



CITY OF CONVERSE  
CITY ADMINISTRATION

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**MINUTES/RESULTS**  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, December 15, 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, December 15, 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 7:00 p.m.

2. Roll Call

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

Jeff Beehler, Member, *Present*  
Councilman Rick Davis, Liaison  
Le Ann Piatt, Assistant City Manager  
John Quintanilla, Comm. Dev. Director  
Odie Martinez, Secretary

**Visitors:**

Councilwoman Paschall, City Manager Lanny S. Lambert

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)

City Manager Mr. Lanny Lambert introduced himself to the members. He briefly addressed to the members of the city needs.

Councilwoman Paschall addressed item #7. Home developments need larger lot sizes.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of October 20, 2014.

Ms. Turner made a motion to approve item #5; Seconded by Mr. Raney. Motion passed

6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of November 17, 2014.

Vice Chair West made a motion to approve item #6; Seconded by Mr. Roberts. Motion passed.

7. Discussion and Appropriate Action to Approve on Changing the Lot Sizes for Residential Lots. Amendment to Ordinance 617, Code of Ordinance, Sec. 50-137 Area Regulations (e) width of lot, change from 55 feet to 65 feet and (f) minimum depth of lot, change from 110 feet to 130 feet. (Jeff Beehler)

Mr. Beehler made a motion to approve item #7; Seconded by Mr. Raney. Motion passed unanimously.

8. Public Hearing on a Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10755 Old Cimarron Trail (CB 5053 P-111B ABS 475 NON ADJACENT, (Property ID 307050), 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 10423 Old Cimarron Trail (CB 5053 P-107, P-107-A & P-107B ABS 745, for a total of approximately 42.262 Acres of Land from R-1, Single Family to R-6, Single-Family Small Residential.

Public Hearing opened at 7:15 p.m.

Public Hearing Closed at 7:42 p.m.

9. Discussion and Appropriate Action on a Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10755 Old Cimarron Trail (CB 5053 P-111B ABS 475 NON ADJACENT, (Property ID 307050), 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 10423 Old Cimarron Trail (CB 5053 P-107, P-107-A & P-107B ABS 745, for a total of approximately 42.262 Acres of Land from R-1, Single Family to R-6, Single-Family Small Residential. (John Quintanilla) and or (Assistant City Manager)

Mr. Raney made a motion to approve item #9; Seconded by Ms. Turner. Motion passed with six votes (Raney, Chairman Browning, Vice Chair West, Ms. Turner, Mr. Fink and Mr. Roberts) one oppose (Mr. Beehler).

10. Public Hearing on a Request to Rezone a parcel of land located south of Kneupper Road, between FM 78 and Loop 1604. The Legal Description of this property is CB 5726, BLK 101, LOT 2, Converse, Texas 78109 (PID#1117641). The property owner is requesting that approximately 29 acres out of the 48.15 acre tract of land by rezoned from the current B-2-Retail/B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units.

Public Hearing opened at 7:54 p.m.

Public Hearing closed at 8:12 p.m.

11. Discussion and Appropriate Action on a Request to Rezone a parcel of land located south of Kneupper Road, between FM 78 and Loop 1604. The Legal Description of this property is CB 5726, BLK 101, LOT 2, Converse, Texas 78109 (PID#1117641). The property owner is requesting that approximately 29 acres out of the 48.15 acre tract of land be rezoned from the current B-2-Retail/B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units. (John Quintanilla) and or (Assistant City Manager)

Mr. Raney made a motion to deny item #11; Seconded by Mr. Beehler. Motion passed to deny item #11.

12. Discussion of the Alamo Area MPO Regional Bicycle and Pedestrian Plan.

Assistant City Manager, Le Ann Piatt briefly updated the members of the MPO.

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

No action on this item required.

14. 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. (Assistant City Manager)

Mr. Roberts made a motion to approve item #14; Seconded by Mr. Raney. Motion passed unanimously.

15. Report by Council Liaison.

- Accepted a bid from The Lott's on a parcel of land
- Passed a resolution for Trap Neuter and Return (TNR) Program (Wild Cats)
- Passed a resolution on Traffic Signal on FM 78
- Appointed Mr. Larry and Mr. Taylor to the Building and Standards Commission
- Approved Plat 135 & 139 Copperfield Unit 6
- Approved Alamo Concrete Water Lease

16. Report by Assistant City Manager.

- Reception held here in the Conference Room Wednesday 17, at 6:30 p.m.
- 1604 Corridor Study Plan not ready for Planning and Zoning

17. Next Planning & Zoning Commission Meeting will be January (*Date to be determine*) 2015 at 405 S. Seguin.

The next Planning & Zoning meeting will be held January 26, 2015.

18. Adjournment.

Meeting adjourned at approximately 9:02 p.m.