



MINUTES  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, October 17, 2016 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at 402S. Seguin, October 17, 2016 at 7:00 p.m. to discuss various items on the agenda.

- A. Call Planning & Zoning Commission meeting to order.

*Chairman Michael Roberts called the meeting to order at approximately 7:00PM*

- B. Roll Call.

Chairman Michael Roberts, *Present*

Donnie West, Member, *Present*

Cynthia Turner, Member, *Present*

Richard Fink, Member, *Present*

Vice Chairman Joseph Guastella, *Present*

Irvin Hollowell, Member, *Present*

Councilman Beehler, *Present*

Le Ann Piatt, ACM, *Present*

Angela Mayer, *Present*

- C. Invocation & Pledge of Allegiance.

*The Invocation was led by Member West, followed by the Pledge of Allegiance.*

- D. Citizens to Be Heard. (3 min. limit). *None.*

- E. Discussion and Appropriate Action to Approve the Minutes of September 19, 2016

*Vice Chairman Guastella made a motion to approve the minutes of September 19, 2016, Member Hollowell seconded the motion. Chairman Roberts and Member Turner abstained from voting due to absence at the September 19, 2016 meeting.*

*Motion passed.*

- F. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 40, Subdivisions, Division 3, Streets, Alleys, Sidewalks and Crosswalks, Section 40-302, Curbs and Gutters and Sidewalks, the requirement that sidewalks be installed. This request is to not install a sidewalk as required. The property is located at 309 Legion Drive.

*Property owner and builder, Johnny Longoria spoke on this agenda item. Mr. Longoria is concerned that installing a sidewalk/curb will not look good since there are not any on this street. Assistant City Manager, Le Ann Piatt expressed her concerns that monies are budgeted for 2016-2017 budget to build sidewalks/curbs throughout the city.*

*Mr. Guastella made a motion to deny the variance request, Mr. Hollowell seconded the motion.*

*Motion passed.*

*For: Chairman Roberts, Vice Chairman Guastella, Member Fink, Member Turner and Member Hollowell*

*Against: Member West*

- G. Discussion and Appropriate Action to Approve Amending Plat #150, Lot 44 & Lot 1, Block 1 of Cimarron Trail Subdivision, Unit 1.  
*Member Hollowel made a motion to approve the amended Plat #150, Lot 44 & Lot 1, Block 1 of Cimarron Trail Subdivision, Unit 1. Memeber Turner seconded the motion.  
Motion passed.*
- H. Discussion and Appropriate Action on Preliminary Plat # 167, Ingram Ready Mix.  
*Member Hollowel made a motion to approve Preliminary Plat #167, Ingram Ready Mix. Member Turner seconded the motion.  
Motion passed.*
- I. Discussion and Appropriate Action on Proposed Parkland Dedication Ordinance.  
*Councilwoman Droneburg addressed the need for the Parkland Dedication Ordinance. John Quintanilla, Director of Commercial Development, answered questions from the Commission. Le Ann Piatt, ACM, voiced concerns regarding the requirements of the ordinance. She stated the ordinance as written will require a developer of a 400 home subdivision to dedicate 75 acres of parkland. The Commission requested the ordinance be reconsidered and brought back at a future meeting.  
Member Hollowell made a motion to table item I. Vice Chairman Guastella seconded the motion.  
Motion passed.*
- J. Report by Council Liaison.
- 2016-2017 Budget was approved
  - Early voting is scheduled for October 24-November 4 in the Conference Room located at 405 S. Seguin.
- K. Report by City Staff Liaison.
- A Ground Breaking for the Northeast Bexar County Sheriff's Substation was held on October 12, 2016. The Final Plat should be submitted in November.
  - A Developer is interested in the 18 acres by Circle K and there has been some interest in the vacant land on Kitty Hawk near Toepperwein.
- L. Next Planning & Zoning Commission Meeting will be *November 21, 2016.*
- M. Adjournment. *8:03PM*