

CITY OF CONVERSE
PLANNING & ZONING COMMITTEE
MINUTES OF SEPTEMBER 19, 2011 - 7:00 PM

The Planning and Zoning Committee of the City of Converse met in a regular meeting at the City Conference Room Located at 405 S. Seguin Street on Monday, September 19, 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. Robert Raney, Member
Mr. Michael Roberts, Member
Mr. Richard Fink Sr., Member

Mr. Jeff Tondre, City Engineer
Mr. Steve Brown, Council Liaison
Ms. Shawna Dowell, City Manager
Mrs. Odie Martinez, Recording Secretary

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:00 pm Chairman Browning called the meeting to order.

2. Roll Call.

Five Members present; Two Absent: Member Turner (excused); Member Guastella (excused)

3. Citizens to be Heard.

None.

4. Discussion and Appropriate Action to Approve the Planning & Zoning Commission Minutes for August 15, 2011.

Member Roberts made a motion to approve Item # 4; Seconded by member Raney; Motion passed unanimously with five votes.

5. Discussion and Appropriate Action on a Request from CVS Pharmacy located at 10671 Toepperwein to Approve a Variance to the City of Converse Code of Ordinances Chapter

34-Signs, Article IV, Regulations & Requirements, Division 2, Sign Regulation by Type, Section 34-142, Wall & Canopy Signs, the City of Converse Ordinance that Regulates Signs. (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

Member Raney made a motion to approve Item #5; Seconded by member Roberts; Motion passed unanimously with five votes.

6. Discussion and Appropriate action on a Request from CVS Pharmacy located at 10671 Toepperwein to Approve a Variance to the City of Converse Code of Ordinances Chapter 34-Signs, Article IV, Regulations & Requirements, Division 2, Sign Regulation By Type, Section 34-221, Special Sign Use District-1, the City of Converse Ordinance that Regulates Signs. (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

Item #6 was tabled until additional information is gathered from CVS Pharmacy. Item tabled until the next P & Z meeting, October 17, 2011.

Member Raney made a motion to table item #6; Seconded by member Roberts; Motion passed unanimously with five votes.

7. Discussion and Appropriate Action on a Request from Converse Christian School located at 9146 FM 78 to Approve a Variance to the City of Converse Code of Ordinances Chapter 34-Signs, Article IV, Regulations & Requirements, Division 2, Sign Regulation by Type, Section 34-145, Free Standing Signs, the City of Converse Ordinance that Regulates Signs. (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

Member Raney made a motion to approve Item #7; Seconded by Member Fink; Motion passed unanimously with four votes.

8. Discussion and Appropriate Action on a Request From TK Industries, INC., located 9304 Converse Business Lane to Amend City of Converse Code of Ordinances Chapter 44-Traffic and Motor Vehicles, Article III, Specific Street Regulations, Division 7, Stopping, Standing & Parking, Section 44-218, Prohibited Parking, the City of Converse

Ordinance that Regulates Traffic Control and Rules of the Road. (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

Member Fink made a motion to approve Item # 8; seconded by Member Raney; Motion passed unanimously with five votes,

9. Discussion and Appropriate Action to Approve the Final Plat for the FM 1976 Self-Storage, Plat #108. (City Engineer) (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

Member West made a motion to approve Item 9; seconded by Member Raney; Motion passed unanimously with five votes.

10. Discussion of a Proposed Draft Major Thoroughfare Plan for the City of Converse. (City Engineer) (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

No action was needed for Item #10. City Engineer, Jeff Tondre and the board members discussed the proposal of the Thoroughfare Plan for thirty- six minutes.

11. Discussion of a Undeveloped Land within the City of Converse. (City Engineer) (Assistant City Manager)

City Manager, Shawna Dowell spoke for Assistant City Manager, John Quintanilla who was absent.

No action was needed for Item #11. City Engineer, Jeff Tondre and the board members discussed the Undeveloped land for twenty-two minutes.

12. Report by the City Council Liaison.

- One City Council Meeting and Two City Council Workshops on budget, Future tax, Incode Software
- 1604 Corridor Study
- Cost of the issuance of the General/Utility Fund/EDC

City Manager, Shawna Dowell gave a brief description of the Incode Software/Network

- 100 year Flood Plain at Cimarron Subdivision
- City Council approved to raise Tax Rates
- Council approved to purchase a 600 Acre ft. of water in Schertz-Seguin Water Corporation
- 100 Acre ft. of water approved from Live Oak
- Lt Bermea was given the Fireman of the Quarter by Fire Academy Alumni Association

- 911 Ceremony organized by American Legion
- Approved Resolution 641
- Many Grass Fires due to drought
- NIOC, September 29th - October 1st
- National Night Out, Tuesday October 4th

13. Report by the Assistant City Manager

None, Assistant City Manager was not present for the meeting.

14. Next Planning & Zoning commission meeting will be Monday, October 17, 2011.

Chairman Browning announced the next P & Z meeting.

15. Adjournment

Meeting adjourned at approximately 9:31 p.m.

