



*CORRECTED* MINUTES  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, July 18, 2016 - 7:00 P.M.

The Planning & Zoning Commission of City of Converse met in a regular meeting at 405 S. Seguin, July 18, 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, Vice Chair, *Present*  
Cynthia Turner, Member, *Absent (excused)*  
Richard Fink, Member, *Present*  
Joseph Guastella, Member, *Present*  
Irvin Hollowell, Member, *Present*

Chris Boyd, Member, *Present*  
Councilman Beehler, *Present*  
Le Ann Piatt, ACM, *Present*  
Angie Mayer, Secretary, *Present*

**Visitors:** *Chris Clark, Clarence Scheel, Chas Jettters, Kimberly Jackson, John Dante, Troy Lott, Jamie Lott.*

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 will speak when their agenda item comes up.*

5. Election of Vice Chair.

*Mr. West made a motion to nominate Mr. Guastella to the Vice Chairman position. Mr. Fink seconded. Motion Passed.*

6. Public Hearing on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102); CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)).

***Public Hearing opened at 7:06pm. No one spoke. Public Hearing closed at 7:06pm.***

7. Discussion and Appropriate Action on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102); CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)).  
***Mr. Hollowell made a motion to approve item #7; seconded by Mr. Boyd. Motion Passed.***
8. Public Hearing on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G)).  
***Public Hearing Open at- 7:11pm. Mr. Clarence Sheel and Mr. and Mrs. Lott spoke. Public Hearing Closed at 7:15pm.***
9. Discussion and Appropriate Action on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G)).  
***Mr. Hollowell made a motion to approve item # 9; Mr. Guastella seconded. Motion Passed.***
10. Discussion and Appropriate Action to Approve a Request from John Fleenor, Cars America SA, for a Special Use Permit (SUP) on a parcel of land located at 8611 FM 78 (Legal Description CB 5071E Lot 6 AMANDA'S SUBD "CITY OF CONVERSE ANNEXATION"). The applicant is requesting the SUP to allow for the operation of an auto sales business in the current zoning of B-3 Commercial.  
***Mr. Hollowell made a motion to approve item # 10; Mr. Guastella seconded. Motion Passed.***
11. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 50, Zoning, Article IV. Districts & District Regulations, Division 7, B-2 Retail, Section 50-276 (a), the requirement that there shall be a front yard having a minimum of 25 feet. The property is Papa Dante's Restaurant located at 8607 FM 1976.  
***Mr. Dante spoke regarding the need for the elevator to encroach into the setback. Mr. Guastella made a motion to approve item #11; Mr. Fink seconded. Motion Passed.***
12. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 28, Off-Street Parking, Section 28-5, Design of Parking Facilities, (d) Driveway and ramp slopes, the maximum slope of any driveway shall not exceed seven percent. The property is located at 8719 Flint Rock Way.  
***Kimberly Jackson spoke on behalf of Pulte Homes-buyers request. Mr. Guastella made a motion to approve item # 12; Mr. Fink seconded. Motion Passed.***
13. 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 203 Downing.

***Mr. Boyd made a motion to approve item #13; Chairman Roberts seconded. Motion Passed.***

14. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 50, Zoning, Section 50-135, Description and Purpose and Section 50-136, Use Regulations, in the R-1 Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than: (1) a single-family residence. The request is to place a mobile home on the property where an existing home is located. The property is located at 8595 Brucks Lane.

***Chris Clark (home owner) spoke regarding his request for a variance. Mr. Clark was told by the mobile home company that there were no zoning codes so he bought the mobile home and had it delivered to his parent's property. The home is located behind the main resident. Mr. Hollowell made a motion to approve item #14; Mr. Fink seconded. Motion Passed.***

15. Discussion and Appropriate Action on Preliminary Plat #162, Lott Business Park Subdivision.  
***Mr. Guastella made a motion to approve item #15; Mr. Boyd seconded. Motion Passed.***

16. Discussion and Appropriate Action on Final Plat # 163, Hanover Cove Subdivision Unit 6.  
***Mr. West made a motion to approve item # 16; Mr. Fink seconded. Motion Passed.***

17. Discussion and Appropriate Action on Final Plat #160, Lott Subdivision #3.  
***Mr. Hollowell made a motion to approve item #17; Mr. Guastella seconded. Motion Passed.***

18. Report by Council Liaison.  
***Councilman Beehler stated that the City Council approved the Planning & Zoning items from the last meeting. He also stated the City is filing for a grant for the Museum.***

19. Report by City Staff Liaison.  
***Assistant City Manager Le Ann Piatt reported that the next Commission Meeting will be held in Council Chambers and starting with the September meeting, the meetings will be recorded and broadcast live.***

20. Next Planning & Zoning Commission Meeting will be ***August 15, 2016.***

21. Adjournment. ***8:03pm***