

CITY OF CONVERSE
ZONING COMMISSION
MINUTES OF FEBRUARY 8, 2010
7:00 PM

The Zoning Commission of the City Of Converse met in a regular meeting at the City Council Chambers, 402 S. Seguin Street on Monday, February 8, 2010 at 7:00 PM to discuss various items on the agenda. The following were present:

Mr. Tito Escobedo, Jr., Chair	Mr. Donnie West, Vice Chair
Ms. Lorraine Clauss, Member	Mr. Peter Stith, Member
Councilwoman Renee Paschall, Liaison	Mr. John Quintanilla, Assistant City Manager
Ms. Penny Hieronymus, City Secretary	

1. Call Zoning Commission Meeting to Order

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

2. Recognition of Visitors

Chair Escobedo stated Members Doris Sargeant & Cynthia Turner were not present & have excused absences.

Visitors: Ms. Jamie Lott & Mr. Paul Clauss

3. Action to Approve Zoning Commission Minutes of January 11, 2010

Chair Escobedo stated the minutes of the previous meeting have been distributed, there are no corrections & therefore they are approved.

4. Public Hearing on the Request to Rezone a Portion of a Parcel of Land Located at 8316 FM 78 (CB 5080 A, Blk. 31, Lot 3, (Property ID 1130363) Lotts Landing), for a Total of Approximately 1.86 Acres Out of 04.9960 Acres of Land from B-3, Commercial District to B-4, Special Commercial District to Allow for the Renovation of the Facility and the Operation of a Bar and Grill

At approximate 7:04 PM, Chair Escobedo opened the public hearing.

-Mr. Paul Clauss of 9603 Copper Falls shared his 2 concerns: Being a bar, it backs up to a residential area & traffic, being right across from the Wal-Mart & on FM 78.

Ms. Jamie Lott of 8316 FM 78 replied they spoke with the Police Dept. & they did not have any problems or issues at all. They do have 2 approaches for in & out, which have already been approved by TXDOT. As far as the residential area towards the back, they have that still opened & have a

couple of centers that have showed interest as far as new tenants & they are more retail. They have 2 acres in between where the bar will be & the residential area. The bar will occupy 4,000 sq. ft. & is basically set up like Chili's Restaurant. The bar has already applied for their TABC license. She spoke to the tenants & they did not have a problem.

At approximately 7:09 PM, Chair Escobedo closed the public hearing.

5. Discussion and Appropriate Action on the Request to Rezone a Portion of a Parcel of Land Located at 8316 FM 78 (CB 5080 A, Blk. 31, Lot 3, (Property ID 1130363) Lotts Landing), for a Total of Approximately 1.86 Acres Out of 04.9960 Acres of Land from B-3, Commercial District to B-4, Special Commercial District to Allow for the Renovation of the Facility and the Operation of a Bar and Grill

Mr. Quintanilla gave a briefing for this rezone request; the Tx. Local Government Code requires us to contact all property owners within 200' of this location; if we table this item, we will have to start the process over. Staff recommends approval.

Member Clauss stated she appreciates everything that has been presented, but shared her concerns on not receiving the Zoning packet in time to review this request. She thinks they should table this item & come back next month after they have all had a chance to look at it. She would like to physically see it & have the opportunity to talk with some of the neighbors herself, she does not want to be pressured, the Zoning Commission has a responsibility.

Vice Chair West stated, yes, there was short notice, but has faith & trust in the City & the City doing their work.

Member Clauss made a motion to table this item until the next March mtg. There was no second. Item did not pass due to lack of a second.

Vice Chair West made a motion to approve agenda item #5. Member Stith seconded the motion. It passed with 3 members (Escobedo, West & Stith) voting for the motion & 1 member (Clauss) opposed.

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

Councilwoman Paschall reported:

- Approved the agreement with COC & JYSF for Baseball/Softball Program
- Approved City Holiday for Thurs., Dec. 23 in celebration of Christmas
- Approved use of the City Hall Conference Room #1, for Sat., Feb. 27 – So there will be no Mayor/Council Call
- Approved final plat for Miramar Unit 8 C
- Still discussion of amendments to the EDC Art. of Inc. that will be on the next CC agenda

Other discussion: JYSF will pay the COC \$1,000 & \$8 per hr. for electricity, maintain the fields, they will sell banners to display in the field for advertising revenue

Mr. Quintanilla reported:

- Met with V.K. Knowlton today & they are going to proceed with the Schaefer Rd. reconstruction this coming Mon., Feb. 15 – weather permitting

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- Next Mon., Dean Word will be re-building Rocket Lane & Thornton Lane – weather permitting
- We will have 1 re-zone case for consideration in the March Zoning mtg.
- Possibly have 1 Special Use Permit to secure a permit to install a 40' or 60' radio tower at his home
- Will try to send out Zoning agendas electronically & still mail out a hard copy

7. Next Zoning Commission Meeting will be Monday, March 15, 2010

The next Zoning mtg. is scheduled for Mon., March 15, 2010.

8. Adjournment

At approximately 7:38 PM, Chair Escobedo adjourned the meeting.