

CITY OF CONVERSE
ZONING COMMISSION
MINUTES OF FEBRUARY 19, 2009
7:00 PM

The Zoning Commission of the City Of Converse met in a regular meeting at the Converse Conference Room #1 on Thursday, February 19, 2009 at 7:00 PM to discuss various items on the agenda. The following were present:

Mr. Bruce Cannon, Chair	Ms. Lorraine Clauss, Vice-Chair
Mr. Tito Escobedo, Jr., Member	Mr. Peter Stith, Member
Ms. Cynthia Turner, Member	Ms. Doris Sargeant, Member
Councilman Jon Lindgren, Liaison	Ms. Laura Arens, Assistant City Manager
Ms. Penny Hieronymus, City Secretary	

Member Mr. Donnie West was not present.

1. Call Zoning Commission Meeting to Order

At approximately 7:00 PM, Chair Cannon called the meeting to order.

2. Recognition of Visitors

Ms. Joan Lindgren, Mr. Paul Clauss, Ms. Cindy Pavlicek, Councilman Chris Drake & Councilman Rene Rodriguez were recognized.

3. Action to Approve Zoning Commission Minute of January 22, 2009

Vice-Chair Clauss made a motion to approve agenda item #3. Member Turner seconded the motion. It passed unanimously.

4. Discussion and Appropriate Action on a Request for a Variance of Ordinance 619, Section II Residential District Item A. 1. (Recreational or Leisure Items Shall Not Block Public Right-of-Way When Not in Use) to Allow a Basketball Goal to Remain within the 10-foot Utility Easement at 8420 Dusty Ridge, Converse, Texas. (Ms. Pavlicek)

Ms. Pavlicek of 8420 Dusty Ridge stated her reasons for the variance request.

There was a brief explanation, which had questions & comments.

Member Clauss made a motion to disapprove agenda item #4. Member Stith seconded the motion. It failed unanimously to disapprove agenda item #4.

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5. Discussion and Action on a Request for a Variance to Ordinance 617, Section II, C. Area Regulations – 4. Rear Yard Setback – to Allow a Deck to be Built 3-Feet into the 20-Foot Setback at 8303 Coppergate, Converse, Texas. (Mike and Judy Sanford)

The Sanford's were not present & there was no discussion.

Member Clauss made a motion to approve agenda item #5. Member Sargeant seconded the motion. It passed unanimously.

6. Discussion and Action on Possible Changes to Ordinance 617 An Ordinance of the City of Converse Established for Regulating Zoning of the City in Accordance With a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict

There was discussion & comments regarding percentages of the lot percentages/degrees & can this be removed, this helps more then it hurts because some lots were 45' x 100', has to do with building & lot/yard size, discussed Special Commercial District, car washes & water restrictions, can't Spot Zone, we don't have a B-4 District & on a zone change – neighbors have to be notified.

Member Clauss made a motion to approve agenda item #6 as written. Member Stith seconded the motion. It passed unanimously.

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

Ms. Arens reported:

- On future agenda items, today she has a request for a zoning change to go from I-1 Light Industrial to B-3 Commercial around the Four Paws on 1976 for a possible Veterinary Clinic
- Council appointed Ms. Pam Kraemer as Chair to the P&R
- Council appointed Ms. LuAnn Holden as a member to the P&R
- Council was briefed by Ms. Simone Roberts on Autumn Valley on commercial trucks parked in residential driveways & wants to work on the zoning to have this not permitted
- Council was briefed on the audit for EDC & COC; Finance Director Jerry Wilson did a good job
- Assistant Police Chief Rheiner briefed council on the yearly racial profiling
- Rep. Roland Gutierrez now has an office along with Rep. Joe Farias at City Hall Conference Room 2 (next to the Library)
- Next Zoning mtg. will be Monday, March 16; her last mtg. will be in April
- Applications for her position is being advertised & March 1 is the deadline

Chair Cannon thanked the CC members for attending tonight's meeting.

Council meetings are the 1st & 3rd Tuesday of the month at 7 PM & everyone is welcomed.

8. Next Zoning Commission Meeting will be Monday, March 16, 2009

Chair Cannon stated the next Zoning Commission meeting is scheduled for Monday, March 16, 2009.

9. Adjournment

At approximately 7:43 PM, Chair Cannon adjourned the meeting.