



MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, August 15, 2016 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at 402 S. Seguin, August 15, 2016 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission meeting to order.
Chairman Michael Roberts called the meeting to order at approximately 7:00 p.m.

2. Roll Call.

Chairman Michael Roberts, *Present*
Donnie West, Member, *Present*
Cynthia Turner, Member, *Present*
Richard Fink, Member, *Present*
Vice Chairman Joseph Guastella,
Irvin Hollowell, Member, *Present*

Chris Boyd, Member, *Present*
Councilman Beehler, *Present*
Le Ann Piatt, ACM, *Present*
Odie Martinez, *Present*

Visitors: *Ed Theriot, Luis Delacruz*

3. Invocation & Pledge of Allegiance.
The invocation was led by Donnie West, followed by the Pledge of Allegiance.
4. Citizens to Be Heard. (3 min. limit). *Mr. Theriot spoke on item #6.*
5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of July 18, 2016.
Mr. Guastella made a motion to approve the minutes of July 18, 2016, Mr. Boyd seconded the motion. Motion passed with Mrs. Turner abstaining from voting.
6. Public Hearing on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow for the expansion of the Ingram Readymix Facility. The property is 2.758 acres out of CB 5726 (Converse Gateway UT-1) BLK 101 LOT SE IRR 259.65 FT of 1.
Public Hearing opened at 7:03pm. Mr. Theriot spoke regarding the zoning change and informed the Commission that Ingram Readymix intends to construct a building on the property being rezoned. Public Hearing closed at 7:04pm.
7. Discussion and Appropriate Action on request to rezone a property from B-3 Commercial to I-1 Light Industry to allow for the expansion of the Ingram Readymix Facility. The property is 2.758 acres out of CB 5726 (Converse Gateway UT-1) BLK 101 LOT SE IRR 259.65 FT of 1.
Mr. Guastella made a motion to approve item #7; seconded by Mrs. Turner. Motion passed.

8. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 40, Subdivisions, Section 40-5, Building Setback, the requirement that no building be constructed, encroach upon or project in to the building setback. The request is for the construction of a carport. The property is located at 636 Jamie Sue.
Mr. Boyd made a motion to approve item #8; seconded by Mr. Holloway. Motion passed.
9. Discussion on a request to amend Chapter 50, Section 50-58 to clarify the time limit for a Special Use Permit.
Mr. Guastella made a motion to defer this item until the next meeting; seconded by Mrs. Turner. Motion passed.
10. Report by Council Liaison.
Councilman Beehler reported that City Council recognized an employee for 5 years of service. He also informed the Commission that the City has applied for a grant from Union Pacific for playground equipment at North Park.
11. Report by City Staff Liaison.
Assistant City Manager Le Ann Piatt reported that there are plans for a Circle K to be located in the newly annexed area. She also reported that the Bridgehaven Subdivision and the Bexar County Sheriff's Substation are also in process.
12. Next Planning & Zoning Commission Meeting will be *September 19, 2016.*
13. Adjournment. *7:35pm*