

MINUTES OF MEETING
CONVERSE ZONING COMMISSION
April 21, 2008
7:00 P.M.

Be it Known that the Converse Zoning Commission met in Regular Session on Monday, April 21, 2008 Starting at 7:00 P.M. at the City Hall Conference Room # 1, 405 South Seguin Street to Discuss and Act on the Following Agenda:

1. Call Converse Zoning Commission 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	Ms. Lorraine Clauss, Vice-Chair
Mr. Peter. Peter Stith, Member	Mr. Donnie West, Member
Ms. Cynthia Turner, Member	Mr. Tito Escobedo, Member
Mr. Billy Schindler, City Council Liaison	Ms. Laura Arens, Assistant City Manager
Ms. Leigh Ann Rogers, Secretary	

Commission Member, Ms. Irene Boucher, was not present for this meeting.

2. Recognition of Visitors.

Ms. Doris Sargeant, Mr. Paul Clauss, Mr. Perry Donop, Jr., Mr. Patrick Christensen, and Ms. Cindy Tiessonniere were recognized.

Chairman also took a moment to welcome Mr. Tito Escobedo as a new member to the Zoning Commission.

3. Action to Approve Zoning Commission Minutes of February 7, 2008.

Motion to approve Zoning Commission Minutes of February 7, 2008 was made by Vice-Chair Lorraine Clauss. Seconded by Mr. Peter Stith. Motion **PASSED** unanimously. Mr. Tito Escobedo abstained from the vote in view of the fact that he was not present for the February 7th meeting.

4. PUBLIC HEARING on Rezoning the Rocket Self-Storage, 8678 FM 78, Converse, Texas (Legal Description: Rocket Self-Storage 008678 00 FM 78 FURN FIXT EQUIP SUP) from B-3 Commercial to I-1 Light Industrial.

Public Hearing opened at 7:02 p.m.

Public Hearing closed at 7:03 p.m.

There were no speakers to be heard.

5. Discussion and Action to Approve the Rezoning of the Rocket Self Storage, 8678 FM 78, Converse, Texas from B-3 Commercial to I-1 Light Industrial.

Motion to approve the rezoning of the Rocket Self Storage, 8678 FM 78, Converse, Texas from B-3 Commercial to L-1 Light Industrial was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion **PASSED** unanimously.

6. Discussion and Action to Approve a Variance to Ordinance 604 (Sign) Section VI Prohibited Signs (H) to Allow the Vantage at Converse Apartments to Place Two (2) Off-Site Signs Advertising their Business on Adjacent Property (Bexar Mercantile, Inc.) CB 5053 P-108 ABS 745 (Formerly P-63) Along FM 78.

Assistant City Manager, Ms. Laura Arens, informed the Commission Members that the property owner (Bexar Mercantile, Inc.) has given his permission for the signs to be placed on his property and this request is for thirty days only.

Motion to approve a variance to the Sign Ordinance # 604 to allow the Vantage at Converse Apartments to place two off-site signs advertising their business was made by Mr. Tito Escobedo. Seconded by Vice-Chair Lorraine Clauss. Motion **PASSED** unanimously.

7. Discussion and Action to Approve a Variance to Ordinance 604 (Sign) Section VI Prohibited Signs (B) to Allow the Maranatha Bible Church, 7855 E Loop 1604 N to Continue Using their LED Sign that has Flashing, Blinking and Traveling Lights.

Assistant City Manager pointed out that the sign ordinance is due to be updated and that several other variances of this kind have been granted recently to include Sonic and Walgreens.

Motion to approve a variance to Sign Ordinance #604 to allow Maranatha Bible Church to continue using their LED sign that has flashing, blinking, and traveling lights was made by Mr. Donnie West. Seconded by Vice-Chair Lorraine Clauss. Motion **PASSED** unanimously.

8. Discussion and Action to Approve a Variance to Ordinance 604 (Sign) Section VI Prohibited Signs (H) to Allow the Converse Ranch Apartments, Located Just Outside Converse City Limits on Crestway, to Place an Off-Site Sign (Large Bull on a Trailer) Advertising their Business the Lot Described as DB 5071E BLK 2

LOT 3 (Last Lot Within the City Limits of Converse on the East Side of Crestway).

Motion to approve a variance to Sign Ordinance # 604 to allow the Converse Ranch Apartments to place an off-site sign (large bull on a trailer) advertising their business for a **thirty-day time period with no extensions** was made by Vice-Chair Lorraine Clauss. Seconded by Mr. Tito Escobedo. Motion **PASSED** by a **four** in **favor** of (Vice-Chair Clauss, Mr. Escobedo, Mr. West, and Mr. Stith) to **two** (Chairman Cannon and Ms. Turner) **against** vote.

9. Report by City Council Representative on Council Actions and the City Staff on Future Zoning Actions.

Councilman Schindler reported on the following:

- Proposed Ordinance # 625 (scavenging curb-side trash) passed after the first reading at the April 1st City Council meeting and was withdrawn by City staff at the second reading on April 15th.
- Assistance being made available for residents who are affected by new flood plain maps issued by Bexar County.
- Park Relocation Plan concept approved with more negotiations in the future.
- Early voting starts Monday, April 28th.
- 4 contested seats on City Council.
- “Meet the Candidates” will be Thursday, April 24th from 6 – 10 p.m.

Assistant City Manager, Ms. Laura Arens added to Councilman Schindler’s report by stating that there will be a meeting on May 1, 2008 for the approximately 36 families affected by the new Bexar County Flood Plain maps and the letters announcing this meeting are due to be sent out tomorrow.

Assistant City Manager, Ms. Laura Arens reported no definite future agenda items at this time but did mention receiving three separate phone inquiries regarding zoning changes for mini-storage units that may be seen on future agendas.

10. Next Zoning Commission Meeting will be Monday, May 19, 2008.

11. Adjournment.

Prior to adjournment, Chairman Cannon again welcomed Mr. Escobedo to the Commission, briefly highlighted Ms. Doris Sargeant’s Zoning application for the available alternate position, and thanked all guests for their attendance and the City Staff for their assistance .

Meeting adjourned at approximately 7:30 p.m.