



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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RESULTS / MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, September 21, 2015 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at City of Converse, Conference Room located at 405 S. Seguin Road on Monday, September 21, 2015 at 7:00 pm to discuss various items on the agenda.

- 1. Call Planning & Zoning Commission Meeting to Order.

Chairman Raney called the meeting to order at approximately 7:00 p.m.

- 2. Roll Call.

*Chairman, Robert Raney, Present
Vice Chair, Donnie West, Present
Cynthia Turner, Member, Absent/Excused
Richard Fink Sr. Member, Present
Joseph Guastella, Member, Present
Michael Roberts, Member, Present*

*Irvin Hollowell, Member, Present
Alternate -VACANT
Councilman Davis, Council Liaison
Robert Browning, City Staff Liaison
Odie Martinez, Secretary*

- 3. Invocation & Pledge of Allegiance.

Vice Chair Donnie West led the invocation, followed by the Pledge of Allegiance.

- 4. Citizens to Be Heard. (3 min. limit)

None

- 5. Discussion and Appropriate Action to Approve Minutes of the August 17, 2015 Meeting of the Planning and Zoning Commission.

Mr. Hollowell made a motion to approve item #5, minutes of August 17, 2015; Seconded by Mr. Guastella. Motion passed. (One abstain by Mr. Roberts)

- 6. Discussion and appropriate action to approve a variance from Section 28-7 of the City of Converse Code of Ordinances (*Off Street Parking, Size and Space Requirements*) to allow for the use of nine and one half feet in width and eighteen feet in length (9.5' x 18') parking stalls in association with the proposed Wal-Mart Neighborhood Market to be located at 10781 Toepperwein Road and 7891 Kitty Hawk Drive.

Mr. Hollowell made a motion to approve #6, for variance located at 7891 Kitty Hawk Dr.; Seconded by Mr. Roberts. Motion passed unanimously.

7. Discussion and appropriate action to approve a variances from Section 34-145 of the City of Converse Code of Ordinances (*Sign Regulations by Type, Freestanding signs*) to allow for the installation of a 120 square foot (s. f.) sign advertising the San Antonio Masonry and Tool business located at 9513 Kneupper Lane.

For the record, the correct square foot of the sign is 108 not 120. Concerns discussed were, if the sign might be under any TXDOT violations, location of the sign, the size and type of sign. City Engineer, Bob Browning is to get with Mr. Quintanilla for clarification of these concerns.

Vice Chair West made a motion to approve item #7, for installation of a 108 square foot sign; Seconded by Mr. Roberts. Motion passed unanimously.

8. Discussion and appropriate action to recommend approval of Preliminary and Final Replat No. 154 establishing FM 78 Self Storage II and increasing the acreage of the Rocket Self Storage property located at 8678 FM 78.

Mr. Guastella made a motion to approve item #8, Preliminary & Final Replat No. 154, Rocket Self Storage; Seconded by Mr. Fink. Motion passed unanimously.

9. Discussion and appropriate action to recommend approval of Final Plat No. 155 establishing Hanover Cove Subdivision Unit 5.

Mr. Roberts made a motion to approve item #9, Final Plat No. 155, Hanover Cove Subdivision Unit 5; Seconded by Mr. Guastella. Motion passed unanimously.

10. Report by Council Liaison.

- *Two members of the Boy Scouts awarded*
- *Employee Recognition, Ray Christian and Paul Wilkes*
- *Employee of the month, Alma Dominquez*
- *Budget and Tax Rate approved*
- *Library received Grants*
- *Capital Improvement Committee items on ballot*
- *Waste Management approved for garbage services*
- *Code Committee still updating ordinances*
- *Attended AACOG Planning & Zoning Workshop*

11. Report by City Engineer.

- *Public Works Director hired*

12. Next Planning & Zoning Commission Meeting will be October 19, 2015 (**Time and location to be determined**)

Discussed location's and time of the next Planning and Zoning meeting.

13. Adjournment.

Meeting adjourned at approximately 7:56 p.m.