



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse
Planning & Zoning Commission
February 25, 2013, 7:00 p.m.

The Planning & Zoning Commission of the City of Converse met in a regular meeting at the City of Converse City Hall Conference Room located at 405 S. Seguin Street on Monday, February 25, 2013 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:13 p.m. Chairman Browning called the meeting to order.

2. Roll Call.

Robert Browning, Chairman, *Present*
Donnie West, Vice Chairman, *Present*
Joseph Guastella, Member, *Present*
Cynthia Turner, Member, *Absent/excused*
Richard Fink Sr., Member, *Present*

Michael Roberts, Member, *Absent/excused*
Robert Raney, Member, *Present*
Randy Pannell, Liaison & Mayor Pro Tem
John Quintanilla, AC Manager
Odie Martinez, Recording Secretary

Visitors:

3. Invocation & Pledge of Allegiance.

Vice Chair West announced the invocation followed by the Pledge of Allegiance.

4. Citizens to be heard.

There were no citizens to be heard.

5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for January 14, 2013 meeting.

Member Guastella made a motion to approve Item #5; Member Raney seconded the motion; motion passed unanimously.

6. Public Hearing on a Rezoning Request on a parcel of land located in the 800 Block of School Street, Converse Texas (CB 5063, P-63, ABS 431 (PID# 310479)). The property owner is requesting a change in zoning from the current R-1-Single-Family Dwelling District to B-3-Commercial District. The purpose of the rezoning request is to operate a recreational vehicle (RV) parking facility at the 800 Block of School Street.

Before the Public Hearing began AC Manager, John Quintanilla suggested pulling Items 6, 7, 8 & 9 due to one item not advertised in the Herald Newspaper and miscommunication. He also stated that the property owner would prefer to have both items on the agenda. Items will be brought back to the March 18th meeting.

Chairman Browning stated since this item was in the Herald Paper and probably have citizens that would like to speak on this item we will open the public hearing but no action will be taken.

Public Hearing opened at 7:15 p.m.

Mr. Richard Davila a resident of Converse briefly explained to the members how this item will affect the value of his property and the neighborhood.

Public Hearing closed at 7:26 p.m.

7. Discussion and Appropriate Action to Approve a Rezoning Request on a parcel of land located in the 800 Block of School Street, Converse Texas (CB 5063, P-63, ABS 431 (PID# 310479)). The property owner is requesting a change in zoning from the current R-1-Single-Family Dwelling District to B-3-Commercial District. The purpose of the rezoning request is to operate a recreational vehicle (RV) parking facility at the 800 Block of School Street. (Assistant City Manager)

Chairman Browning briefly went over items #7 & Item #9. He suggested changing the word "RV" to "Storage". He also recommended meeting with the applicant and going with a Special Use Permit rather than rezoning.

No action was taken.

Item #7 was pulled.

8. Public Hearing on a Rezoning Request on a parcel of land located at 805 Station Street, Converse Texas (CB 5063, P-90A, ABS 431 (PID# 310543)). The property owner is requesting a change in zoning from the current R-1-Single-Family Dwelling District to B-3-Commercial District. The purpose of the rezoning request is to operate a recreational vehicle (RV) parking facility at 805 Station Street.

No Public Hearing for this item.

9. Discussion and Appropriate Action to Approve a Rezoning Request on a parcel of land located at 805 Station Street, Converse Texas (CB 5063, P-90A, ABS 431 (PID# 310543)). The property owner is requesting a change in zoning from the current R-1-Single-Family Dwelling District to B-3-Commercial District. The purpose of the rezoning request is to operate a recreational vehicle (RV) parking facility at 805 Station Street. (Assistant City Manager)

Item #9 was pulled. See results for Item #7.

10. Public Hearing on a Request for a Special Use Permit Request on a parcel of land located at 8487 Brucks Lane, Converse Texas (CB 5071B TR 8 "CITY OF CONVERSE ANNEXATION" (PID# 312942)). The property owner is requesting an SUP for the purpose of delivering and installing a modular home. This modular home will be a "mother-in-law" addition.

Public Hearing opened at 7:28 p.m.

Greg Elmendorf of Boerne, TX spoke on behalf of the property owner Andy Roca. Mr. Elmendorf is also a family member. He gave a brief description of the request.

Public Hearing closed at 7:31 p.m.

11. Discussion and Appropriate Action to Approve Request for a Special Use Permit Request on a parcel of land located at 8487 Brucks Lane, Converse Texas (CB 5071B TR 8 "CITY OF CONVERSE ANNEXATION" (PID# 312942)). The property owner is requesting an SUP for the purpose of delivering and installing a modular home. This modular home will be a "mother-in-law" addition. (Assistant City Manager)

Board members briefly discussed this item

AC Manager, John Quintanilla stated that staff recommended approval and that this item would be at the March 5th City Council Meeting.

Member Raney made a motion to approve item #11; Seconded by Member Guastella; Motion passed unanimously.

12. Discussion of the Amendment of Chapter 40, Article V-Subdivision Requirements, Division IV-Water, Sanitary Sewer Drainage Facilities and Flood Hazards, Subdivision IV-Storm Drainage, Section 40-565 Design Criteria, the City of Converse Codification that Regulates Subdivision Storm Drainage Requirements. (Assistant City Manager)

There was no action on this item. Board members only discussed. AC Manager brought this item back to the P&Z to make sure that all the members had an understanding of the ordinance.

13. Report by Council Liaison.

- Council Liaison thanked the commission members
- Two Joint workshops took place in the last month Planning & Zoning with City Council and Economic Development with City Council
- Signed the new contract for the Marquee, should be completed at the end of June
- A Planning & Zoning quarterly report was presented to Council by Chairman Browning at the last meeting
- City Pool going through upgrades
- Contract bid on replacing the fence at Public Works water department has been completed
- Building & Standards Chairperson Lu Ann Holden, was recognized at the last Council meeting
- The City now has a Human Resource Director, John Rudd

14. Report by Assistant City Manger

- The two rezoning cases of 800 Block School Street and 805 Station Street will be in the March 18th meeting
- A new zoning case
- 1604 Projects

15. Next Planning & Zoning Meeting will be March 18, 2013 at 405 S. Seguin.

Chairman Browning announced the next Planning and Zoning meeting.

16. Adjournment.

Meeting adjourned at approximately 7:50 p.m.