



MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, September 19, 2016 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at 402 S. Seguin, September 19, 2016 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission meeting to order.
Vice Chairman Joe Guastella called the meeting to order at approximately 7:03PM
2. Roll Call.

Chairman Michael Roberts, <i>Absent</i>	Chris Boyd, Member, <i>Present</i>
Donnie West, Member, <i>Present</i>	Councilman Beehler, <i>Present</i>
Cynthia Turner, Member, <i>Absent</i>	Le Ann Piatt, ACM, <i>Present</i>
Richard Fink, Member, <i>Absent</i>	Odie Martinez, <i>Present</i>
Vice Chairman Joseph Guastella, <i>Present</i>	
Irvin Hollowell, Member, <i>Present</i>	
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). *Citizens spoke on their agenda item.*
5. Discussion and Appropriate Action to Re-Approve the Minutes of July 18, 2016
Mr. Hollowell made a motion to re-approve the minutes of July 18, 2016, Mr. Boyd seconded the motion.
Motion passed.
6. Discussion and Appropriate Action to Approve the Minutes of August 15, 2016
Mr. Boyd made a motion to approve the minutes of August 15, 2016, Mr. Hollowell seconded the motion.
Motion passed.
7. 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 swimming pool. The property is located at 9802 Appellate Way.
Property owner, Christopher Casey answered questions from the Commission regarding the swimming pool.
Mr. Hollowell made a motion to approve the variance request, Mr. West seconded the motion.
Motion passed.

8. Discussion and Appropriate Action on Preliminary and Final Plat #164, Circle K Store T-1373 Subdivision.
Mr. Hollowel made a motion to approve the preliminary and final Plat #164 for Circle K.
Mr. Boyd seconded the motion.
Motion passed.
9. Discussion and Appropriate Action on Preliminary Plat # 165, Bridgehaven Unit 1 Subdivision.
Mr. Hollowel made a motion to approve Preliminary Plat #165. Mr. West seconded the motion.
Motion passed.
10. Discussion and Appropriate Action on Preliminary Plat #166, BCSO Rocket Lane Subdivision.
Mr. Boyd made a motion to approve Preliminary Plat #166. Mr. West seconded the motion.
Motion passed.
11. Report by Council Liaison.
 - City Hall- *The Location of the New City Hall was decided.*
 - EDC Budget- *The 2016-2017 EDC Budget was Approved by Council.*
 - TJ Elite Properties-*EDC is giving TJ Elite Properties funding to extend a water line to the proposed industrial park.*
 - Parks Grants-*The City has applied for Grants for the Parks.*
12. Report by City Staff Liaison.
 - Special Use Permit Language-*Special Use Permit language is in the process of being developed.*
13. Next Planning & Zoning Commission Meeting will be ***October 17, 2016.***
14. Adjournment. ***7:35PM***