CONVERSE TEXAS Expanding Horizons

CITY OF CONVERSE
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MINUTES
City of Converse, Texas
Planning & Zoning Commission
September 17, 2012 7:00 p.m.

The Planning & Zoning Commission of the City of Converse met in a regular meeting at the City of Converse City Hall Conference Room located at 405 S. Seguin Street on Monday, September 17, 2012 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

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

2. Roll Call.

Those present:
Robert Browning, Chairman
Donnie West, Vice Chairman
Joseph Guastella, Member
Richard Fink Sr., Member
Robert Raney, Member
Michael Roberts, Member
Councilman Steve Brown, Liaison
John Quintanilla, AC Manager
Odie Martinez, Recording Secretary

Absent: Cynthia Turner (excused)

3. Invocation & Pledge Allegiance.

Vice-Chair Donnie West announced the invocation followed by the Pledge of Allegiance

4. Citizens to be heard.

No citizens to be heard.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for August 20, 2012.

Member Guastella, made a motion to approve item #5; Seconded by Member Raney; Motion passed unanimously.

6. Public Hearing on a Request for a Special use Permit (SUP) on a Parcel of Land located at 8603 FM 78 (CB 5017E, LOT 3, PID #313120), approximately 0.5970 Acres of Land to allow for a screen printing operation.

Public Hearing opened at 7:06 p.m. The applicant was not present to speak during this time due to feeling ill. However, one person spoke on his behalf. (No name announced)
Public Hearing closed at 7:07 p.m.

7. Discussion and Appropriate Action to Approve a Request for a Special use Permit (SUP) on a Parcel of Land located at 8603 FM 78 (CB 5071E, LOT 3, PID #313120), approximately 0.5970 Acres of Land to allow for a screen printing operation. (Assistant City Manager)

AC Manager addressed to the board members that on July 19th he received an email from Mr. Hank requesting a Special Use Permit (SUP) to re-locate the operation of the screen printing located at 8603 FM 78 which is currently zoned a B-3. Staff recommended approval.
The board members discussed the location, facility and any usage of chemicals. The sales would take place at a different location (not announced where) the facility would only be used for operation purposes.

Member Raney made a motion to approve item #7; Seconded by Member Roberts; Motion passed unanimously.

8. Public Hearing on a Request for a Rezoning Request on a Parcel of Land located at 9210 FM 78 (CB 5053 P-102 ABS 745, Property ID # 1064076), approximately 1.6225 Acres of Land from B-2 Retail Business/B-3-Commercial to B-4 Special Commercial.

Public hearing opened at 7:13 p.m. Michael Corrigan spoke during this time
Public hearing closed at 718 p.m.

9. Discussion and Appropriate Action to Approve the Rezoning Request on a Parcel of Land located at 9210 FM 78 (CB 5053 P-102 ABS 745, Property ID # 1064076), approximately 1.6225 Acres of Land from B-2 Retail Business/B-3-Commercial to B-4 Special Commercial.

During the Public Hearing AC Manager announced that he was handed a Affidavit letter dated September 17th which was written by Ms. Blanca Hernandez who is property owner of 9260 FM 78. The letter briefly states she supports the two requested rezoning's located at 9210 FM 78 and 10085 East Loop 1604.
AC Manager addressed to the members how this property was once brought to P & Z back in August and at that time not all proper legal documents were present and therefore, this item was pulled. He explained to the members how EDC is currently looking at this location as part of the 1604 Corridor Study. The board members continued to discuss this item for a lengthy time. Staff recommended denial until the 1604 Corridor Study Plans.

Member Raney made the motion to approve item # 9; Seconded by Member Roberts; Motion ended with two votes Members Raney and Roberts; Three oppose Members V. Chair West, Chairman Browning and Member Fink; Two abstained Member Guastella, present and Member Turner was absent. 3 to 2 votes, 1 abstained and 1 absent.

Chairman Browning requested to skip to item #14.

14. Public Hearing on a Request to Rezone a parcel of land located at 10085 East Loop 1604 (aka 10085 Tuttle Street), Converse Texas (CB 5726, Lot 13, Block 38 (PID# 350003). This parcel of land is located at the intersection of Kneupper Road Loop 1604. The property owner is requesting a change in zoning from the current B-3 Commercial to B-4-Special Commercial for the purpose of repairing and selling vehicles.

Public Hearing opened at 7:56 p.m. Michael Corrigan & Kate Marquis spoke during this time.
Public Hearing ended at 8:07 p.m.

15. Discussion and Appropriate Action to Approve a Request to Rezone a parcel of land located at 10085 East Loop 1604 (aka 10085 Tuttle Street), Converse Texas (CB 5726, Lot 13, Block 38 (PID# 350003). This parcel of land is located at the intersection of Kneupper Road Loop 1604. The property owner is requesting a change in zoning from the current B-3 Commercial to B-4-Special Commercial for the purpose of repairing and selling vehicles.

Board members discussed this item for a lengthy time.
Member Raney made the motion to approve item #9; Seconded by Member Roberts; Motion passed unanimously with four votes one oppose one abstained. Chairman Browning, Member Fink approve, Vice Chair West opposed, Member Guastella abstained, Member Turner abstained absent. 4 to 1 vote, 1abstained and 1 absent.

Continue to Agenda Item #10.

10 Public Hearing on a Request for a Setback Variance on a parcel of land located at 108 Meadow Drive, Converse Texas (CB 5063D, Lot 18, Block 2 (PID# 311049). This parcel of land is located within the Meadow Hill/Cimarron Valley subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing a 10' X 10' patio.

Public Hearing opened at 8:13 p.m. Property owner Mr. Powell spoke during this time.
Public Hearing closed at 8:22 p.m.

11. Discussion and Appropriate Action to Approve a Request for a Setback Variance on a parcel of land located at 108 Meadow Drive, Converse Texas (CB 5063D, Lot 18, Block 2 (PID# 311049). This parcel of land is located within the Meadow Hill/Cimarron Valley subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing a 10' X 10' patio. (Assistant City Manager)

Staff supports request.

Member Guastella made a motion to approve item #10; Seconded by Member Raney; Motion passed unanimously.

AC Manager stated to the members that the Planning & Zoning ordinance from 2010 states that, Planning & Zoning will make the final approval for variances and does not need to go to City Council.

12. Public Hearing on a Request for a Setback Variance on a parcel of land located at 8247 Pioneer Oak, Converse Texas (CB 5052D, Lot 21, Block 86 (PID# 1010096). This parcel of land is located within the Loma Alta Estates subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing an addition to an existing deck.

Public Hearing opened at 8:23 p.m. No one present to speak.
Public Hearing closed at 8:23 p.m.

13. Discussion and Appropriate Action to Approve a Request for a Setback Variance on a parcel of land located at 8247 Pioneer Oak, Converse Texas (CB 5052D, Lot 21, Block 86 (PID# 1010096). This parcel of land is located within the Loma Alta Estates subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing an addition to an existing deck. (Assistant City Manager)

Members discussed and made a motion.
Member Roberts made a motion to approve item #13; Seconded by Member Guastella; Motion passed unanimously.

Skipped to item #16

16. Discussion and Appropriate Action to Approve a Preliminary Plat #132, Known as BRSR – Converse. (City Engineer) (Assistant City Manager)

A correction was requested on spelling for item #16. *Incorrect reading*: BRSR *the correct reading:* RSBR.

Members discussed concerns they had with sewer and septic tanks.

Motion was approved with the approval to support the Preliminary Plat 132 RSBR Converse under the conditions that item #6 in the letter provided by Vickrey & Associates be stipulated to connect to the public sewer system. Board Members do not support the private sewer system.

Member Roberts made a motion to approve item #16. Seconded by Member Guastella; Motion passed unanimously.

17. Discussion and Appropriate Action to Approve the Adoption of Standards that Regulate single-family or duplex industrialized housing in Accordance with Section 1202.253 c of the Texas Occupation Code. The Adoption of Standards that Regulate single-family or duplex industrialized housing will Establish Chapter 50-Zoning, Article IV, Districts and District Regulations, Division XII-Industrialized Housing District This Article Establishes Regulations and Standards of Single-family or duplex industrialized housing in Converse, Texas. (New) (Building Official) (Assistant City Manager)

Member Raney made a motion to approve item #17; Seconded by Member Roberts; Motion passed unanimously.

18. Report by the City Council Liaison.

- 2 Public Hearings on budget,
- Valorem Tax rate,
- Roll Back Rate

19. Report by Assistant City Manager.

- BRSR Plat with corrections

20. Next Planning & Zoning Commission Meeting will be October 15, 2012.

Chairman Browning announced the next scheduled date for P & Z meeting.

21. Adjourned

Meeting adjourned at approximately 8:53 p.m.