



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse
Planning & Zoning Commission
March 18, 2013, 7:00 p.m.

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

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:01 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, *Present*
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: Councilman Steve Brown

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 February 25, 2013 meeting.

Member Guastella made a motion to approve Item #5 with one correction; Seconded by Member Raney; motion passed unanimously. Member Turner abstained.

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.

Item #6 Pulled.

Items 6, 7, 8 and 9 have been pulled by applicant. AC Manager also stated, they will also be pulled from tomorrow night's City Council meeting.

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)

Item pulled by applicant.

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.

Item pulled by applicant.

9. Discussion and Appropriate Action 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. (Assistant City Manager)

Item pulled by applicant.

10. Public Hearing on a Request for a Special Use Permit (SUP) on a parcel of land located near the intersection of FM 78 & Crestway, along the 8400 block of Crestway, Converse Texas (CB 5071E, Blk. 02, Lot 3, Converse Ranch Subdivision "City of Converse Annexation" (PID# 1010669). The property owner is requesting a SUP for which the principal activity will be a constructing and operation of a climate controlled self-storage units

Public Hearing opened at 7:09 p.m.

Mr. Phil Bakke of San Antonio, TX, Jeff Dallenbach of San Antonio, TX and Perry Donop also of San Antonio, TX spoke during the Public Hearing.

Public Hearing closed at 7:43 p.m.

11. Discussion and Appropriate Action on a Request for a Special Use Permit (SUP) on a parcel of land located near the intersection of FM 78 & Crestway, along the 8400 block of Crestway, Converse Texas (CB 5071E, Blk. 02, Lot 3, Converse Ranch Subdivision "City of Converse Annexation" (PID# 1010669). The property owner is requesting a SUP for which the principal activity will be a constructing and operation of a climate controlled self-storage units. (Assistant City Manager)

After a thirty minute Public Hearing two motions took action.

Member Turner made a motion to approve item #11; Seconded by Chairman Browning; Motion failed with two votes and four opposes (Member Guastella, Raney, Fink and West)
First motion failed.

Member Guastella made a motion to disapprove item # 11; Seconded by Member Raney; Motion passed to oppose item #11 with four in favor and two oppose. The four in favor were Member Guastella, Raney, Fink and Vice Chair West. The two members that opposed this item were Chairman Browning and Member Turner.

12. Discussion of the Development of a Quiet Zone for the City of Converse. (Assistant City Manager)

No action was required for item #12, only discussion.

13. Report by the City Council Liaison.

Mayor Pro-Tem Thanked the Commission members and addressed how smart and intelligent they are and that he always brings that up to the Council.

14. Report by Assistant City Manager.

- Final Plat for Toepperwein Market
- Rezoning request for the two items pulled will probably be back for April's meeting
- Rezoning request for 8537 FM 78

15. Next Planning & Zoning Commission Meeting will be April 15, 2013 at 405 S. Seguin

Chairman Browning announced the schedule for the next Planning & Zoning meeting.

16. Adjournment.

The Meeting adjourned at approximately 8:10 p.m.