CONVERSE TEXAS
Expanding Horizons
CITY OF CONVERSE
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MINUTES
CITY OF CONVERSE
PLANNING & ZONING COMMISSION
FEBRUARY 13, 2012 - 7:00 PM

The Planning and Zoning Commission of the City of Converse met in a regular meeting at the City Council Chambers, 402 S. Seguin Street on Monday, February 13, 2012 at 7:00 PM to discuss various items on the agenda.

The Following were Present:

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

City Engineer, Jeff Tondre
Council Liaison, Randy Pannell for Steve Brown
City Manager, Shawna Dowell
AC Manager, John Quintanilla
Recording Secretary, Odie Martinez

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:04 pm Chairman Browning called the meeting to order.

2. Roll Call

Absent: Member Turner (excused), Council Liaison Steve Brown, (excused).
Councilman Randy Pannell is present to speak for Council Liaison Steve Brown.

3. Pledge of Allegiance.

The Pledge of Allegiance was announced by all that were present. Vice-Chair West gave the invocation.

4. Citizens to be Heard.

One citizen spoke during this time.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for January 09, 2012.

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

Skipped to item #10

10. Public Hearing on a Request for an Addition to City of Converse Code of Ordinances, Chapter 10, Business, Article VII, Miscellaneous Businesses/Occupations, Division IV (New) Amusement Redemption Machine Establishments, Sections 10-305 – 10-309 (New) The City of Converse is considering adding a new division, Division IV, "Amusement Redemption Machine Establishments" to Section of 10 for the City of Converse Code of Ordinances.

Public Hearing opened at 7:14 p.m. / Public Hearing closed at 7:28 p.m.

Skipped to item #15

15. Discussion and Appropriate Action to Approve a Request for an Addition to City of Converse Code of Ordinances, Chapter 10, Business, Article VII, Miscellaneous Businesses/Occupations, Division IV (New) Amusement Redemption Machine Establishments, Sections 10-305 – 10-309 (New) The City of Converse is considering adding a new division, Division IV, "Amusement Redemption Machine Establishments" to Section of 10 for the City of Converse Code of Ordinances.

Item #15 was tabled due to not enough information on Chapter 10. The members would like to review this Chapter before taking action.

Member Guastella made the motion to table item #15; Seconded by Member Fink: Motion passed unanimously.

Continued item #6

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

Vice Chair made a motion to approve item #6; Seconded by Member Guastella; Motion passed unanimously.

7. Discussion and Appropriate Action to Approve a Variance Request for Rolling Creek Unit #4 from the City of Converse Code of Ordinance Section 40-413(d), which states the following:"(d) No Street or alley grade shall be less than one percent on curb and gutter. A minimum of two percent fall over asphalt across street intersections is required."

Jeff Tondre, City Engineer and City Staff recommended denial of this request.

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

8. Discussion and Appropriate Action to Approve the Preliminary Plat for Rolling Creek Unit #4, Plat #128.

Item #8 tabled till the next meeting March 5, 2012 due to Rolling Creek Engineer not present.

Member Guastella made a motion to table item #8; Seconded by Member Raney; Motion passed unanimously.

9. Public Hearing on a Request for a Special Use Permit (SUP). City of Converse is considering request for a SUP on a Parcel of Land located at 9160 FM 78 (CB 5063H, BLK 6, LOT 12 Shadow Creek Unit - 2, ID# 311491), approximately 0.1900 Acres of Land to allow for the operation of a Self Service Ice & Waer Distribution Business, "The Ice Bucket".

Public Hearing opened at 8:03 p.m. / Public Hearing closed at 8:13 p.m.

Skipped to item #14

14. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 9160 FM 78 (CB 5063H, BLK 6, LOT 12 Shadow Creek Unit - 2, ID# 311491), approximately 0.1900 Acres of Land to allow for the operation of a Self Service Ice & Water Distribution Business, "The Ice Bucket".

Member Raney made a motion to approve item #14; Seconded by Member Roberts; Motion passed with 5 votes (Members Raney, Roberts, Fink, Guastella, Chairman Browning) and 1 oppose (Vice Chairman West).

Skipped to item #12

12. Public Hearing on a Request for a Special Use Permit (SUP). The City of Converse is considering a Request for a SUP on a Parcel of Land located at 339 S. Seguin (CB 5563A, BLK 8, LOT 9 & 10, ID# 346130), approximately 0.3771 Acres of Land to allow for the operation of a "Gift Shop/Penny/Operation" Business to include "8-Liner" devices.

Public Hearing opened at 8:22 p.m. / Public Hearing closed at 8:24 p.m.

Skipped to item #17

17. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP). The City of Converse is considering a Request for a SUP on a Parcel of Land located at 339 S. Seguin (CB 5563A, BLK 8, LOT 9 & 10, ID# 346130), approximately 0.3771 Acres of Land to allow for the operation of a "Gift Shop/Penny/Operation" Business to include "8-Liner" devices.

Item #17 denied. The Board Members would like to review the ordinance that this request applies to.

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

Skipped to item #13

13. Public Hearing on a Request for a Special Use Permit (SUP) City of Converse is considering a Request for a SUP on a Parcel of Land located along the 8400 block of Crestway, adjacent to FM 78 & Crestway (CB 507E, BLK 2, LOT 3, ID# 1010669), approximately 1.6580 Acres of Land to allow for the operation of a Mini Storage Facility Business.

Public Hearing opened at 8:27 p.m. / Public Hearing closed at 8:32 p.m.

Skipped to item #18

18. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) City of Converse is considering a Request for a SUP on a Parcel of Land located along the 8400 block of Crestway, adjacent to FM 78 & Crestway (CB 507E, BLK 2, LOT 3, ID# 1010669), approximately 1.6580 Acres of Land to allow for the operation of a Mini Storage Facility Business.

AC Manager, John Quintanilla stated City Staff does not support this request. The city currently has other Storage Facilities that have plenty of vacant storage units available.

Vice-Chair West made a motion to deny item #18; Seconded by Member Guastella; Motion passed unanimously.

At approximately 8:35 p.m. Chairman Browning requested a 5 minute recess.
At approximately 8:44 p.m. the board members returned from their 5 minute recess.

Skipped to item #11

11. Public Hearing on a Proposed Review and Changes to the City of Converse Code of Ordinances Chapter 50, Zoning. This review will serve to better organize and define permitted uses and facilitate the reclassification of permitted uses. Also, consideration will be given to future developments, classification of future developments and how to approximately zone said developments.

Public Hearing opened at 8:45 p.m. / Public Hearing closed at 8:47 p.m.

Skipped to item # 16

16. Discussion and Appropriate Action on a Proposed Review and Changes to the City of Converse Code of Ordinances Chapter 50, Zoning. This review will serve to better organize and define permitted uses and facilitate the reclassification of permitted uses. Also, consideration will be given to future developments, classification of future developments and how to approximately zone said developments.

The Board Members would like to review the City of Converse Code of Ordinances Chapter 50-Zoning before any action is taken. They suggested too have 2 workshops which have been scheduled for Saturday, March 10 and Saturday, March 17, 2012 at 9:00 a.m. in the City Council Chambers.

Member Roberts made a motion to approve the request for 2 workshops for review; Seconded by Raney; Motion passed unanimously.

19. Report by the City Council Liaison.

Council Liaison Randy Pannell was present to speak for Council Liaison Steve Brown. Council Liaison thanked the board members for letting him sit tonight.

- Water Interconnect, CVLGC
- Purchase Chip Spreader Machine
- Purchased a new Fire Truck
- Water Billing Cycle has been approved to convert from 4 Cycles to 2 Cycles
- Incode System coming into our city and it has been approved by the Council
- City Staff recognized
- Keep Councilman Brown in Prayers
- Council Liaison explained the Water Billing Cycle.
- City Manager, Shawna Dowell gave a brief description of the Water Billing Cycle.

20. Report by Assistant City Manager.

- 1 case for Special Use Permit scheduled for the next meeting

AC Manager stated because of the SUP request it is required that we have a 10 day notification and requested to have the next Planning & Zoning on March 5.

21. Next Planning & Zoning Commission Meeting will be Monday, March 19, 2012.

A motion was considered to reschedule the next Planning & Zoning date for March 5, 2012

Member Raney made the motion to reschedule the next Planning & Zoning meeting.

22. Adjournment.

Meeting adjourned at approximately 9:25 p.m.