

CITY OF CONVERSE
ZONING COMMISSION
MINUTES OF JUNE 21, 2010
7:00 PM

The Zoning Commission of the City Of Converse met in a regular meeting at the City Council Chambers, 405 S. Seguin Street on Monday, June 21, 2010 at 7:00 PM to discuss various items on the agenda. The following were present:

Mr. Tito Escobedo, Jr., Chair	Mr. Donnie West, Vice Chair
Ms. Lorraine Clauss, Member	Mr. Peter Stith, Member
Ms. Cynthia Turner, Member	Mr. Steve Brown, Council Liaison
Mr. John Quintanilla, Assistant City Manager	Ms. Penny Hieronymus, City Secretary

1. Call Zoning Commission Meeting to Order

At approximately 7:00 PM, Chair Escobedo called the meeting to order.

Chair Escobedo stated he would like to have “Roll Call” added to the agenda.

Chair Escobedo stated all members were present with the exception of Member Doris Sargeant, who told the Commission she would not be at the next 2 meetings, due to being on vacation. The Chair has excused her absence for June & July.

2. Recognition of Visitors

Visitors: Ms. Kathy Selko – P&R Chair & Mr. Paul Clauss – citizen & Planning Chair.

3. Action to Approve Zoning Commission Minutes of May 17, 2010

Chair Escobedo stated the minutes of the previous meeting have been distributed. He had a clarification to agenda item #1:

It reads: “Chair Escobedo stated all members were present with the exception of Member Lorraine Clauss”.

Should read: “Chair Escobedo stated all members were present with the exception of Member Lorraine Clauss, who called the Chair & he excused her absence”.

Member Clauss made a motion to approve the minutes with the correction noted. Member Stith seconded the motion. It passed unanimously.

4. Report by the City Council Representative on Council Actions and the City Staff on Future Zoning Actions

Chair Escobedo introduced Council member Brown as the new liaison.

Council member Brown reported:

- Thanked everyone for serving on the Commission
- Requested this mtg. because there are some decisions that are being made about the future of the Zoning Commission that they would not hear about if they didn't have this mtg.
- City Mgr. Mr. Hughes has been given the authority to make decisions on changes to variances – this saves time & improves the customer service
- Asst. City Mgr. will have the authority only if the City Mgr. is not available
- Will be combining the Planning & Zoning Commissions
- Council member Brown has been tasked for getting this Ord. done
- Mr. Hughes has been very instrumental in assisting Council member Brown
- Variance cost is going from \$100 to \$150 due to prices going up (Aug. or Sept.)
- Updated on the personnel issue – Encourages everybody on the Planning & Zoning Commission should reapply for the new P&Z; the only change is no married couples on the “same” Commissions
- P&R has 2 openings
- B&E will be standing back up in Aug./Sept. & they will need 7 members
- Then, the 7 members for the new P&Z
- Council members Brown & Paschall will make a recommendation on the Chair for the new P&Z to the Council
- If not happy, attend the CC mtgs. & speak under “Citizens to be Heard” or Mayor’s call
- He encourages everyone to let their feelings be known
- There were several factors in combining the Planning & Zoning Commissions – mostly the Master Plan

Member Clauss shared some of her concerns & stated if Mr. Hughes is going to make the decisions on the setbacks/variances, then it is taking away one whole part of the process in that they are an oversight Committee. Commission members are volunteers. The Planning & Zoning Commissions have different functions. We are having a problem with people not being very honest because they do not want to pay the \$100. She thinks raising it to \$150 is only going to make it worse with more people doing just whatever they want & then when they get caught they say they didn't know. The Zoning Commission runs into this all of the time. The married couple thing will affect them (Clauss & Sargeant). We are already having problems with getting people to serve on Commissions.

Mr. Quintanilla stated the Special Use Permits & re-zoning issues have to be put in the Herald.

Ms. Selko, Chair of the P&R Commission – invited everyone on the Zoning Commission to attend the P&R mtg. She believes the P&Z really do go hand-in- hand, so everyone knows what each other is doing. P&R sent out a survey to 1,500 residents - received 52 back. Then, they found out that Planning was going to send out a survey along with the EDC. With the 3 Commissions, we should have combined the surveys. We all need to work together & be here for the City. The P&R meets the 2nd Mon. of the month at 6:30 PM here in the City Hall Conference Room.

Mr. Clauss, Chair for the Planning Commission, stated they were going to send out a survey, but it was turned down.

Council member Brown continued with his briefing:

- Have 3 new Council members (himself, Mr. Randy Pannell & Mr. Grant Lopez)
- Council member Jon Lindgren resigned his Place 5 position
- 1 Applicant applied – Ms. Robin Benbrook; who was sworn in at the last CC mtg.
- Council member John Shadron is now Mayor Pro Tem
- Had executive session & taking action on the Toepperwein Rd. problems with the contractor
- Appointed 5 new members to the EDC Board of Directors: Mr. Joseph Rhodes, Mr. Fernando Aranda, Mr. Kale Koehler, Mr. Dan Norris, Ms. Rhonda Payne & Mr. John Quintanilla when he becomes a resident of Converse on July 28, 2010
- Explained the new policy about the married couples serving on the Commissions – this applies to all of the Commissions
- B&E to be starting up in a couple of months – Council member Lopez will be the liaison
- Mr. John Cyphers our Animal Control Officer was recognized for 15 yrs. of service
- Mr. Paul Bocconcelli one of the K-9 Officers was recognized for 15 yrs. of service
- Proclamation #261 recognized Project Graduation
- Approved the Bx. Co. Reverse 911 system at no cost to the taxpayers
- Council member Brown stated he has an open door policy

5. Next Zoning Commission Meeting will be Monday, July 19, 2010

Chair Escobedo stated the next Zoning mtg. is tentatively scheduled for Mon., July 19.

6. Adjournment

At approximately 7:43 PM, Chair Escobedo adjourned the meeting.