



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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MINUTES  
CITY OF CONVERSE  
PLANNING & ZONING COMMISSION  
JANUARY 23, 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 23, 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. Robert Raney, Member

Mr. Michael Roberts, Member  
Mr. Richard Fink Sr., Member  
Ms. Shawna Dowell, City Manager  
Mr. John Quintanilla, AC 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

All 7 members were present. Council Liaison Steve Brown was absent due to being ill.

3. Pledge of Allegiance to the Flag.

The Pledge of Allegiance was announced by all that were present.

4. Citizens to be Heard.

A 48 second speech was announced by Celeste Morris, a resident of Converse.

5. Discussion and Appropriate Action to Approve the Preliminary Plat for MacArthur Park Unit III-B, Plat#127.

Member Turner made a motion to approve Item # 5; Seconded by Member Guastella; Motion passed unanimously.

6. Public Hearing on a Request for adding and changing zoning classifications to Section 50-275, B-2 Retail District Zoning. The addition to B-2 will be "Fitness Centers" Also, Automobile Sales and Service, Motorcycle Sales and Service will be reclassified from Section 50-238, B-4 Special Commercial Districts to Section 50-275, B-2 Retail District.

Public hearing opened at 7:11 p.m.

City Manager, Shawna Dowell; Assistant City Manager, John Quintanilla; Celeste Morris a Converse resident and Troy Lott, property owner. Each spoke during this Public Hearing.

Public hearing closed at 7:21 p.m.

7. Discussion and Appropriate Action to Approve a Request for adding and changing zoning classifications to Section 50-275, B-Retail District Zoning. The Addition to B-2 will be "Fitness Centers". Also, Automobile Sales and Service, Motorcycle Sales and Service will be reclassified from Section 50-238, B-4 Special Commercial Districts to Section 50-275, B-2 Retail District.

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

8. Report by the City Council Liaison.

AC Manager announced that Council Liaison Steve Brown was not present out due to feeling ill.

9. Report by Assistant City Manager.

Member Guastella asked if the City Manager could speak of one item from the last City Council meeting.

City Manager, Shawna Dowell gave a brief speech on the Cimarron Landing, Commercial/Residential re-platting and how the voting took action on this item.

Report by AC Manager, John Quintanilla

- Three Public Hearings
- A Special Use Permit (SUP)
- Converse Code Ordinance Chapter 50

Chairman Browning suggested placing a time limit on the next agenda for Public Hearing.

9. Next Planning & Zoning Commission Meeting will be Monday, February 13, 2012.

Chairman Browning announced the next scheduled dated for the Planning & Zoning meeting.

10. Adjournment.

Meeting adjourned at approximately 7:30 p.m.