



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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CITY OF CONVERSE
PLANNING & ZONING COMMISSION
MINUTES OF JANUARY 9, 2012 - 7:00 PM

The Planning and Zoning Commission of the City of Converse met in a regular meeting at the City Conference Hall, 402 S. Seguin Street on Monday, January 9, 2012 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. Robert Raney, Member
Mr. Michael Roberts, Member
Mr. Jeff Tondre, City Engineer
Mr. John Quintanilla, Interim 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

All Members were present.

Member Guastella stated to the board members that as a commission who represents the city he recommended we should recite the Pledge of Allegiance. All members agreed to begin the New Year announcing the Pledge of Allegiance at every Planning & Zoning from here on.

Pledge of Allegiance was announced by all who was present.

3. Citizens to be heard.

There were no citizens to be heard.

4. Discussion and Appropriate Acton to Approve the Planning & Zoning Commission Minutes for November 21, 2011 meeting.

Member Guastella made a motion to approve item #4; Member Turner seconded the motion; Motion passed unanimously.

5. Public Hearing on a request for a Special Use Permit on a Parcel of Land located at 8960 Seguin a.k.a. 8960 FM 78 (CB 5071 P-6 (.151 AC) & P 37 E (.039 AC), ID # 312806, approximately 0.1900 Acres of Land to allow for Automobile Sales and Service Business, specifically the operation of Transmission Shop, as requested by the property owner.

Public Hearing Started at 7:04 p.m.

Alex Garcia, property owner of 8960 FM 78, briefly stated that the property has been leased out as a transmission shop since 1994, he purchased the property in 2002 and that the last tenant has moved out. Mr. Garcia is requesting approval on a Special Use Permit to continue to lease the property out as a transmission shop. He currently has another tenant who is interested in leasing the property as a transmission shop.

Public Hearing ended at 7:05 p.m.

Chairman Browning asked to jump to item # 7.

7. Discussion and Appropriate Action to Approve a Request for a Special Use Permit on a Parcel of Land Located at 8960 Seguin a.k.a. 8960 FM 78 (CB 5071 P-6 (.151 AC) & P 37E (.039 AC), ID# 312806), approximately 0.1900 Acres of Land to allow for Automobile Sales and Service Business, Specifically the operation of a Transmission Shop, as requested by the property owner.

ACM, John Quintanilla stated staff supports the request. Members spoke of the different zones between B-2 & B-4 and the location.

Member Turner made a motion to approve item # 7; Member Fink seconded the motion; Motion passed unanimously.

Continue item #6

6. Discussion and Appropriate Action to Approve the Final Plat for the Cimarron Landing Phase III Subdivision, Plat #125.

Board Members discussed some concerns over the Floodplain. Vickrey & Associates recommends approval of the plat.

Member Turner made a motion to approve item #6; Member Fink seconded the motion; Motion passed with 4 votes (Turner, Browning, Fink Sr., West) and 3 nays (Guastella, Roberts, Raney)

8. Report by the City Council Liaison

- P-25 Compliance (Digital Radio System) \$141K Grant
- MPO- 10 mile Toepperwein project
- Recognized two employees (Terri Niemietz & Leigh Ann Rogers)
- Mr. Clarence Scheel, 26 Acres, Passed unanimously by Council
- General / Utility Fund, Budget Amendment

- Utility Rate Study (Bob McClain)
- Senate Bill 100; Local elections put off until November; Up for elections are CM Pannell, CM Brown, MPT Lopez
- Amended Converse Codes (Sidewalks, Fences & Waterlines)
- Appointed New Judge (Frank Dickson)

9. Report by Assistant City Manager.

- Dan Norris is working on scheduling a day to meet for Strategic Plan sometime in February
- Lott's Landing II, Add B-2, Classification for a Martial Arts Training Facility
- Review the Zoning Classifications
- Legal 8 Liners

10. Next Planning & Zoning Commission meeting will be Monday, January 23, 2012.

Chairman Browning announced the next Planning & Zoning meeting.

11. Adjournment.

Meeting adjourned at approximately 8:02 p.m.