

CITY OF CONVERSE
PLANNING & ZONING COMMISSION
MINUTES OF OCTOBER 17, 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, October 17, 2011 at 7:00 PM to discuss various items on the agenda.

The Following were Present:

Robert Browning, Chairman
Donnie West, Vice Chairman
Robert Raney, Member
Michael Roberts, Member
Richard Fink Sr., Member

Joeseph Guastella, Member
Jeff Tondre, City Engineer
Steve Brown, Council Liaison
John, Assistant City Manager
Odie Martinez, Recording Secretary

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Browning called the meeting to order at approximately 7:01 p.m.

2. Roll Call

Six Members present; One absent: Member Turner (excused).

3. Citizens to be Heard.

None

4. 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 5, Sign Regulation Type, Section -221, Special Sign use District 1, the City of Converse Ordinance That Regulates Signs. (Assistant City Manager)

ACM, John Quintanilla stated he was not present at the previous meeting but understands the item was tabled due to the height. He stated staff member Joe Williams inspected the height of the current sign and stated that the proposed sign is not higher than the current. City Staff recommends approval. A motion was made to support the variance to the city sign ordinance.

Member Guastella made the motion to approve item #4; Seconded by Member Raney; Motion passed unanimously with six votes

5. Discussion and Appropriate Action on a Request to Amend City of Converse Code of Ordinances Chapter 18-Environment, Article III, Noise, Section 18-67, the City of Converse Ordinance that restrict nuisance noise and protect the public welfare and comfort. (Assistant City Manager)

A ten minute discussion was discussed regarding the truck stops. A motion was made to support code amendment to chapter 18-76.

Member Guastella made a motion to approve item # 5; Seconded by Vice Chiar West; Motion passed unanimously with six votes.

6. Discussion and Appropriate Action to Approve the Preliminary Plat for the Cimarron Landing Phase III Subdivision, Plat # 125. (City Engineer) (Assistant City Manager)

City staff and City Engineer recommend's approval under the seven updated requirements requested by Vickery & Associates.

Member Roberts made a motion to approve item # 6; Seconded by Fink; Motion passed with five votes (Roberts, Fink, West, Browning, Raney) and one oppose (Member Guastella).

7. Discussion and Appropriate Action to Approve the Preliminary Plat for the City of Lower Seguin Road Interconnect Subdivision, Plat #126. (City Engineer) (Assistant City Manager)

Member Raney made the motion to approve item #7; Seconded by Member Roberts; Motion passed unanimously with six votes.

8. Discussion and Appropriate Action on a Request to Amend the City of Converse code of Ordinances Chapter 50-Zoning. Article IV, Districts and District Regulations, Division 9, B -4, Special Commercial Districts, Section 50-338, Use Regulations, the City of Converse Ordinance that Regulates Zoning. (Assistant City Manager)

Board members recommended that the ordinance be brought back and that staff consider the ordinance revision include:

1. Elimination of Comfort exemptions
2. Specify a restriction be on combustible engines idling
3. Include a limitation time that can be spent at a truck stop

Member Guastella made a motion to propose the three languages be incorporated into the ordinance; Seconded by Member Fink; Motion passed unanimously with six votes.

9. Report by the City Council Liaison.

- The last City Council meeting on October 4th nine members were appointed for the Charter Review

Committee; City Liaison Councilman Selko; City Staff Michelle Burns EDC Secretary; President Jim Evans; Vice President Johnny Harris; Member Graig Morrow; Jon Lindgren; John Shadron; Jim Sherman

- Next City Council Meeting at 7:00 is tomorrow night across the street
- NIOC was a success, Friday night front gate over 5700 attendance
- Last Saturday was a success, Walk & Stroll at Placid Park, October 15th

10. Report by Assistant City Manager

- Next month will be considering Plat # 125 & 126
- Plat 127 Hanover Cove

11. Next Planning Zoning Commission Meeting will be Monday, November 21, 2011.

Chairman Browning announced the next scheduled date for Planning & Zoning.

12. Adjournment.

Meeting adjourned at approximately 8:18 pm.