



CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse
Planning & Zoning Commission
December 17, 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, December 17, 2012 at 7:00 p.m. to discuss various items on the agenda.

- 1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:00 p.m. Chairman Browning called the meeting to order.

- 2. Roll Call.

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

Michael Roberts, Member, *Present*
Robert Raney, Member, *Present*
Mayor Pro Tem, Liaison, Randy Pannell
John Quintanilla, AC Manager
Odie Martinez, Recording Secretary

Councilman Steve Brown was present as a visitor.

- 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. Public Hearing on a Request for a Rezoning a parcel of land located at the Intersection of Red Iron Creek & MacArthur Way, Converse, Texas (Blk. 09, Lot 1, Mac Arthur Park Unit 3B). The property owner is requesting a change in zoning from the current R-1 Single-family Dwelling District to Commercial B-4 Special Commercial, (4)-Clubs and lodges, the principal activity of which is not a business. This rezoning is expressly assigned to the Mac Arthur Park Homeowner’s Association (HOA) public use activity center.

Public Hearing opened at 7:02 p.m. Brian Otto of Meritage Homes and Roger Anderson a Converse resident spoke during this time.

Public Hearing closed at 7:13 p.m.

6. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at the Intersection of Red Iron Creek & MacArthur Way, Converse, Texas (Blk. 09, Lot 1, Mac Arthur Park Unit 3B). The property owner is requesting a change in zoning from the current R-1 Single- family Dwelling District to Commercial B-4 Special Commercial, (4)- Clubs and lodges, the principal activity of which is not a business. This rezoning is expressly assigned to the Mac Arthur Park Homeowner's Association (HOA) public use activity center.

Member Guastella made a motion to approve item #6; Seconded by Member Raney; Five in favor (Guastella, Raney, West, Browning, Roberts), One abstained (Turner), One oppose (Fink Sr.) Motion passed unanimously.

7. Discussion and Appropriate Action to Approve the Preliminary Plat known as the TOEPPERWIN MARKET, Plat #133. (City Engineer) (Assistant City Manager)

Member Raney requested to move to item #9 due to the length of time the item would take. Chairman Browning authorized to move forward as requested by Member Raney.

9. Discussion an Appropriate Action to Approve a Request for a Variance by the Property Owner from the 5' side setback at 8707 Mediator Path (Lot 9, Blk. 18 MIRAMAR Unit 8), Converse, Texas 78109. (Assistant City Manager)

Vice Chair West made a motion to approve item #9; Seconded by member Turner; Six Votes and One opposes (Chairman Browning), Motion passed unanimously.

Back to item 7

7. Discussion and Appropriate Action to Approve the Preliminary Plat known as the TOEPPERWIN MARKET, Plat #133. (City Engineer) (Assistant City Manager)

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

8. Discussion and Appropriate Action to Approve the Preliminary Infrastructure Acceptance of Mac Arthur Park Unit #3B. (City Engineer) (Assistant City Manager)

Item #7 pulled.

10. Report by the City Council Liaison.

Mayor Pro Tem Pannell introduced himself as the new Liaison for Planning & Zoning Commission. He announced that Councilman Steve Brown was appointed as Liaison to the

Building and Standards Commission. He addressed to the member that he is here to listen and learn more about the Planning & Zoning Commission. He announced that they were sworn in by Congressman Henry Cuellar.

11. Report by Assistant City Manager

- March 23rd Build San Antonio Green, 100 trees will be given away.

12. Next Planning & Zoning Meeting will be January 14, 2013 at 402 S. Seguin.

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

13. Adjournment.

Meeting adjourned at approximately 7:52 p.m.