



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse
Planning & Zoning Commission
March 12, 2012, 7:00 p.m.

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, March 12, 2012 at 7:00 PM to discuss various items on the agenda.

1. Call Planning & Zoning Commission meeting to order.

At approximately 7:05 p.m. Chairman Browning called the meeting to order.

2. Roll Call.

Robert Browning, Chairman
Donnie West, Vice Chairman
Joseph Guastella, Member

Michael Roberts, Member
Robert Raney, Member
Richard Fink Sr., Member

Absent: Cynthia Turner (excused).

The following were Present:

Liaison, Councilman Steve Brown
Shawna Dowell, City Manger
John Quintanilla, AC Manager

Lt. Allen James
Odie Martinez, Recording Secretary

3. Invocation & Pledge of Allegiance.

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

4. Citizens to be Heard (3 min. limit).

None.

5. Discussion and appropriate action to approve Planning & Zoning minutes for February 13, 2012 meeting.

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

6. Discussion and appropriate action to approve Planning & Zoning minutes for January 23, 2012 meeting.

Member Raney made a motion to approve item # 6; Seconded by Member Fink Sr.; Motion passed unanimously.

7. Public Hearing on a request for a Special Use Permit (SUP) on a parcel of land located at 8537 FM 78 (CB 5071E, BLK, LOT 7 (SCARPULLA SUBD UT-4 "City of Converse Annexation"), ID # 313123), approximately .8810 Acres of Land to Allow for the operation of a Tire Shop.

Public Hearing opened at 7:10 p.m.

Two citizens spoke during this time; Marvin Divilin and Mahamed Conrose.

Public Hearing closed at 7:11 p.m.

8. Discussion and appropriate action to approve a request for a Special Use Permit (SUP) on a parcel of land located at 8537 FM 78 (CB 5071E, BLK, LOT 7 (SCARPULLA SUBD UT-4 "City of Converse Annexation"), ID # 313123), approximately .8810 Acres of Land to Allow for the operation of a Tire Shop. (Assistant City Manager)

AC Manager, John Quintanilla stated staff recommends approval.

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

9. 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 10 of the City of Converse Code of Ordinances. This addition will serve to define and regulate any electronic, electromechanical, or mechanical contrivance designed, made and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.

Public Hearing opened at 7:19 p.m.

City of Converse Lt. Allen James briefly explained to the board members how the 8 liners operate. He also explained the issues that San Antonio is currently having with 8 liners.

Public Hearing closed at 7:34 p.m.

10. Discussion and appropriate action 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 10 of the City of Converse Code of Ordinances. This addition will serve to define and regulate any electronic, electromechanical, or mechanical contrivance designed, made and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.

Board members agreed to adopt Code of Ordinance, Chapter 10- Businesses/Occupations with modifications and with guidance from legal Council.

Member Raney made a motion to approve the adoption of Chapter 10-Business/Occupations with modifications; Seconded by Member Guastella; Motion passed unanimously.

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 appropriately zone said developments.

Public Hearing opened at 8:04 p.m.

Chairman Browning stated the statutes on the review.

Public Hearing closed at 8:05 p.m.

12. 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 appropriately zone said developments.

AC Manager, John Quintanilla suggested tabling item #12. This item is still in the process of being modified.

Member Roberts made a motion to table item #12; Seconded by Member Raney; Motion passed unanimously.

13. Report by City Council Liaison.

Council Liaison stated he had no reports at this time.

14. Report by Assistant City Manager.

- Chapter 10 will be brought back in the next meeting

15. Next Planning & Zoning Commission meeting will be Monday, April 16, 2012.

Chairman Browning announced the next scheduled meeting.

16. Adjournment.

Meeting adjourned at approximately 8:09 p.m.