



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse, Texas
Planning & Zoning Commission
July 16, 2012 7:00 p.m.

The Planning & Zoning Commission of the City of Converse met in a regular meeting at the City of Converse City Hall located at 405 S. Seguin Street on Monday, July 16, 2012 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Vice Chair Donnie West called the meeting to order at approximately 7:01 p.m.

2. Roll Call.

Present:

Vice Chair Donnie West
Member Robert Raney

Member Joseph Guastella
Member Michael Roberts

Absent:

Chairman Robert Browning (excused)
Member Richard Fink Sr. (excused)

Member Cynthia Turner (excused)

Other Members:

Ty Turner, City Engineer
Councilman, Steve Brown as Liaison

AC Manager, John Quintanilla
Recording Secretary, Odie Martinez

3. Invocation & Pledge of Allegiance.

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

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

No Citizens to be heard.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for June 04, 2012 meeting.

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

6. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for June 18, 2012 meeting.

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

7. Discussion and Appropriate Action to Approve the Final Plat for Rolling Creek Unit IV, Plat #128. (City Engineer) (City Manager)

The Board members had some concerns with the letter that was provided by Vickrey & Associates which indicated 37 corrected construction items. Ty Turner the City Engineer & Danny Smith as the Project Engineer both explained to the members how these issues are more of clarification and minor changes that are need on the construction and not on the plat. AC Manager, John Quintanilla stated that this plat meets city ordinance requirements and staff recommended approval with the corrections in the construction.

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

8. Discussion and Appropriate Action to Approve the Final Plat for MacArthur Park Unit IV, Plat #131. (City Engineer) (City Manager)

AC Manager stated city staff recommended approval of the plat which meets the city ordinance requirements and the 32 revisions that must be corrected in the construction which was provided by Vickrey & Associates letter. Vickrey & Associates recommended approval of the final plat and construction plans conditional on receipt and approval of revised documents.

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

9. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 107 Ave. "B" (CB 5563, BLK 3 LOTS 14, 15, & 16, PID # 346031), approximately 0.2686 Acres of Land to allow for the operation of a gunsmith.

Public Hearing opened at 7:20 p.m.

Roy Schaufele owner of property 107 Avenue B & Board Member of Economic Development Corporation and Mark Papich spoke during this time.

Public Hearing closed at 7:25 p.m.

10. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at 107 Ave. "B" (CB 5563, BLK 3 LOTS 14, 15, & 16, PID # 346031), approximately 0.2686 Acres of Land to allow for the operation of a gunsmith. (Assistant City Manager)

During the Public Hearing Mr. Schaufele gave a description of how secure the building is and how confident he feels about it. He Also stated they still need to have an FFL inspection of which will be vigorous, thorough and highly detailed. The facility will be a repair shop. Mr. Papich will pick up and deliver all guns. Testing will take place at bracken range. This will not be a walk up business there is no sign at the door. The business will be advertised by word of mouth only. AC Manager stated staff recommended approval.

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

11. Discussion and Appropriate Action to Approve a Request for Variance from the Rear Setback Requirements on a Parcel of Land Located at 10215 Plumas (CB 5052D, Blk. 04, Lot 47, ID# 304310). (Assistant City Manager)

AC Manager addressed to the board members that Mr. Felix Zuniga had already built a 9x10 ft. slab built 12ft from the fence. The home was built back in 1978.

Staff recommended approval.

Member Guastella made a motion to approve item#11; Seconded by Roberts; Motion passed unanimously.

12. Report by the City Council Liaison.

- Next Council meeting will be tomorrow night. (July 17, 2012)
- Following seats are open for election, Mayor Pro-Tem, Grant Lopez will not run for office again, Steve Brown & Randy Pannell. This is the first time Converse will hold elections in November for this year

13. Report by Assistant City Manager.

- Special Use Permit on schedule for next meeting
- Plat in August
- Council will consider to approve Water & Sewer impact Fees at tomorrow night's meeting
- Council will also consider a new rate structure for water & sewer
- Will bring back the Major Thoroughfare Plan

Councilman Browning announced that the 8-Liners will also be at tomorrow night's meeting. PD shut down Lucky Penny's

14. Next Planning & Zoning Commission Meeting will be August 20, 2012.

Next Planning & Zoning meeting was announced.

15. Adjournment.

Meeting adjourned at approximately 7:45 p.m.