

MINUTES
City of Converse, Texas
Planning & Zoning Commission
October 15, 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 Conference Room located at 405 S. Seguin Street on Monday, October 15, 2012 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

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

2. Roll Call.

Those present:

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

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

Absent: Cynthia Turner (excused); Robert Raney (unexcused)

3. Invocation & Pledge Allegiance.

Vice-Chair Donnie West announced the invocation followed by the Pledge of Allegiance

4. Citizens to be heard.

No citizens to be heard.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for September 17, 2012 meeting.

Chairman Browning requested to amend the minutes. *Page Three Item #15 reads: 2 abstain; should read 1 abstain & 1 absent.*

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

6. Public Hearing on a Request for a Rezoning Request on a Parcel of Land located at 9260 FM 78 (CB 50533 P-102B, ABS 745, Property ID #307012), approximately 1.2870 Acres of Land from B-2 Retail Business/B-3 Commercial to B-4 Special Commercial. No specific purpose for the rezoning request was provided.

Public Hearing opened at 7:06 p.m.

Mrs. Blanca Hernandez property owner of 9260 FM 78 & Kate Marquis Business Owner at 9260 FM 78 and a resident at 135 Windsor Dr., San Antonio, Texas. Both spoke during this time.

Public Hearing closed at 7:18 p.m.

7. Discussion and appropriate Action to approve the Rezoning Request on a Parcel of Land located at 9260 FM 78 (CB 50533 P-102B, ABS 745, Property ID #307012), approximately 1.2870 Acres of Land from B-2 Retail Business/B-3 Commercial to B-4 Special Commercial. No specific purpose for the rezoning request was provided.

Board members discussed how this item was once brought to the Planning & Zoning and City Council and both commissions disapproved this item.

Ms. Kate Marquis and Jim Keinburg explained to the members what all they had to go through during this time.

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

8. Discussion and Appropriate Action to Approve the Final Plat #132, Known as RSBR-Converse. (City Engineer) (Assistant City Manager)

Mr. Ty Turner of Vickrey & Associates stated all corrections from the Preliminary Plat have been corrected. AC Manager Quintanilla addressed to the board members two typo corrections were required on the Final Plat.

Member West made a motion to approve item #8; Seconded by Member Fink Sr.; Motion passed unanimously.

9. Discussion and Appropriate Action to Approve the Adoption of Section 403, Industrialized Housing District, a New Section of the City of Converse Codification. The Adoption of Section 403 Establishes Standards that Regulates single-family or duplex industrialized housing, under Chapter 50- Zoning, Article IV, Districts and District Regulations, division XII-Industrialized Housing District. (New) (Building Official) (Assistant City Manager)

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

10. Public Hearing on a Request for a Property Development Moratorium in Accordance with Texas Local Government Chapter 212, Subchapter "E" Moratorium on Property Development in Certain Circumstances. The City of Converse seeks to impose a Property Development Moratorium for all residential lots located within the Meadows of Copperfield Unit #6 "A" located in Converse, Texas.

Public Hearing opened at 8:06 p.m. Public Hearing closed at 8:06 p.m.

11. Discussion and Appropriate Action on a Request to Approve a Moratorium on Property

Development in Accordance with Texas Local Government Chapter 212, Subchapter “E” Moratorium on Property Development in Certain Circumstances. The City of Converse seeks to impose a Property Development Moratorium for all residential lots located within the Meadows of Copperfield Unit #6 “A” located in Converse, Texas.

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

12. Discussion and Appropriate Action on a Request to Approve a Request for a Moratorium on Rezoning Requests. (EDC Executive Director) (City Manager)

Chairman Browning made a motion to approve item#12; Seconded by Member Michaels; Motion passed unanimously.

13. Discussion and Appropriate Action on a Request to Amend a Section of the City of Converse Code of Ordinance, namely Chapter 8-Buildings and Building Regulations, Article III-Building Code, Division II-Permits, Section 8-103, Schedule of Permit Fees.

Member Guastella made a motion to approve item #13; Seconded by Member Fink Sr.; Motion passed unanimously.

14. Report by the City Council Liaison.

- National Night Out
- Meet the Candidates, Thursday, October 18th
- Early Voting begins October 22nd until November 2nd. Election Day November 6th
- This could be last meeting. Mayor may reassign a new Liaison after Elections.
- Thanked the board members
- Don’t forget the 12 Propositions

15. Report by Assistant City Manager.

Will have more information regarding Copperfield Unit A

16. Next Planning & Zoning Commission Meeting will be November 19, 2012.

Chairman Browning announced the next Planning & Zoning Commission meeting.

17. Adjournment.

Meeting adjourned at approximately 9:01 p.m.

