



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

403 S. Seguin  
Converse, Texas 78109  
(210) 658-5356  
Fax: 659-0964  
www.conversetx.net

MINUTES/RESULTS  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
OCTOBER 20, 2014 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at City of Converse Conference Room located at 405 S. Seguin Street on Monday, October 20, 2014 to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Browning called the meeting to order at approximately 6:59 p.m.

2. Roll Call

Chairman Robert Browning, *Present*  
Vice Chair Donnie West, *Absent/Excused*  
Cynthia Turner, Member, *Present*  
Richard Fink Sr. Member, *Present*  
Robert Raney, Member, *Present*

Michael Roberts, Member, *Absent/Excused*  
Jeff Beehler, Member, *Present*  
Councilman Steve Brown, *Liaison*  
John Quintanilla, Assistant City Manager  
Odie Martinez, Secretary

3. Invocation & Pledge of Allegiance.

Ms. Cynthia Turner announced the Invocation followed by the Pledge of Allegiance.

4. Citizens to Be Heard. (3 min. limit)

None.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for September 15, 2014.

Mr. Beehler made a motion to approve item 5; seconded by Raney. Motion passed with five votes (Turner, Raney, Fink, Browning and Beehler) and two absent (Roberts and Vice Chair West).

6. Discussion and Appropriate Action on a Request to Approve the Preliminary plat known as Plat #138, AUTUMN RUN COMMERCIAL. (Assistant City Manager) (City Engineer)

Mr. Raney made a motion to approve Item # 6; seconded by Ms. Turner. Motion passed with four votes (Raney, Turner, Fink and Browning). One oppose (Beehler) and two absent (Vice-Chair West and Roberts).

7. Discussion and Appropriate Action on a Request to Approve the Application for a Special Use Permit (SUP) as Per Section 2-133 (b). (Assistant City Manager)

The members discussed of adding verbiage to the application. "Advise the applicant to coordinate with the Building Official".

Mr. Beehler made a motion to approve item # 7 with updated verbiage discussed; seconded by Ms. Turner. Motion passed with five votes (Beehler, Raney, Fink, Turner and Browning) and two absent (Vice Chair West and Roberts)

8. Discussion and Appropriate Action on a Request to Approve the Application for a Rezoning Request as Per Section 2-133 (b). (Assistant City Manager)

The members discussed of removing the word "Request" from the application.

Mr. Beehler made a motion to approve item # 8 with the removal of the word "request" from the application; seconded by Mr. Raney. Motion passed with five votes (Beehler, Raney, Browning, Turner and Chairman Browning) and two absent (Vice Chair West and Roberts).

9. Discussion of the Draft Ordinances Associated with the Proposed Loop 1604 Corridor Study. (Assistant City Manager)

Item # 9 Tabled.

10. Discussion and Appropriate Action on a Request to Approve Ordinance 617-2014, an Ordinance amending the Code of Ordinances, City of Converse, Texas, Chapter 50, Zoning, Article IV- Districts and District Regulations, Division 8- B-3-Commercial, the Addition of (21) Hotels/Motels and (22) Mixed Use Developments to the B-3 Zoning Classification. (First reading) (Assistant City Manager)

***Chairman Browning requested to move on to item # 11 and then return to item # 10.***

11. Discussion of Model Mixed-Use Zoning District Ordinance to Establish Regulations and Mixed Use Developments Requirements. (Assistant City Manager)

The members discussed to table item # 10 and # 11 for extended time to review the documents.

Mr. Raney made a motion to table items # 10 and # 11; seconded by Ms. Turner. Motion passed with five votes (Raney, Turner, Fink, Chairman Browning and Beehler) and two absent (Roberts and Vice Chair West).

12. Report by Council Liaison.

- Tabled a SUP (Special Use Permit) for property located at 339 S. Seguin
- Approved Ordinance 711-2014, Chapter 16 EMS
- Tabled Troy & Jamie Lott Property Surplus for reconsideration at next Council meeting
- Approved Inter-Local Agreement SWAT

- Planning and Zoning Members re-appointed, Mr. Fink, Mr. Browning, Ms. Turner, Mr. West
- Next Council meeting held in City Hall Conference room due to Early voting held at the Council Chambers
- Early Voting October 20 – October 31

13. Report by Assistant City Manager.

- Two Final Plats, Copperfield and Autumn Run

14. Next Planning & Zoning Commission Meeting will be November 17, 2014 at 405 S. Seguin.

Chairman Browning announced the next scheduled date for the Planning & Zoning Meeting.

15. Adjournment.

Meeting adjourned at approximately 7:50 p.m.