



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
City of Converse
Planning & Zoning Commission
April 15, 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, April 15, 2013 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission to order.

At approximately 7:00 p.m. Vice-Chair Donnie West called the meeting to order.

2. Roll Call.

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

Michael Roberts, Member, *Present*
Robert Raney, Member, *Present*
Mayor Pro-Tem Randy Pannell as Liaison
John Quintanilla, AC Manager
Odie Martinez, Recording Secretary

Visitors: Councilman Steve Brown, Councilwoman Kathy Richel, City Mgr. Shawna Burkhart, Deborah James

Chairman Browning was announced absent and excused during roll call. He then arrived at approximately 7:13 p.m.

3. Invocation & Pledge of Allegiance.

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

4. Citizens to be heard.

Deborah James a resident of Converse spoke during this time.

5. Discussion and appropriate action to approve Planning & Zoning Minutes for March 18, 2013.

Member Turner mad a motion to approve item #5; Seconded by Member Raney; Motion passed unanimously.

6. Discussion and appropriate action to approve the Final Plat known as the TOEPPERWEIN MARKET, Plat #133. (City Engineer) (Assistant City Manager)

Member Turner made a motion to approve item #6; Seconded by Member Raney; Motion passed unanimously.

7. Public Hearing on a request to rezone a parcel of land located at 8537 FM 78, Converse, Texas (CB 5071 E Blk, Lot 7, (Scarpulla Subdivision UT-4 (PID 313123). The property owner is requesting a change in zoning from the current B-3 Commercial District to B-4 Special Commercial District to B-4 Special commercial district. The purpose of the rezoning request is to improve the ability to lease the property. (Assistant City Manager)

Public Hearing opened at 7:13 p.m.

Barbara Divila a resident of San Antonio and property owner of 8537 FM 78, Marvin Divila resident of San Antonio, City Mgr. Shawna Burkhart all spoke during this Public Hearing.

Public Hearing closed at 7:20 p.m.

8. Discussion and appropriate action to approve a request to rezone a parcel of land located at 8537 FM 78, Converse, Texas (CB 5071 E Blk, Lot 7, (Scarpulla Subdivision UT-4 (PID 313123) . The property owner is requesting a change in zoning from the current B-3 Commercial District to B-4 Special Commercial District to B-4 Special commercial district. The purpose of the rezoning request is to improve the ability to lease the property. (Assistant City Manager)

AC Manager John Quintanilla addressed to the members that Staff does not recommend to rezone.

Member Raney made a motion to disapprove item #8; Seconded by Member Roberts; Motion passed with five votes (Raney, Roberts, Fink, West, Browning) and one abstained (Member Turner).

9. Public Hearing on a request to amend ordinance #728-Food Establishments and adding a NEW SECTION to Chapter 10-BUSINESS, the section of the City of Converse codification and regulates businesses. The purpose of this ordinance amendment is to define, permit and regulate mobile food establishments.

Public Hearing opened at 7:34 p.m.

AC Manager John Quintanilla, Bryant Wilson resident of San Antonio and owner of Wilson's Blessed BBQ road side food vending located at 9175 FM 78, Converse, Texas. Sue McKinney resident of Converse and owner of a Mobil Food Vending located at 9175 FM 78, Converse, Texas. Mike Berlanga resident of San Antonio and owner of property located at 9175 FM 78, Converse, Texas and Fred Rangel a resident of San Antonio, Texas. All spoke during the Public Hearing.

Public Hearing closed at 7:59 p.m.

10. Discussion and appropriate action on a request to amend ordinance #728-Food Establishments and adding a NEW SECTION to Chapter 10-BUSINESS, the section of

the City of Converse codification and regulates businesses. The purpose of this ordinance amendment is to define, permit and regulate mobile food establishments.

After a long discussion of item #10, the Members suggested to pull this item and learn more of the Mobile/Road Side Food Vending. Workshops were discussed but not scheduled.

Member Raney made a motion to table item #10; Seconded by Member Turner; Motion passed unanimously. Item #10 tabled.

11. Public Hearing on a request to rezone a parcel of land located at 8960 FM 78, Converse, Texas (CB 5071 P-6 (.151AC) & P-37E (.039AC) (PID# 312806). The property owner is requesting a change in zoning from the current B-2 Retail Business District to B-3), Commercial District. The purpose of the rezoning request is to operate an alcohol beverage store Converse.

Public hearing opened at 803 p.m.

Alex Garcia a resident of San Antonio and owner of 8960 FM 78 and City Manager Shawna Burkhart spoke during the Public Hearing.

Public Hearing closed at 8:08 p.m.

12. Discussion and appropriate action on a request to rezone a parcel of land located at 8960 FM 78, Converse, Texas (CB 5071 P-6 (.151AC) & P-37E (.039AC) (PID# 312806). The property owner is requesting a change in zoning from the current B-2 Retail Business District to B-3 Commercial District. The purpose of the rezoning request is to operate an alcohol beverage store.

Staff does not support this request due to the Septic Tank with no drain field and without having the proper sewer line.

Member Raney made a motion to deny item #12; Seconded by Member Fink; Motion passed unanimously.

13. Discussion and appropriate action to approve a request for a Variance by the property owner from City of Converse codification section 50-138(f), the requirement that no storage shed shall be built within 5ft of the property lines. The 12' X 12" storage shed has been set 2' from the property line at 9504 Misty Meadow (CB5063K BLK 2, Lot 31, MEADOW HILLS/CIMARRON VALLEY (PID# 311592), Converse, Texas 78109. (Assistant City Manager)

Member Turner made a motion to approve item #13; Seconded by Member Roberts; Motion passed unanimously.

14. Discussion and appropriate action to approve a request for a variance by the property owner from the City of Converse codification section 40-5, the requirement that no building be constructed, encroach upon or project into setback. The proposed 33' above ground pool is to be located at 8738 Gavel Gate (CB5062B BLK 18, LOT 23,

MIRAMAR Unit 8A (PID# 1129548), Converse, Texas 78109. The purpose of this pool is to provide hydrotherapy. (Assistant City Manager)

Staff supports request.

Member Raney made a motion to approve item #14; Seconded by Member Turner; Motion passed unanimously.

15. Presentation of roadway reclassification's approved by the MPO and How the New Classifications compare to the City of Converse Major Thoroughfare Plan. (City Manager) and (City Engineers)

Presentation by Brenda Johnson of Vickrey & Associates

16. Report by the City Council Liaison.

- Recognized Gina Marsh from the Fire Department
- Approved Ordinance 701, Curfew
- Approved Ordinance 620, Building Permit Fees
- Approved Ordinance 313, Sewage Disposal
- Presentation of Judson Bond Election
- Approved Special Use Permit for Climate Control Self-Storage
- Ordinance 209, Tax Abatement, EDC
- Approved both Audits for City and EDC
- Place 5 vacant. Received four letters of Interest. Appointment will take place April 16th
- Approved ordinance 401, Stop, Speed limit signs
- Approved ordinance 303, Park & Recreation Commission
- Appointed James Lacarde as the Chairperson for the Building & Standards Commission

Volunteers needed at 105 Avenue D to assist in cleaning the property to meet code compliance regulations. Scheduled for Saturday, April 27th

17. Report by Assistant City Manager.

- New Plat
- Update Ordinance in MTP
- Rezoning in Brucks Lane

18. Next Planning & Zoning Commission Meeting will be May 20, 2013 at 405 S. Seguin.

Chairman Browning announced the next scheduled meeting.

19. Adjournment.

Meeting adjourned at approximately 8:52 p.m.