

MINUTES OF MEETING
CONVERSE ZONING COMMISSION
November 19, 2007
7:00 P.M.

Be it Known that the Converse Zoning Commission met in Regular Session on Monday, November 19, 2007 at the City Hall Conference Room, 405 South Seguin Street to Discuss and Act on the Following Agenda:

1. Call Meeting to Order.

The meeting was called to order by Chairman Bruce Cannon at 7:00 p.m. with the following members present:

Mr. Bruce Cannon, Chairman	Vice-Chairperson, Ms. Pat Uballe
Ms. Janet Peacock, Member	Mr. Peter Stith, Member
Mr. Donnie West, Alt. Member	Ms. Lorraine Clauss, Alt. Member
Ms. Leigh Ann Rogers, Recording Secretary	

Board Members, Ms. Judi Barthold, Ms. Cynthia Turner, and Ms. Irene Boucher, Assistant City Manager, Ms. Laura Arens, and City Council Liaison, Mr. Billy Schindler, were not present for this meeting.

2. Recognition of Visitors.

Economic Development Director, Mr. Mark Luft, was welcomed by Chairman Cannon.

3. Action to Approve Zoning Commission Minutes of October 15, 2007.

Motion to approve Zoning Commission Minutes of October 15, 2007 was made by Ms. Lorraine Clauss. Seconded by Mr. Peter Stith. Motion passed unanimously. Vice-Chair, Pat Uballe and Ms. Janet Peacock abstained from the vote due to their absence from the meeting conducted October 15, 2007.

4. Discussion and Appropriate Action on a Variance to Zoning Ordinance 617 Section III "R-1" Single Family District, C. Area Regulation #4. Rear Yard Setback for Approximately 18 Inches into the Rear Yard Setback 8527 Cheyenne Bluff, Rolling Creek Subdivision.

Discussion included:

- Contractor started work without a permit.
- Stipulations for approval will include a requirement from the contractor to obtain a building permit at double the cost and adherence to all codes and regulations required in the City of Converse.

Motion to approve a variance to Zoning Ordinance 617 Section III “R-1” Single Family District, C. Area Regulation #4 Rear Yard Setback for approximately 18 inches into the rear yard setback at 8527 Cheyenne Bluff, Rolling Creek Subdivision with the stipulations mentioned above was made by Ms. Janet Peacock. Seconded by Mr. Lorraine Clauss. Motion passed unanimously.

5. Discussion and Appropriate Action on a Proposed Smart Code for the City of Converse by Mark Luft, EDC Director, to Place Restrictions for the Revitalization of the City of Converse.

Economic Development Director, Mr. Mark Luft reported to the Commission members that the purpose of the proposed Smart Code is to provide developers with a direction to maintain aesthetic standards in order to promote the historical feel the City of Converse desires and preserve the integrity of the commercial district while complementing existing codes in addition to supporting the City of Converse and Economic Development’s efforts to develop the Gibbs Sprawl Road project, Town Square development, and the FM 78 overlay district.

Discussion began with Alternate Member, Ms. Lorraine Clauss citing several objections to the proposed Smart Code. Other members of the Commission expressed concerns about not being given an adequate amount of time to thoroughly research the literature provided to them.

At approximately 7:18 pm, Chairman Cannon called for a recess.

At approximately 7:27 pm, Chairman Cannon called the meeting back to order.

Chairman Cannon assigned individual sections of the proposed Smart Code to each of the Commission members to study until the next regularly scheduled Zoning meeting (December 17, 2007). In addition, he called for a workshop to meet one hour prior to the next Zoning meeting to discuss the results of the Commission members’ research.

Motion to table discussion and appropriate action on a proposed Smart Code for the City of Converse by Mark Luft, EDC Director, to place restrictions for the revitalization of the City of Converse until the next regularly scheduled Zoning meeting was made by Vice-Chair, Pat Uballe. Seconded by Mr. Donnie West. Motion passed unanimously.

6. Report By the City Council Representative on Council Actions and the City Staff on Future Zoning Actions.

Due to a conflicting meeting, Councilman Schindler and Assistant City Manager, Laura Arens, were not present to report on Council actions or future Zoning actions.

7. Next Zoning Commission Meeting will be December 17, 2007, 7:00 P.M.

A special workshop to discuss the proposed Smart Code was scheduled for December 17, 2007 at 6:00 pm prior to the regularly scheduled meeting.

8. Adjournment.

Motion to adjourn was made by Ms. Lorraine Clauss. Seconded by Mr. Peter Stith. Motion passed unanimously. Meeting adjourned at approximately 7:30 p.m.