



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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Minutes  
City of Converse  
Planning & Zoning Commission  
May 14, 2012 - 7:00 P.M.

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, May 14, 2012 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Meeting to order.

Chairman Browning called the meeting to order at 7:02 p.m.

2. Roll Call.

All members were present

Robert Browning, Chairman  
Donnie West, Vice Chairman  
Joseph Guastella, Member  
Cynthia Turner, Member  
Richard Fink Sr., Member  
Robert Raney, Member

Michael Roberts, Member  
Councilman Steve Brown, Liaison  
Jeff Tondre, City Engineer  
John Quintanilla, AC Manager  
Odie Martinez, Recording Secretary

3. Invocation & Pledge of Allegiance.

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

4. Citizens to be heard.

No citizens to be heard.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for April 16, 2012 meeting.

Member Guastella questioned the AC Manager the status for Chapter 10-Business regarding 8-Liners. AC Manager, John Quintanilla responded the Council requested editing the wording and City Attorney will modify and will be brought back to next Planning & Zoning meeting June 14. (*This item is located in the April 16 Minutes item #5.*)

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

Chairman Browning stated motion passes with notation that this item (Chapter 10-Business, 8-Liners) be brought back at the next June 14<sup>th</sup> meeting.

6. A Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8475 FM 1976 (CB 5063B Blk. 10 Lot 1, ID # 310960), approximately 0.3540 Acres of Land to allow for Automobile Sales and Service as Requested by the property owner.

AC Manager, John Quintanilla stated that the property owner was not present and hopefully he will show up at a later time tonight. Chairman Browning stated we will post pone this item for now and move on to the next item.

7. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at 8475 FM 1976 (CB 5063B Blk. 10 Lot 1, ID # 310960), approximately 0.3540 Acres of Land to allow for Automobile Sales and Service as Requested by the Property Owner. (Assistant City Manager)

Chairman Browning responded "let's move on to item #8".

8. A Public Hearing on a Request for the Re-platting of an Existing Plat, namely CIMARRON LANDING PHASE I. This re-plat as requested by the Property Owners is specific to Parcels of Land located at 8903 & 8907 Prized Pony (CB 5350 AA, Blk. 5, Lots 8 & 9, PID # 1009752 & 1009751), approximately 0.3444 Acres of Land.

*Public Hearing started at 7:08 pm. Public Hearing ended at 7:13 pm.*

Laxman Patil, Consulting Engineer spoke during this time requesting approval of re-platting to build a pool.

9. Discussion and Appropriate Action on a Request to Approve a Re-platting of an Existing Plat, namely CIMARRON LANDING PHASE I. This re-plat as requested by the Property Owners is specific to Parcels of Land located at 8903 & 8907 Prized Pony (CB 5350 AA, Blk. 5, Lots 8 & 9, PID # 1009752 & 1009751), approximately 0.3444 Acres of Land. (Assistant City Manager)

Member Turner had a concern on how much water would be required to fill the pool due to the circumstances that the city is currently in Stage II. AC Manager stated there would be higher rates required to pay under Stage II.

Mr. Patil gave a description on the size of the pool (658 sq. ft/4 ft. deep/18x35 ft. long, 2,835 cubic ft. of water). City engineer, Jeff Tondre approves of this request.

Member Raney made a motion to approve item #9; Seconded by member Roberts; Motion passed unanimously.

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

Board members discussed the 4 comments provided by Vickrey & Associates which were noted in the letter of the packet. The letter also states that the preliminary plat meets the requirements in the development code and that Vickrey & Associates approves the request for plat #128.

Member Guastella made a motion to approve item #10; Seconded by member Turner; Motion passed unanimously.

11. Discussion and Appropriate Action to Approve the Preliminary Plat #131 for MacArthur Park Unit 4.

Vickrey & Associates provided a letter which indicates they have completed a review of the Preliminary Plat 131. No comments were indicated in the letter provided. Vickrey & Associates recommends approval of plat #131.

Member Turner made a motion to approve item #11; Seconded by member Fink Sr.; Motion passed unanimously.

12. Discussion and Appropriate Action to Approve the Preliminary Acceptance of Infrastructure of Cimarron Landing Phase II. (Assistant City Manager)

City Staff & City Engineer, Jeff Tondre recommends approval of the Preliminary Acceptance.

Member Turner made a motion to approve item #12; Seconded by Vice Chair West; Motion passed unanimously.

**Continue item #6.**

6. A Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8475 FM 1976 (CB 5063B Blk. 10 Lot 1, ID # 310960), approximately 0.3540 Acres of Land to allow for Automobile Sales and Service as Requested by the property owner.

AC Manager stated the owner has not arrived. He addressed to the board members that the property owner has been at this location for the past 10 years doing auto repairs. He is now requesting for the approval to sell automobiles. This has also been addressed to the City Manager.

*Public Hearing started at 7:35 p.m. Public Hearing ended at 7:35 p.m.  
No one spoke during this time.*

**Continue to item #7**

7. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at 8475 FM 1976 (CB 5063B Blk. 10 Lot 1, ID # 310960), approximately 0.3540 Acres of Land to allow for Automobile Sales and Service as Requested by the Property Owner. (Assistant City Manager)

Member Raney made a motion to approve item #7; Seconded by member Guastella; Motion passed unanimously.

13. Report by the City Council Liaison.

April 17<sup>th</sup> Council Meeting

- Recognition of employees for 5 years, John Adams in Street Department, Mathew Scott in Utility Maintenance, Patricia Neely got her Level II certification for Court Clerk by the Texas Court Clerks Association, Eric Brightson was nominated as Fireman of the Quarter
- Presented Proclamation 275 to the Motorcycle Awareness Club
- Public Hearing on Preliminary Water/Sewer Rate & Impact Fee study 10 year Capital Improvement Plan,
- Discussed tolling of Loop 1604, there will be no tolling
- Votes on local contracts

May 1, 2012 Council Meeting

- Recognition of employees for 5 years, Richard Fink Jr. in Ground Maintenance, John Carlile as Fire Fighter Paramedic, Mark Alcala as Police Officer
- Developed an ordinance to help PD with the ability to re-enforce & recuperate their cost and regulate amusement establishments.
- Joseph Rhodes, Fernando Aranda, Dan Norris were appointed to EDC Board of Directors. Dan Norris then resigned due to a promotion at work. Appointed John Shadron to Building & Standards Commission
- Re-Platting of Cimarron Landing
- Troy Lott was appointed as the local developer Liaison for Planning & Zoning, will be working with us in Capital Improvement Projects which is mandated by Ordinance
- New Health Care Plan was approved

Councilman Andy Selko's wife Kathy Selko passed away, battled with cancer for 2 years.

14. Report by Assistant City Manager.

- Next meeting is scheduled for June 4<sup>th</sup> we will have Re-platting of Lott's Landing I,
- Special Use Permit for Jason's Property automotive a request to build a facility for cabinets
- In the June 18<sup>th</sup> meeting we will have 3 or 2 rezoning, Special Use Permit & the CIP review 10 year plan

15. Next Planning & Zoning Commission Meeting will be June 4, 2012.

Chairman Browning announced the next Planning & Zoning meeting

16. Adjournment.

Meeting adjourned at approximately 7:46 p.m.

