



Expanding Horizons

CITY OF CONVERSE  
CITY ADMINISTRATION

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MINUTES  
City of Converse  
Planning & Zoning Commission  
January 14, 2013, 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, January 14, 2013 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:03 p.m. Chairman Browning called the meeting to order.

2. Roll Call.

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

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

Visitors:

Councilman Steve Brown, Councilwoman Kathy Richel. Al Grove & Steve Horvath of Vickrey.

3. Invocation & Pledge of Allegiance.

Liaison Randy Pannell announced the invocation followed by the Pledge of Allegiance.

4. Citizens to be heard.

Councilman Steve Brown addressed to the board members if anyone was interested in learning about the procedure of platting, Wednesday the 16<sup>th</sup> at 4:00 p.m. Platting of Rolling Creek will take place at Lone Shadow and Meadow Lark. Presented by Karl Hoppes Director of Public Works.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minute for November 19, 2012 meeting.

Two corrections were required in the set of minutes.

- Under Roll Call for Member Roberts it read; *Absent / unexcused*. Should read; *Absent /excused*.
- Item #10 minutes read; *Passed unanimously*. Should be stated with number of votes.

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

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

Two corrections were required in the set of minutes.

- The name Pannell was missing from Roll Call
- Misspell word under item #9. *Incorrect spelling: appose / correct spelling: oppose*

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

7. Public Hearing on a Request for a Special Use Permit (SUP) a parcel of land located at the Intersection of Red Iron Creek & MacArthur Way, Converse Texas (BLK. 09, Lot1, MacArthur Park Unit 3B). The property owner is requesting an SUP for which the principal activity will be a community pool center. This SUP is expressly assigned to the MacArthur Park Homeowner's Association (HOA) for the proposed community pool center.

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

Brian from Meritage Homes, Roger Anderson and John Koger residents of Converse spoke during this time.

*Public Hearing closed at 7:22 p.m.*

8. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) a parcel of land located at the Intersection of Red Iron Creek & MacArthur Way, Converse Texas (BLK. 09, Lot1, Mac Arthur Park Unit 3B). The property owner is requesting an SUP for which the principal activity will be a community pool center. This SUP is expressly assigned to the MacArthur Park Homeowner's Association (HOA) for the proposed community pool center. (Assistant City Manager)

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

9. Public Hearing on a Request for a Special Use Permit (SUP) on a parcel of land located at 101 Gibbs Sprawl, Converse Texas (CB5563 ARB P-1E-N, East of BLK D-1) The property owner is requesting a SUP for which the principal activity will be tavern for the property formerly known as "Sportsmans's Bar".

*Public hearing opened at 7:31 p.m.*

Martha Kazara and Councilwoman Kathy Richel spoke during this time.

*Public Hearing closed at 7:42 p.m.*

10. Request for a Special Use Permit (SUP) on a parcel of land located at 101 Gibbs Sprawl, Converse Texas (CB5563 ARB P-1E-N, East of BLK D-1) The property owner is requesting a SUP for which the principal activity will be tavern for the property formerly known as Sportsmans's Bar.

After, a twenty minute discussion among the members a recommendation was proposed that the Special Use Permit start on May 1<sup>st</sup> or upon the exit of Sportsman's Bar.

Member Roberts made a motion to approve item #10 with the proposed recommendation; Seconded by Member Fink; Motion passed unanimously.

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

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

12. Public Hearing on the Proposed Amendments to Chapter 40, Article V-Subdivision Requirements, Division IV-Water, Sanitary Sewer Drainage Facilities and Flood Hazards, Subdivision IV-Storm Drainage, Section 40-565 Design Criteria, the City of Converse Codification that Regulates Subdivision Storm Drainage Requirements.

*Public Hearing opened at 8:03 p.m.*

No one present to speak

*Public Hearing closed at 8:03 p.m.*

13. Discussion and Appropriate Action to Amend Chapter 40, Article V-Subdivision Requirements, Division IV-Water, Sanitary Sewer Drainage Facilities and Flood Hazards, Subdivision IV-Storm Drainage, Section 40-565 Design Criteria, the City of Converse Codification that Regulates Subdivision Storm Drainage Requirements. (First Reading) (Assistant City Manager)

AC Manager addressed to the members that the ordinance needs to be updated. The last update was in 2004. Come next meeting a letter will be provided by Vickrey with the updated version. Member Roberts requested a current and a draft version be presented. AC Manager stated that a presentation will be present as well.

Members took action to vote on a recommendation to support a draft of revisions to the ordinance.

Member Roberts made a motion to support a draft of revisions to the ordinance; Seconded by Member Guastella; Motion passed unanimously.

14. Report by the City Council.

- Thanked the members
- Councilman Steve Brown, Mayor Pro Tem and Mayor attended the NEP meeting on January 10, 2013 along with all the sister City Mayors, City Managers
- Council might speak on extending the due date for water Bills
- Two RFP's were sent out. Upgrading of the City Pool and Repair of the Fence at the Utility Department.
- Job openings in the City

15. Report by Assistant City Manager.

- Public Hearing, Zoning Request and Platting are on schedule for the next meeting

16. Next Planning & Zoning Commission Meeting will be February 25, 2013 at 402 S. Seguin.

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

17. Adjournment.

The meeting adjourned at approximately 8:22 p.m.