CONVERSE TEXAS Expanding Horizons

CITY OF CONVERSE
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Minutes
Planning & Zoning Commission
June 4, 2012, 7:00 p.m.

The Planning & Zoning Commission of the City of Converse met in a regular meeting at the City Hall Conference Room 305 S. Seguin Street on Monday, June 4, 2012 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission to meeting to order.

Chairman Browning called the meeting to order at approximately 7:01 p.m.

2. Roll Call.

Members Present:

Robert Browning, Chairman
Donnie West, Vice Chair
Joseph Guastella, Member
Richard Fink Sr., Member
Robert Raney, Member
Councilman Steve Brown, Liaison
John Quintanilla, Assistant City Manager
Odie Martinez, Recording Secretary

Absent: Mrs. Turner (excused); Mr. Roberts (excused).
Visitors: Ty Turner from Vickrey & Associates.

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. (3 min. limit).

None.

5. A Public Hearing on a request for the re-platting of an existing plat, namely LOTT'S LANDING I. This re-plat requested by the property owners is specific to parcels of land located 2 8316 FM 78 (CB 508A, Blk. 31 Lots 3, LOTT'S LANDING, (PID # 1130363), approximately 04.996 Acres of Land.

Public Hearing opened at 7:08 p.m. *Public Hearing closed at 7:08*

No one spoke during this time.

6. Discussion and appropriate action on a request for the re-platting of an existing plat, namely LOTT'S LANDING I. This re-plat requested by the property owners is specific to parcels of land located 2 8316 FM 78 (CB 508A, Blk. 31 Lots 3, LOTT'S LANDING, (PID # 1130363), approximately 04.996 Acres of Land.

AC Manager, Quintanilla stated staff recommends approval of re-plat and that they are waiting on letters for recommendation of approval from SAWS and TX Dot. Board members discussed the issues with the sewer line easement, there were also some concerns among the board members regarding this issue and not having the two letters on hand for approval from SAWS and TX Dot. The board members have denied this request.

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

7. A Public Hearing for a Special Use Permit (SUP) on a Parcel of Land located at 8314 FM 1978 (CB 5080A, Lot 8B, "City of Converse Annexation", ID # 317114), approximately 4.8560 Acres of Land to allow for the operation of a cabinet production facility.

Before the public hearing was opened AC Manager addressed to the board members there was a typo on agenda item # 7. For the record ***Typo reads:*** *FM 1978;* ***Should read:*** *FM 78*

Public Hearing opened at 7:13 p.m. *Public Hearing closed at 7:17 p.m.*

Mr. John True of 6419 Sugar Creek addressed to the board members there was a correction that was needed on the letter that was turned in. The request is a facility for counter tops and <u>not</u> cabinets. He then gave a brief description of the business.

8. Discussion and appropriate action on a request to approve for a Special Use Permit (SUP) on a Parcel of Land located at 8314 FM 78 (CB 5080A, Lot 8B, "City of Converse Annexation", ID # 317114), approximately 4.8560 Acres of Land to allow for the operation of a cabinet production facility.

AC Manager stated that staff recommends approval. Board members then discussed the type of material that would be used, equipment, noise level, hours, days & location of operation.

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

9. Discussion and Appropriate Action on a Request to Amend the City of Converse Code of Ordinances Chapter 40-Subdivisions, Article II, Plat Procedure, Division 1, Generally, Section 40-37, 11 (b), Subdivision Plat Fees. This Section of the City of Converse. Ordinance Regulates Subdivision Development Fees. (First Reading) (Assistant City Manager)

Board members had a twenty minute discussion of the item #9.
AC Manager then introduced to the board members Mr. Ty Turner of Vickrey & Associates has taken place of Mr. Jeff Tondre who is no longer with Vickrey & Associates.

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

10. Report by the City Council Liaison.

Last Council Meeting May 17th.

- Short meeting on May 15th
- Recognized Beatification & Environmental for planting trees by Justice Center
- Passed Auto Shop
- Passed Cimarron Landing Phase II
- Charter Review will be on November ballet
- Cancelled CDBG Grant, City cannot afford the match of $100,00.00 fund

Councilman addressed to the board members it is important to attend the Charter review meeting.

11. Report by Assistant City Manager.

Updates for future items:
- Rezoning request
- Special Use Permit (SUP)
- Variance Request
- Three Public Hearings
- Capital Improvement Plan Advisory Committee meeting coming up

Board members then discussed the status of Master Planning.

12. Next Planning & Zoning Commission Meeting will be June 18, 2012.

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

13. Adjournment.

Meeting adjourned at approximately 7:58 p.m.