



CITY OF
CONVERSE
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MINUTES
 CITY OF CONVERSE, TEXAS
 PLANNING & ZONING COMMISSION
 Monday, January 25, 2016 - 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, January 25, 2016 at 7:00 pm to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:00 p.m. Mr. Roberts called the meeting to order.

2. Roll Call & Establishment of Quorum.

Chairman, VACANT	Irvin Hollowell, <i>Member, Present</i>
Donnie West, Vice Chair, <i>Absent/excused</i>	Alternate -VACANT
Cynthia Turner, Member, <i>Present</i>	Councilman Beehler, <i>Council Liaison</i>
Richard Fink Sr. Member, <i>Present</i>	Manny Longoria, <i>City Staff Liaison</i>
Joseph Guastella, Member, <i>Present</i>	Odie Martinez, <i>Secretary</i>
Michael Roberts, Member, <i>Present</i>	

Visitors: Councilwoman Nancy Droneburg, Councilman Lindgren, Mrs. Lindgren and Lt. Col Baldwin.

3. Invocation & Pledge of Allegiance.

The invocation was led by Ms. Cynthia Turner 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 January 25, 2016.

Mr. Hollowell made a motion to approve the Planning & Zoning Minutes of January 25, 2016; Seconded by Mr. Fink. Motion passed.

6. Discussion and Appropriate Action to consider a variance from Section 50.137 of the City of Converse Code of Ordinances (*Area Regulations, Front Yard and Side Yard Requirements*) to allow for the construction of a Carport to be located at 116 Elm Drive. (Staff Liaison)

Mr. Hollowell made a motion to approve item #6, Variance Request for property located at 116 Elm Dr; Seconded by Mr. Guastella. Motion passed.

7. Public Hearing on a Request to Rezone a parcel of land located at the Judson Heights Subdivision 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 7:00 p.m.

Public Hearing closed at 7:12 p.m.

8. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at the Judson Heights Subdivision 7315 Colina Way (Legal Description CB 5071K, Block 7, Lot 1). (PID# 1099669). 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.
(Staff Liaison)

Mr. Hollowell made a motion to approve item #8, rezone request for property located at 7315 Colina Way; Seconded by Mr. Fink. Motion passed.

9. Public Hearing on a Request to Rezone a parcel of land located at 9050 FM 78, Converse, TX 78109 (Legal Description CB 5071A, Block 1, Lot 1) (PID# 312933) The property owner is requesting rezoning from R-1 Single Family to B-2 Retail District to allow for a Podiatrist Office or any business under the B-2 Zoning classification.

Public Hearing opened at 7:14 p.m.

Public Hearing closed at 7:17 p.m.

10. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at 9050 FM 78, Converse, TX 78109 (Legal Description CB 5071A, Block 1, Lot 1) (PID# 312933) The property owner is requesting rezoning from R-1 Single Family to B-2 Retail District to allow for a Podiatrist Office or any business under the B-2 Zoning classification. (Staff Liaison)

Mr. Guastella made a motion to approve item #10, to rezone property located 9050 FM 78; Seconded by Mr. Hollowell. Motion passed with 4 votes (Guastella, Hollowell, Roberts, Turner) and one oppose (Fink)

11. Public Hearing on a Request to adopt the JBSA – RANDOLPH Joint Land Use Study (JLUS) dated July, 2015. This JLUS will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “B” (NEW). This APPENDIX “B” will serve to guide land development and construction requirements within the JLUS Overlay District.

Public Hearing opened at 7:25 p.m.

Public Hearing closed at 7:48 p.m.

12. Discussion and Appropriate Action on a Request to adopt the JBSA – RANDOLPH Joint Land Use Study (JLUS) dated July, 2015. This JLUS will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “B” (NEW). This APPENDIX “B” will serve to guide land development and construction requirements within the JLUS Overlay District. (Community Development Director)

Items discussed:

- *How the city will be impacted by the JLUS*
- *Procedures on how the other cities have taken action*
- *Adopting the Foundation document in three different strategies*

Mr. Hollowell made a motion to recommend approval to adopt the JLUS Foundation document and bring back the strategies that apply to the city as phase II; Seconded by Mr. Guastella. Motion passed.

13. Public Hearing on a Request to adopt the JBSA – RANDOLPH Air Installation Compatible Use Zone Study (AICUZ) dated April 2008. This AICUZ will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “C” (NEW). This APPENDIX “C” will serve to achieve compatible uses of private and public lands in the vicinity of military airfields.

Public Hearing opened at 7:52 p.m.

Public Hearing closed at 7:54 p.m.

14. Discussion and Appropriate Action on a Request to adopt the JBSA – RANDOLPH Air Installation Compatible Use Zone Study (AICUZ) dated April 2008. This AICUZ will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “C” (NEW). This APPENDIX “C” will serve to achieve compatible uses of private and public lands in the vicinity of military airfields. (Community Development Director)

Mr. Hollowell made a motion to approve item #14, to adopt the Air Installation Compatible Use Zone Study; Seconded by Mr. Guastella. Motion passed.

15. Public Hearing on a Request to establish the JBSA – RANDOLPH Joint Land Use Study (JLUS) Overlay District. The JLUS Overlay District will serve to better organize and define permitted uses and facilitate the development of permitted uses.

Public Hearing opened at 7:59 p.m.

Public Hearing closed at 7:59 p.m.

16. Discussion and Appropriate Action on a Request to establish the JBSA – RANDOLPH Joint Land Use Study (JLUS) Overlay District. The JLUS Overlay District will serve to better organize and define permitted uses and facilitate the development of permitted uses. (Community Development Director)

Mr. Hollowell made a motion to approve the proposed JLUS Overlay District at 1.5 miles from the runway; Seconded by Mr. Fink. Motion passed.

17. Discussion and Appropriate Action to recommend a Planning & Zoning Commission Chairman to the City Council for action. (Councilman Beehler)

Mr. Michael Roberts was nominated as Chairman of the Planning & Zoning Commission.

18. Report by Council Liaison.(Councilman Beehler)

- *Received a Grant for \$75K, to be utilized in repaving North Park recreation trail*
- *Received a Grant for \$36K, to be utilized for Thermal Imaging Cameras, in the Fire Department*
- *Received a Grant for \$600K, to be utilized for a Pumper Truck in the Fire Department.*

- *Adopted the Parks and Recreation Master Plan*
- *Approved to select one firm to construct and design the new facilities*

Ms. Cynthia Turner volunteered to attend the Code Committee as requested by Councilman Beehler.

19. Report by Planning & Zoning Staff Liaison. (Manny Longoria)

Mr. Longoria had nothing to Report.

20. Discuss next meeting date of the Planning & Zoning Commission due to City Hall holiday closure of Monday, February 15, 2016. (Presidents Day)

Members agreed to have the meeting on February 22, 2016.

21. Adjournment.

Meeting adjourned at approximately 8:22 p.m.