

MINUTES OF MEETING
CONVERSE ZONING COMMISSION
August 18, 2008
7:00 P.M.

Be it Known that the Converse Zoning Commission met in Regular Session on Monday, August 18, 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
Mr. Tito Escobedo, Member	Ms. Irene Boucher, Member
Ms. Cynthia Turner, Member	Mr. Chris Drake, City Council Liaison
Ms. Laura Arens, Assistant City Manager	Ms. Leigh Ann Rogers, Secretary

Alternate Member, Ms. Doris Sargeant, was not present.

2. Recognition of Visitors.

Mr. Paul Clauss, Mr. and Mrs. Fred Vasquez, and Ms. Donna Armstrong were recognized.

3. Action to Approve Zoning Commission Minutes of July 21, 2008.

Motion to **APPROVE** Zoning Commission Minutes of July 21, 2008 was made by Vice-Chair Lorraine Clauss. Seconded by Mr. Peter Stith. Motion **PASSED** unanimously.

4. Discussion and Appropriate Action on a Request for a Variance to Ordinance 617 Section III "R-1" Single-Family District C Area Regulations #3 Reverse Frontage to Build a 4-Foot Chain-Link Fence Approximately 18 Feet into the 20-Foot Reverse Frontage Side Yard Setback at 8803 Pensive.

The homeowner, Ms. Donna Armstrong, was present and available to answer questions.

Assistant City Manager, Ms. Laura Arens, reported on the difficulties this homeowner will have with installing a fence due to the steep drop-offs on either side of the property.

Members of the Zoning Commission made inquiries about the possibility of a privacy fence, which was deemed not an option, and potential issues for future property owners if this variance were to be approved.

Mr. Donnie West made a motion to **approve** a request for a variance to Ordinance 617 to build a 4-foot chain-link fence approximately 18 feet into the 20-foot reverse frontage side yard setback at 8803 Pensive. Ms. Irene Boucher seconded the motion. Motion **passed** with six (Cannon, West, Boucher, Stith, Turner, and Escobedo) in favor of and one (Clauss) against.

5. Discussion and Appropriate Action on a Request for a Variance to Ordinance 611 Fences to Allow a 4-Foot Chain-Link Fence to be Constructed 10 Feet Inside the Property Line of 8803 Pensive Between 8803 and 8807 Pensive.

Assistant City Manager, Ms. Laura Arens, explained that this request is for the other side of the property which was previously discussed during Agenda Item # 4 but is a separate request because it pertains to a different ordinance.

Ms. Cynthia Turner made a motion to **approve** the request for a variance to Ordinance 611 to allow a 4-foot chain-link fence to be constructed 10 feet inside the property line of 8803 Pensive between 8803 and 8807 Pensive. Seconded by Mr. Escobedo. Motion **passed** with six (Cannon, West, Boucher, Stith, Turner, and Escobedo) in favor of and one (Clauss) against.

6. Discussion and Appropriate Action on a Request for a Variance to Ordinance 617 Section VIII “B-2” Retail Item C Area Regulations #1 Front Yard Being 12 Feet Short of the 25-Foot Minimum Requirement and #4 Lot Area Having 5,460 Square Feet Instead of the Required 6,000 Square Feet at 202 Station Street.

Assistant City Manager, Ms. Laura Arens, reported that 202 Station Street was purchased in 1979 by the present owner. Prior to that, this property was owned by the City of Converse and had a 60 foot right right-of-way for future improvements to Station Street. In 1985, Station Street was widened and left the lot 12 feet shy of the 25 foot minimum front yard requirement. Also, the current structure is short 540 square feet of the required 6,000 square feet of heating and cooled space. The current owner has expressed that he would like to remodel and then sell the property.

Concerns for parking and B-2 restrictions were discussed briefly.

A motion to **disapprove** the request for a variance to Ordinance 617 was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion to **disapprove passed** unanimously.

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

Councilman Drake reported the following:

- City Council decisions on Zoning issues
- Two recent proclamations
- Updates from the Director of the Street Department regarding the street maintenance schedule
- City Budget
- Night in Ole Converse

8. Next Zoning Commission Meeting will be Monday, September 22, 2008 at 7:00 p.m.

Mr. Tito Escobedo reported that he will be unable to attend the next regularly scheduled meeting

9. Adjournment.

Meeting adjourned at approximately 7:40 p.m.