.

Mr. Perry asked if the request went to the commercial board and Mr. Morales stated it did not. Everything was handled in the city council meeting with the city attorney present.

Mr. Morales noted that there are two separate issues being discussed and it should not be about Mr. Mosley. The issue is Christian Brother's Automotive.

Ms. Childers-White stated that if they pass it, the board wants to stick to the same restrictions with what Mr. Mosley had as his limits as their recommendation.

Mr. Morales states that if approved, the board can request to the BDCRB that same issues as Mr. Mosley's built into it.

Chairman Marceau asked about the setbacks for Christian Brothers Automotive.

Mr. Morales confirmed that request is done by the Board of Adjustment.

Mr. Perry clarified that the purpose of the meeting is if we want to add the business to our additional use for the property only.

Mr. Morales confirmed that would be correct.

Chairman Marceau requested to hear the citizens to be heard at this time.

Mr. Mosley, who is two properties down from the requested location, handed copies of Hill Country Village ordinance 1115 and map of the proposed property. He said that the problem is the configuration of the property and the configuration of the building they want to put in there. So his question is how is a fire truck or ambulance going to get in there in an emergency with the setbacks required? He stated there is nothing wrong with another auto repair shop, but again the shape of the lot makes it difficult for access to emergency situations.

Mr. Jonathan Wakefield, the New Store Development Director of Christian Brothers Automotive out of Houston Texas addressed the commission. He briefly went over the history of the company stating it is a Texas based company opened in 1982 and has 132 open stores, 5 under construction, 17 in permitting and development and 9 following that. He states all that because of all the stores they have opened they have closed zero. If they come to our community they are here to stay. Rolf, the franchisee will be on site at all times to keep up the standards the company has set for themselves.

Mr. Wakefield then goes over the information packets passed out to the board. Page 1 is a prototype with an artist rendering of what the store will look like and page 2 is what the store will look like once completed. There will be some difference due to the size and fire requirement. They are also willing to exceed the standards set by Hill Country Village. Mr. Wakefield stated that site plans that were originally submitted, now don't include the porch area. Also, with configuration of the parking lot in the back there will be enough room for the fire truck to come in and go out.

Another issue that is a concern is the noise level. All work will be performed inside. They hired consultants that did a noise study for one of their locations in Allen, Texas due to their stringent noise restrictions and it was found that Christian Brother's Automotive is quieter than thought to be. So, with that being said, the noise from doing work inside with the doors open will not be a problem.

Another issue is the days and hours of operation. They are never open on Sundays and will be closed on Saturdays after 180 days. They open at 7:00 a.m. for the convenience of the customer to be able to drop off their vehicles before work. That is also the reason why they want to close at 7:00 p.m. so that vehicles can be picked up after work. There will be no work after 6:00 p.m. because ideally they would like their workers home by 7:00 p.m.

Mr. Wakefield related they are also happy to adjust the lighting for the downcast to 100 watts in the back being fairly close. Business will be low volume so the traffic impact will be very low. They get people in and out very quickly. Mr. Wakefield wanted to make clear that they are a high end due to service not to price.

Chairman Marceau asked who was entitled to continue the operation. Would it be the owner of the property, Christian Brother's Automotive or the franchisor?

Mr. Brett Rowe stated that the rules apply to the property owner.

Mr. Wakefield confirmed Christian Brothers is buying the property under a Texas entity and leasing to Rolf, the franchise owner.

Chairman Marceau clarified that the current owner of the Wells Fargo Bank will sell to Christian Brother's Automotive based on the approval of the request.

Mr. Dean Perry also clarified that Christian Brother's Automotive will not purchase the property with the condition they can build.

Ms. Childers-White asked how we can find out about what the fire department needs for space or anything else.

Mr. Morales stated he has spoken to them already and as long as they can get straight in and back straight out, because of the size of the building, there will be no need to get to the back.

Mr. Wakefield stated they would mark the front as fire lanes to avoid any vehicles trying to drop off in the front.

Chairman Marceau asked Mr. Morales what Mr. Mosley's hours were approved for.

Mr. Morales answered they were approved at 8:00 a.m. to 6:00 p.m.

Mr. Wakefield clarified their hours are 7:00 a.m. to 7:00 p.m. with no work being done after 6:00 p.m., but using that time for vehicles to be picked up and putting supplies away.

Mr. Kirk Francis asked why in Hill Country Village. There are already four auto repair shops.

Mr. Wakefield answered that the ordinances and regulations are more stringent in San Antonio. In Hill Country Village they have found a niche where people are reasonable.

Mr. Kirk Francis asked if Christian Brother's Automotive minded the competition.

Mr. Wakefield stated he did not because anyone who needs service within a 15 mile radius will have to come.

Chairman Marceau closed the public hearing at 6:31 p.m.

Chairman Marceau reopened the regular meeting at 6:31 p.m.

Mr. Dean Perry stated that he would like to make a motion that we add comments and suggestions to control the development.

Chairman Marceau stated we haven't decided if we want to do this yet.

Mr. Kirk Francis made a motion to accept pending acceptance of the same requirements we gave Mr. Mosley seconded by Mr. Perry.

Mr. Perry stated he would like to amend the motion. In addition to the decision of the Zoning Commission we will add some recommendations to control the development.

Mr. Dean Perry withdrew his amendment to the motion.

Mr. Kirk Francis made a motion to approve the request from DAC Engineering as authorized by Christian Brothers Automotive Corporation, for an additional commercial use for an auto repair shop at 15301 San Pedro, Hill Country Village, Texas 78232: CB 4990A BLK Lot N IRR 71.66 Ft of 9, in the B-2 Zoning District, with the restrictions outlined in Hill Country Village Ordinance #1115 as it pertains to the listed property.

4. Adjourn

The meeting was adjourned at 6:41 p.m.


The Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development)

PASSED AND APPROVED THIS 13TH DAY OF JANUARY, 2016.



Steve Marceau
Chair

ATTEST:



Frank Morales
City Administrator
Acting City Secretary