

CITY OF CONVERSE
PLANNING & ZONING COMMISSION
MINUTES OF SPECIAL CALL MEETING
MAY 2, 2011 - 7:00 PM

The Planning and Zoning Commission of the City of Converse met in a regular meeting at the City Conference Room Located at 405 S. Seguin Street on Monday, May 2, 2011 at 7:00 PM to discuss various items on the agenda.

The Following were Present:

Mr. Robert Browning, Chairman
Mr. Donnie West, Vice Chairman
Mr. Joseph Guastella, Member
Mrs. Cynthia Turner, Member
Mr. Richard Fink Sr., Member

Mrs. Renee Paschall, Council Liaison
Mr. Jeff Tondre, City Engineer
Ms. Shawna Dowell, City Manager
Mr. John Quintanilla, Assistant City Manager
Mrs. Odie Martinez, Recording Secretary

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:02 pm Chairman Browning called the meeting to order.

2. Roll Call.

All present.

3. Citizens to be heard.

None.

4. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 111 Gibbs Sprawl (CB 5563 W 196.83 Ft of Blk. C ARB P-1 & SW 209.84 Ft of ARB P-1D, ID #346003), an approximately 0.2861 Acre tract of land (12,463.00sq. ft.) to allow for the operation of an Automobile and Tire Repair Shop Business.

Public Hearing started at 7:04 pm.

Alfonso Jr. Martinez of 111 Gibb Sprawl Road currently owns the same type of business located in Schertz, Texas. He gave a brief description of the business & days and hours of operation. A photo of his current business was handed out to the board members.

Public Hearing ended at 7:10 pm.

5. Discussion and Appropriate Action to Approve the Preliminary Plat for Lott's Landing II, Plat #124. (Assistant City Manager)

The board members, Mr. Tondre and Mrs. Lott's discussed and reviewed the list of deficiencies that was put together by Vickrey & Associates Consulting Engineers. According to Ordinance No. 612, Vickrey & Associates recommended statutory disapproval until the requirements have all been met.

Mr. Quintanilla addressed to the board members that staff recommended approval with the conditions out-lined 1 thru 4 be completed.

Vice Chairman West made the motion to approve the Lott's Landing II Preliminary Plat under the condition that outlines 1 thru 4 from Vickrey & Associates letter meet the Ordinance requirements and that an easement for the sewer to the main extension be recorded in the plat.

Member Fink seconded the motion. Motion passed unanimously.

6. Discussion and Appropriated Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 111 Gibbs Sprawl (CB 5563 W 196.83 FT of Blk. C ARB P-1 & SW 209.84 FT of ARB P-1, ID #346003), an approximately 0.2861 Acre Tract of land (12,463.00sq. ft.) to allow for the operation of an Automobile and Tire Repair Shop Business. (Assistant City Manager)

The board members discussed the parking lot space, days, hours of operation and safety issues of new, recycled & non-reusable tires.

Member Fink made the motion to approve the Special Use Permit with the terms that the non-reusable tires be discarded on a daily basis and that the building have adequate Fire Protection. Member Guastella seconded the motion, Motion passed unanimously.

7. Next Planning & Zoning Commission Meeting will be Monday, May 16, 2011.

Chairman Browning announced the next Planning & Zoning meeting is scheduled for May 16, 2011.

8. Adjournment.

Meeting adjourned at approximately 7:55 pm