



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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**AMENDED
RESULTS/MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, March 30, 2015 - 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, February 23, 2015 to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Raney called the meeting to order at approximately 7:05 p.m.

2. Roll Call.

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

Jeff Beehler, Member, *Present*
Irvin Hollowell, Alternate, *Present*
Councilman Rick Davis, Council Liaison
Robert Browning, City Staff Liaison
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)

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of February 23, 2015.

Mr. Guastella made a motion to approve item #5; Seconded by Mr. Beehler. Motion passed unanimously.

6. Public Hearing on a Rezoning Request for Property Located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 5063 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.

Public Hearing opened at 7:08 p.m.
Public Hearing closed at 7:10 p.m.

7. Discussion and Appropriate Action to Approve a Rezoning Request for Property located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 5063 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.

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

8. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage.

Public Hearing opened at 7:13 p.m.

Public Hearing closed at 7:15 p.m.

9. Discussion and Appropriated Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage.

Mr. Guastella made a motion to approve item #9; Seconded by Mr. Beehler. Motion passed unanimously.

10. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID# 1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products.

Public Hearing opened at 7:19 p.m.

Public Hearing closed at 7:26 p.m.

11. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID# 1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products.

Mr. Roberts made a motion to approve item #11; Seconded by Mr. Beehler. Motion passed unanimously.

12. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential; +/-11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove.

Public Hearing opened at 7:50 p.m.

Public Hearing closed at 7:58 p.m.

13. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential; +/-

11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove.

Mr. Beehler made a motion to approve item #13; Seconded by Mr. Roberts and one oppose by Mr. Hollowell. Motion passed with six votes (Beeher, West, Roberts, Raney, Fink, Guastella).

14. Discussion and Appropriate Action to Approve a Request from Ministerio Pacto De Amor for a Special Use Permit (SUP) on a parcel of land located at 9150 FM 78, Suite 2, within Legal Description: CB 5063H (BLK 2 LOT 1 Thru 4, (PID#311394)). With the property owner's support, the applicant is requesting this SUP to allow for this suite to be used for educational purposes.

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

15. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 50-137(d), Rear Yard, the requirement that there shall be a rear yard having a depth of 20 feet or 20 percent of the average depth of the lot, whichever is smaller. The request is for the construction of a swimming pool. The property is located at 9503 Justice Lane, Converse, Texas, Legal Description CB 5062B BLK 3 LOT 68 MIRAMAR SUBD UT-5.

Mr. Beehler made a motion to approve item #15; Seconded by Mr. Hollowell. Motion passed unanimously.

16. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 40-5, the requirement that no building be constructed, encroach upon or project into the building setback. The request is for the construction of a carport. The property is located at 10410 Rock Cove Lane, Converse, Texas, Legal Description CB 5052D BLK 3 LOT 3.

Item Tabled.

Mr. Guastella made a motion to table item #16; Seconded by Vice Chair West. Motion passed to table item 16.

17. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 34-138, the requirement that one existing billboard structure within the city must be completely removed for every bill board erected or converted to an LED billboard. The request is to construct a digital billboard on the property located at 8316 FM 78, Converse, Texas.

Mr. Guastella made a motion to approve item #17; Seconded by Mr. Beehler. Motion passed unanimously.

18. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 34-138, the requirement that one existing billboard structure within the city must be completely removed for every bill board erected or converted to an LED billboard and a variance to Section 34-224 regarding the height and area of the sign. The request is to construct a digital billboard on the property located at 1604 and Coppergate, Converse, Texas.

Mr. Hollowell made a motion to approve item #18; Seconded by Mr. Roberts. Motion passed unanimously.

19. Discussion and Appropriate Action on City of Converse Code of Ordinances, Section 50-275 (13), Use Regulations for Child Care Facilities or Kindergartens.

Mr. Guastella made a motion to approve item #19; Seconded by Mr. Roberts. Motion passed unanimously.

20. Discussion and Appropriate Action on City of Converse Code of Ordinances, Section 50-137, Area Regulations for R-1 lot widths, depths, and setbacks.

Mr. Beehler made a motion to approve item #20; Seconded by Mr. Roberts. Motion passed unanimously.

21. Report by Council Liaison.

- Recognition of Fire Chief Wendt for Fifteen Years with the City
- Employee of the Month – Stella Calvillo of EDC- Grants for new computer equipment for Library
- Approved three Plats
- Discussed using City Court for Judson tickets
- Texting Ordinance
- State of the City Address by Mayor
- Mr. Stubbs appointed Chairman for Parks & Recreation Commission
- Water Contracts
- Council Retreat - March 14, 2015

22. Report by City Engineer.

Possible Agenda items for next meeting.

- Bring back Lot sizes
- Adding Hotels in B-3
- Mixed Use Development

23. Next Planning & Zoning Commission Meeting will be April 20, 2015 at 405 S. Seguin.

Chairman Raney announced the next schedule meeting.

24. Adjournment.

Meeting adjourned at approximately 9:28 p.m.