

MINUTES  
CONVERSE ZONING COMMISSION  
September 15, 2008  
7:00 P.M.

Be It Known That the Converse Zoning Commission Met In Regular Session on Monday, September 15th, 2008 Starting at 7:00 P.M. In The Converse Conference Room #1, 405 S. Seguin Street to Discuss and Act On The Following Agenda:

1. **Call 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. Tito Escobedo, Member	Mr. Donnie West, Member
Ms. Cynthia Turner, Member	Ms. Irene Boucher, Member
Mr. Chris Drake, City Council Liaison	Ms. Laura Arens, Assistant City Manager
Ms. Leigh Ann Rogers, Secretary	

Member, Mr. Peter Stith, and Alternate Member, Ms. Doris Sargent, were not present.

2. **Recognition of Visitors.**

Mr. Paul Clauss, Mr. and Mrs. Julio and Irma Velasquez, Mr. Arturo Reyes, and Mr. Victor Arredondo were recognized.

3. **Action to Approve Zoning Commission Minutes of August 18, 2008.**

Motion to **approve** Zoning Commission meeting minutes of August 18, 2008 was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion **passed** unanimously.

4. **Public Hearing a Request for a Special Use Permit to Construct and Operate a Machine Shop on a Portion of an Irregular Shape Parcel of Land Located Along Toepperwein Road and FM 1976 Legally Described as CB 5063U BLK 1 LOT 1 GEO ID: 05063-941-0010. The Portion of Property Will Start on FM 1976 Approximately 320-Feet From the Intersection of FM 1976 and Toepperwein Road on the West Side of the Drainage Easement Extending Approximately 709.96-Feet to the North, to the East for Approximately 201.04-Feet, to the South Along the 14-Foot Sanitary Easement for Approximately 473.26-Feet; to the West for Approximately 174.64-Feet, Then South Again Approximately 236.70-Feet Along the East Side of the 25-Foot Drainage Easement to FM 1976.**

Public Hearing began at 7:03 p.m.

Owner, Mr. Arturo Reyes, was present for the Public Hearing and stood to introduce himself. Mr. Reyes briefly reported on his plans for the facility.

A letter of opposition from Ms. Velma Ramirez of 7205 Autumn Wells was read aloud by Chairman Cannon as follows:

“Attention Assistant Manager:

My lot is adjacent to this parcel of land and I am totally against allowing permission for this special use permit.

My concern is down the line if I were to sell my lot, how appealing would it be if there was a bldg. behind it. If the business was not successful, then it would be a waste of good space therefore, I am in hopes my input would deter the council to approve this permit.

Thank You

Velma M. Ramirez”

Public Hearing ended at 7:05 p.m.

5. **Discussion and Action on a Request for a Special Use Permit to Construct and Operate a Machine Shop on a Portion of an Irregular Shape Parcel of Land Located Along Toepperwein Road and FM 1976 Legally Described as CB 5063U BLK 1 LOT 1 GEO ID: 05063-941-0010. The Portion of Property Will Start on FM 1976 Approximately 320-Foot From the Intersection of FM 1976 and Toepperwein Road on the West Side of the Drainage Easement Extending Approximately 709.96-Feet to the North, to the East for Approximately 201.04-Feet, to the South Along the 14-Foot Sanitary Easement for Approximately 473.26-Feet; to the West for Approximately 174.64-Feet, Then South Again Approximately 236.70-Feet Along the East Side of the 25-Foot Drainage Easement to FM 1976.**

A brief discussion regarding the differences between B-2 Retail and I-1 Light Industrial and the location of the homeowner who is in opposition of the special use permit took place. Also reported in this discussion, if this special use permit were to be approved and the property were ever sold, it would revert back to B-2 Retail.

Motion to **approve** a special use permit to allow construction and operation of a machine shop on a parcel of land located along Toepperwein Road and FM 1976 was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion **passed** unanimously.

6. **Discussion and Action on a Request for a Variance to Build Patio Cover Approximately 1.5 feet with a 1 foot overhang into the 20-foot Building Setback which is also a 20-Foot Utility Easement at 523 Candy Drive, Converse, Texas.**

Motion to **approve** a variance to build a patio cover approximately 1.5 feet with a one-foot overhang into the 20-foot building setback which is also a 20-foot utility easement at 523 Candy Drive was made by Mr. Donnie West. Seconded by Vice-Chair Lorraine Clauss. Motion **passed** unanimously.

7. **Discussion and Action on a Request for a Variance to Ordinance 320 to Allow Ohio State University Colors, Logo and House Numbers to be Painted Along the Curb at 9835 Flatland Trail, Converse, Texas.**

Motion to **approve** a request for a variance to Ordinance 320 to allow Ohio University colors, logo, and house numbers to be painted along the curb at 9835 Flatland Trail, Converse, Texas was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion **passed** unanimously.

8. **Discussion and Action on a Request for a Variance to Ordinance 611 Fences, #2 Requirements "B" to Allow a 5 to 6-foot Rot-Iron Fence to be Built Along the Front an Empty Lot within the 20-foot Front Yard Setback at 8804 Dream Behind a Row of Red Tips Shrubbery Planted approximately 10-Feet off the Curb With Owner Residing at 8811 Dream, Converse, Texas.**

- Note: On the last line of this Agenda Item, "8811 Dream" should read "8811 Slumber"

Homeowner, Mr. Victor Arredondo, was present and available to answer questions.

Vice-Chair Lorraine Clauss stated that she had visited with Mr. Arredondo earlier in the day and reported that he would be willing to alter his request to allow for a 4-foot fence rather than a five to six foot fence as a compromise if deemed necessary for approval.

Motion to **approve** a request for a variance to Ordinance 611 to allow a five to six foot wrought iron fence to be built along the front of an empty lot within the 20-foot front yard setback at 8804 Dream behind a row of red tip shrubbery planted approximately ten feet off of the curb was made by Vice-Chair Lorraine Clauss. Seconded by Ms. Cynthia Turner. Motion **passed** unanimously.

9. **Discussion and Action on a Request for a Variance to Ordinance 617 Section III R-1 Single Family District Item C Side Yard to Allow the Resident at 9711 Autumn Place to Keep the Concrete Slab and 10X14 Storage Shed Built Approximately 4-Feet Into the 5-Foot Side Yard Setback.**

Homeowners, Mr. and Mrs. Velasquez, were present and available to answer questions.

A brief discussion took place involving the necessity of the homeowners paying any fees or fines involved if this request were to be approved and/or the necessity of the homeowners either removing a portion of or all of the structure if the request were to be disapproved.

A motion to **approve** a request for a variance to Ordinance 617 to allow the resident at 9711 Autumn Place to keep the concrete slab and 10 X 14 storage shed built approximately four feet into the five-foot side yard setback **with a stipulation that the homeowners must pay all building permit fees and/or fines and repair the rafters to extend the full length of the structure** was made by Vice-Chair Lorraine Clauss. Seconded by Mr. Irene Boucher. Motion **passed** unanimously.

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

Councilman Drake reported on the following:

- Mr. John Woolery was appointed to the Fire and EMS Commission.
- Ms. Lisa Martin was appointed as a regular member of the Building and Standards Commission.
- Ms. Joyce Sheldon was recognized for ten years of service as an employee of the City.
- Mr. Ches Estes was recognized for five years of service as an employee of the City.
- Three plats were approved.
- Pony League contract with the City has been terminated.
- JYSF submitted a proposal which will go before City Council on September 15, 2008.
- Grand Opening for the Judson Stadium will be September 26, 2008.
- Reminder to volunteer for NIOC if possible.
- Reminder that the Zoning Commission is still short two alternates.

Assistant City Manager, Ms. Laura Arens, had no future Zoning actions to report.

11. **Next Zoning Commission Meeting will be October 20, 2008 at 7:00 pm.**

12. **Adjournment.**

Chairman Cannon adjourned the meeting at 7:43 p.m.