



CITY OF
CONVERSE
CONNECTING COMMUNITY + COMMERCE™

MINUTES/RESULTS
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, December 21, 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 Road on Monday, December 21, 2015 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Raney called the meeting to order at approximately 7:00 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, Absent/excused
Michael Roberts, Member, Present*

*Irvin Hollowell, Member, Present
Alternate -VACANT
Councilman Beehler, Council Liaison
Le Ann Piatt, City Staff Liaison
Odie Martinez, Secretary*

Visitors: Manny Longoria, Director of Public Works Department.

NOTE: Received email from Ms. Turner on December 22, 2015 at 3:39 p.m. stating the reason of her absence for Planning & Zoning meeting December 21, 2015.

3. Invocation & Pledge of Allegiance.

Vice Chair Donnie West led 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 of September 21, 2015.

Mr. Roberts made a motion to approve item #5, Minutes of September 21, 2015; seconded by Mr. Hollowell. Motion passed with five votes. (Two absent; Turner and Guastella)

6. Public Hearing on a Request to Rezone a parcel of land located at FM 1976 between Patsy Dr. and Park Meadow (Legal Description CB5063, P-1, A-431). The property owner is requesting that the 2.93 acre tract of land be rezoned from the current B-2-Retail to B-3 Commercial to create retail space to possibly include a service station/convenience store.

*Public Hearing opened at 7:05 p.m.
Public Hearing closed at 7:07p.m.
No one present to speak during the Public Hearing.*

7. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at FM 1976 between Patsy Dr. and Park Meadow (Legal Description CB5063, P-1, A-431). The property owner is requesting that the 2.93 acre tract of land be rezoned from the current B-2-Retail to B-3 Commercial to create retail space to possibly include a service station/convenience store. (Assistant City Manager, LeAnn Piatt)

*Property owner was not present to speak of the item. Ms. Piatt, Assistant City Manager stepped forward to brief the members of the request. City Staff recommended approval.
Mr. Roberts made a motion to approve item #7, rezone request for property located at FM 1976/Patsy Dr.; seconded by Mr. Hollowell. Motion passed with five votes. (Two absent; Turner and Guastella)*
8. Public Hearing on a Request to Rezone several parcels of land located at Judson Heights Subdivision. (1) 8802 Seguin Rd. (Legal Description CB5071K, Block 3, Lot 1; (2) 8806 Seguin Rd. (Legal Description CB 5071K, Block 3, Lot 2; (3) 7314 Colina Way (Legal Description CB 5071K Block 3, Lot 3; (4) 7310 Colina Way (Legal Description CB 5071K, Block 3, Lot 4; and (5) 7315 Colina Way (Legal Description CB 5071K, Block 7, Lot 1. The property owner is requesting rezoning from B-3 Commercial to R-3 Multifamily Apartment to develop triplexes and four-plexes consistent with the design of the existing duplexes.

*Public Hearing opened at 7:17 p.m. One Converse resident was present to oppose of the rezone request.
Public Hearing closed at 7:23 p.m.*
9. Discussion and Appropriate Action on a Request to Rezone several parcels of land located at Judson Heights Subdivision. (1) 8802 Seguin R. (Legal Description CB5071K, Block3, Lot 1; (2) 8806 Seguin Rd. (Legal Description CB 5071K, Block 3, Lot2; (3) 7314 Colilna Way (Legal Description CB 5071K Block 3, Lot 3; (4) 7310 Colina Way (Legal Description CB 5071K, Block 3, Lot 4; and (5) 7315 Colina Way (Legal Description CB 5071K, Block 7, Lot 1. The property owner is requesting rezoning from B-3 Commercial to R-3 Multifamily Apartment to develop triplexes and four-plexes consistent with the design of the existing duplexes. (Assistant City Manager, LeAnn Piatt)

*For the record (5) 7315 Colina Way was not noted on the mail out list to inform the residents of the rezone request. This address will be listed at the next Planning & Zoning agenda.
Mr. Hollowell made a motion to approve item #9, rezone request for duplexes located on Colina Way; seconded by Mr. Roberts. Motion passed with five votes. (Two absent; Turner and Guastella)*
10. Discussion on the Joint Base San Antonio (JBSA) Randolph, Joint Land Use Study. (Director of Community Development, John Quintanilla)

Presentation by Lt. Col. Robin Baldwin.
11. Discussion on Joint Base San Antonio (JBSA) Randolph, Air Installation Compatible Use Zone Study

Presentation by Lt. Col. Robin Baldwin.
12. Report by Council Liaison.
 - *Recognized Troy and Jamie Lott for their outstanding service to the City of Converse*
 - *Recognized Officer Jeff Shook for twenty years of service*
 - *Recognized Michael Fors, Alex Reyes and Mark Alcala as employees of the month for November*
 - *Approved resolution to oppose City of San Antonio's proposal to annex ETJ*

- *Deborah James will remain on the Canyon Regional Water Authority until term expires*
- *Report on Ethics Review Commission*
- *Approved Audio Visual for Council Chambers*
- *LeAnn Piatt appointed as Interim Police Chief*

13. Report by Assistant City Manager.

- *Office will be across the street until the city hires a new Police Chief hopefully by March 1st*
- *Public Works Director, Manny Longoria will step in as City Staff Liaison temporarily*
- *Chairman Mr. Raney has resigned, this is the last meeting*
- *The commission will make a recommendation to City Council for the next Chairman.*

Mr. Raney thanked the members.

14. Discuss next meeting date of the Planning & Zoning Commission due to City Hall holiday closure of Monday, January 18, 2016.

The next Planning & Zoning Commission will be held Monday, January 25, 2016, fourth Monday of month.

15. Adjournment.

Meeting adjourned at approximately 8:20 p.m.