



MINUTES/RESULTS  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
NOVEMBER 17, 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, November 17, 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 7:04 p.m.

2. Roll Call

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

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

3. Invocation & Pledge of Allegiance.

Vice Chair West announced the invocation followed by the Pledge of Allegiance

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

None.

5. Discussion and Appropriate Action on a Request to Approve An Amended Plat known as Plat #135, FPN CORPORATE SUBDIVISION. (Assistant City Manager) (City Engineer)

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

6. Discussion and Appropriate Action on a Request to Approve a Preliminary Plat known as Plat #139, PACTO DE AMOR. (Assistant City Manager) (City Engineer)

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

7. Discussion and Appropriate Action on a Request to Approve the Preliminary Infrastructure Acceptance of COPPERFIELD UNIT #6, Phase III. (Assistant City Manager) (City Engineer)

Mr. Roberts made a motion to approve item # 7; seconded by Vice Chair West. Motion passed with four votes (Roberts, Vice Chair West, Fink and Chairman Browning) and three absent (Turner, Raney and Beehler).

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

The members discussed restrictions, development, zoning, draft ordinance and concerns to the properties within the 1604. Once the draft ordinances are completed they will be brought back to Planning & Zoning for review.

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

The members will review the ordinance and send any comments to John and bring it back to the January meeting for a final.

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)

Mr. Roberts made a motion to accept the proposal revision to Chapter 50 Code of Ordinances; seconded by Chairman Browning. Motion passed with four votes (Roberts, Chairman Browning, Fink and Vice Chair West) and three absent (Turner, Raney and Beehler)

11. Report by Council Liaison.

- Approved SUP (Special Use Permit) located at 339 S. Seguin
- Federal Surplus Real Estate will return to Council December 2<sup>nd</sup>
- Approved Preliminary Plat Autumn Run Subdivision
- Special Call Meeting (Canvass Election) Resoluton722-2014
- Swore in Renee Paschall Place 2, Jon Lindgren Place 4, and Steve Brown Place 6

12. Report by Assistant City Manager.

- Final Plat Copperfield Unit 5
- Mixed Used Development

13. Next Planning & Zoning Commission Meeting will be December 15, 2014 at 405 S. Seguin.

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

14. Adjournment.

Meeting adjourned at approximately 8:22 p.m.