



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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CITY OF CONVERSE
PLANNING & ZONING COMMISSION
MINUTES OF NOVEMBER 21, 2011 - 7:00 PM

The Planning and Zoning Commission of the City of Converse met in a regular meeting at the City Conference Hall, 405 S. Seguin Street on Monday, November 21, 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. Robert Raney, Member
Mr. Jeff Tondre, City Eng.; arrived at 7:58 pm
Mr. John Quintanilla, Interim City Manager
Mrs. Odie Martinez, Recording Secretary

1. Call Planning & Zoning Commission Meeting to Order.

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

2. Roll Call

Absent: Member Fink (excused), Member Roberts (excused)
Councilman Liaison Brown was at a "Special Call" City Council Meeting located at the City Council Chambers.

3. Citizens to be Heard.

None.

4. Discussion & appropriate action to approve the Planning & Zoning Commission Minutes for September 19, 2011 meeting.

Minutes approved with corrections on item #2. Member Turner was excused for September 19, 2011 meeting.

Member Guastella made a motion to approve item #4 with corrections; seconded by Member Raney; Motion passed unanimously.

5. Discussion & appropriate action to approve the Planning & Zoning Commission Minutes for October 17, 2011 meeting.

Minutes approved with corrections on item # 8 with new language provided by Chairman Browning.

Vice Chair West made a motion to approve item # 5 with corrections; seconded by Member Raney; Motion passed unanimously.

6. Public Hearing on the Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10423 Old Cimarron Trail (CB 5053 P-107, P-107A & P-107B, ABS 745, (Property ID 307040), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), for a total of approximately 41.436 Acres of Land from B-2, Retail District & B-3, Commercial District to R-1, Single Family or R-3, Multi-Family Residential.

Public hearing started at 7:07 p.m.

Mr. Scheel, who is one of ten property owners, stated he has 8 sisters and 1 brother. He gave a brief summary of how they have been trying to sell the property since 2006 but, have had no success due to the zoning being business commercial. He also discussed how he tried letting Grubb & Ellis sell for him. He has had only one lead but the finances did not go well with the buyer. He is requesting approval of rezoning.

Ms. Stephanie Jammer a resident of 10515 Crystal View, Universal City who lives across Old Cimarron Trail, stated she was there to hear the proposal and has some concerns of the multi-family residential. She will relay the information to her neighbors.

Public hearing ended at 7:15 p.m.

Chairman Browning stated he would like to go ahead and jump to item #9.

9. Discussion and Appropriate Action on the Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10423 Old Cimarron Trail (CB 5053 P-107, P-107A & P-107B, ABS 745, (Property ID 307040), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), for a total of approximately 41.436 Acres of Land from B-2, Retail District & B-3, Commercial District to R-1, Single Family or R-3, Multi-Family Residential. (Assistant City Manager)

Assistant City Manager, Mr. Quintanilla stated he received several phone calls who support the land to be rezoned to R-1 Single Family Residential vs. R-3 Multi-Family Residential. After a long research and study by staff, it was recommended to rezone. Board members and Mr. Scheel discussed the location and the situation. Mr. Scheel also mentioned to the members that fourteen to fifteen acres will be donated to the City of Converse.

Board members recommended to rezone the 3 parcel lands to R-1 Single Family Residential.

Member Turner made a motion to recommend approval of the three parcel lands be rezoned to R-1 Single Family Residential; seconded by Member Raney; Motion passed unanimously.

Continue on agenda item #7.

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

Assistant City Manager, John Quintanilla stated that he contacted the engineer for Cimarron Landing and stated they were not ready to proceed for tonight's meeting. He suggested tabling this item.

A motion was taken to table Item # 7 until the December meeting.

Member Guastella made a motion to table item #7 until the December 19 meeting; seconded by Vice Chair West; Motion passed unanimously.

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

Assistant City Manager stated no letter by our engineering firm has been provided. He suggested tabling this item till the December 19th meeting.

Member Guastella made a motion to table item #8 until December 19th meeting; seconded by Member Raney; Motion passed unanimously.

9. ***See page 2***

10. 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 discussed item #10.

A motion was taken to add Truck Stops to Code of Ordinance Chapter 50-Zoning B-4, Section 50-338.

Member Guastella made a motion to amend Code of Ordinance Chapter 50-Zoning; Section 50 338; seconded by Member Raney; Motion passed unanimously.

11. Report by the City Council Liaison.

ACM, John Quintanilla stated he will speak on behalf of Councilman Liaison Brown.

- He stated he is across the street at a special CC meeting regarding the candidates for a Judge
- Christmas Reception held December 12th at 6:30 p.m. located at La Cabana in Cibolo

- John received an email from Councilman Brown, Board members were handed out a letter that was written by Councilman Brown. Any questions asked regarding this matter please contact Councilman Brown.
- Council approved the Water Interconnect Local agreement with City of Live Oak regarding 325 acre feet of water

City Engineer, Jeff Tondre walked in at approximately 7:58 pm

Item #8 reopened at approximately 7:59 pm

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

Mr. Tondre handed out a letter provided by the firm. He recommends approval of the plat. Board members discussed item #8.

Member Guastella made a motion to approve item #8 Plat 125; seconded by Vice Chair West; Motion passed unanimously.

Continue agenda item #12

12. Report by Assistant City Manager

ACM, John Quintanilla asked board members if the meeting for December 19th needs to be rescheduled.

- Item #7 will be in the next meeting
- Possibility of a Public Hearing at the next meeting

13. Next Planning & Zoning Commission Meeting will be Monday, December 19, 2011.

Next meeting is still on schedule.

14. Adjournment.

Meeting adjourned at approximately 8:07 p.m.