

CITY OF CONVERSE  
PLANNING & ZONING COMMISSION  
MINUTES OF APRIL 18, 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, April 18, 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

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

1. Call Planning & Zoning Commission to Order.

At approximately 7:06 pm Chairman Browning called the meeting to order.

2. Roll Call.

Chairman Browning announced roll call.

**Absent:** Michael White, unexcused

**Visitors:** Alfonso Martinez, Troy & Janie Lott, Rudy Martinez, Councilman Steve Brown

3. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8340 FM 78 (CB 5080A PT 8 of "City of Converse Annexation" ID# 317113). Approximately 18,540 square feet of a 4.7710 acre tract of land to allow for the operation of a Fitness Center Business.

**Public Hearing started at 7:07 pm**

Troy Lott of 8710 Business Circle gave a brief description of where the Fitness Center will take place and the aspects of the property.

**Public Hearing ended at 7:19 pm**

4. Discussion and Appropriate Action to Approve the Final Plat for Toepperwein Market, a.k.a. CVS, Plat #122. (Assistant City Manager)

Item #4 was pulled from agenda due to CVS Pharmacy not having the signature documents ready.

Member Guastella made the motion to pull Item #4; Member Turner seconded the motion. Motion passed unanimously.

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

The board members discussed the Preliminary Plat and due to the circumstances a 10 day extension was requested until May 2, 2011. Item #5 was pulled from the agenda.

Member Guastella made the motion to pull item #5 until May 2, 2011; Member Turner seconded the motion. Motion passed unanimously.

Mr. Quintanilla also brought to the attention to the board members that he failed to place an ad on the Herald newspaper for a request on a Special Use Permit located at 111 Gibb Sprawl for a Tire Repair Shop. He stated that this item will be placed on the May 2, 2011 meeting.

6. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8340 FM 78 (CB 5080A PT 8 of "City of Converse Annexation" ID# 317113), approximately 18,450 square feet of a 4.7710 Acre tract of land to allow for the operation of a Fitness Center Business. (Assistant City Manager)

Member Guastella made the motion to approve the request for a Special Use Permit located at 8340 FM 78 for the operation of a Fitness Center; Member Turner seconded the motion. Motion passed unanimously.

7. Discussion and Appropriate Action on the 2011 Master Planning Process. (Planning & Zoning Chairman) (Assistant City Manager)

The Board Members discussed the Strategic Planning:

Chairman Browning announced that Member Guastella will not be attending the Strategic Planning Meeting scheduled for April 30<sup>th</sup>. Vice Chairman Donnie West volunteered to attend the meeting.

8. Report by the City Council Liaison.

- City Council Liaison, Mrs. Renee Paschall thanked the City Staff for doing a great job on the 50<sup>th</sup> Anniversary
- A Water Disconnection Notification Card will be sent out to the residence before water will be turned off
- We are now on Stage II Water Restrictions
- "Meet the Candidates" for City Council and JISD is scheduled for April 25, 2011 at 6:30 pm in the City Chambers

9. Report by Assistant City Manager.

- Tire Repair Shop

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

Chairman Browning announced a correction is needed for the next Planning & Zoning Commission meeting which is scheduled for May 2, 2011 and a reminder notification will be sent out.

11. Adjournment.

Meeting adjourned at approximately 8:01 pm.

