



CITY OF
CONVERSE
CONNECTING COMMUNITY + COMMERCE™

MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, May 16, 2016 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at Fire Station #2, located at 8425 Thornton Lane, May 16, 2016 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission meeting to order.

Chairman Roberts called the meeting to order at approximately 7:02 p.m.

2. Roll call.

Chairman Michael Roberts, *Present*
Donnie West, Vice Chair, *Absent (excused)*
Cynthia Turner, member, *Present*
Richard Fink, member, *Present*
Joseph Guastella, member, *Present*
Irvin Hollowell, member, *Present*

Chris Boyd, member, *Absent*
Councilman Beehler, *Present*
Le Ann Piatt, ACM, *Present*
Angie Mayer, secretary, *Present*

Visitors: Mayor Pro Tem Steve Brown, Manuel Longoria, Jr., Public Works Director, John Quintanilla, Director of Community Development

3. Invocation & Pledge of Allegiance.

The invocation was led by Cynthia Turner, followed by the Pledge of Allegiance.

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

Mr. Paul S. Worley-308 Royal Drive. Mr. Worley would like to construct a metal carport.

5. Discussion and appropriate action to approve the Planning & Zoning Minutes of April 18, 2016.

Mr. Hollowell made a motion to approve item #5, Minutes of April 18, 2016; seconded by Mr. Guastella. Motion passed.

6. Public Hearing on a request to rezone a property from the current R-1 Single Family to B-2 Retail. The properties are located at 404 Toepperwein Rd. (Legal Description CB5951 BLK 4 Lot 1,2, 3 and 4, PID #361630) and 408 Toepperwein Rd. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109.

Public Hearing opened for public discussion at 7: 09 p.m.

Glenn Maple, 408 Toepperwein, stated he is requesting the rezoning so he will have a better chance of selling the properties.

Public Hearing closed at 7:11 p.m.

7. Discussion and Appropriate Action on a request to rezone a property from R-1 Single Family to B-2 Retail. The properties are located at 404 Toepperwein Rd. (Legal Description CB5951 BLK 4 Lot 1,2, 3 and 4, PID #361630) and 408 Toepperwein Rd. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109.

Mr. Gustella made a motion to recommend approval item #7, seconded by Mrs. Turner. Motion passed.

8. Discussion and appropriate action to rezone a property from B-2 Retail Business District to B-3 Commercial Business District to allow for a Sales and Service Business or any business under the B-3 Zoning classification. The property is located at 9322 Kneupper Lane, Converse, TX 78109 (Legal Description CB 5726, Block 35, and Lot 13A)

Mr. Hollowell made a motion to recommend approval of Item #8, seconded by Mrs. Turner. Motion passed.

9. 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 308 Royal Drive.

Mrs. Turner made a motion to recommend approval of Item #9, seconded by Mr. Hollowell. Motion passed.

10. Discussion and Appropriate Action to approve a Request from Alfonso Martinez for a Special Use Permit (SUP) on a parcel of land located at 111 Gibbs Sprawl (Legal Description CB 5563 W 196.83 FT of BLK C ARP P-1 & SW 209.84 FT of ARB P-ID). The applicant is requesting the SUP to allow for a tire shop be operated in the current zoning of B-3 Commercial.

Mr. Hollowell made a motion to recommend approval of Item #10, seconded by Mr. Guastella. Motion Passed.

11. Discussion and Appropriate Action on Preliminary Plat #160, Lott Subdivision #3.

Mrs. Turner made a motion to recommend approval of Item #11, seconded by Mr. Guastella. Motion Passed

12. Discussion and Appropriate Action on Ordinance No. 620-40-2016, an ordinance Amending Chapter 8, "Building and Building Regulations", Article I, "General".

Mr. Guastella made a motion to recommend approval of Item #12, seconded by Mrs. Turner. Motion Passed

13. Report by Council Liaison-

- *Held a Public Hearing on Annexing Area of FM 78 & FM 1604*

- *Discussed speed bumps*
- *Evaluate City Health Plan*
- *Amended weeds ordinance.*

14. Report from City Staff Liaison-

- *Update on Bridgehaven Subdivision*

15. Next Planning and Zoning Commission Meeting will be June 20, 2016.

Meeting adjourned at 8:02 p.m.

