CONVERSE TEXAS — Expanding Horizons

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

1. Call Planning & Zoning Commission Meeting to Order.

At approximately 7:02 p.m. Chairman Browning called the meeting to order.

2. Roll Call

Robert Browning, Chairman, *Present*
Donnie West, Vice Chairman, *Present*
Robert Raney, Member, *Present*
Cynthia Turner, Member, *Present*
Richard Fink Sr., Member, *Absent/excused*
Michael Roberts, Member, *Present*
Jeff Beehler, Member, *Present*
Mayor Pro-Tem Randy Pannell as Liaison
John Quintanilla, AC Manager
Odie Martinez, Recording Secretary

Visitors: Councilman Steve Brown, City Engineer Steve Horvath

3. Invocation & Pledge of Allegiance.

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

4. Citizens to Be Heard. (3 min. limit)

None.

5. Discussion and Appropriate Action to Approve the Preliminary Plat known as COPPERFIELD UNIT 5, Plat # 116. (City Engineer) (Assistant City Manager)

Member Beehler made 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 JISD Copperfield Elementary School, Plat #134. (City Engineer) (Assistant City Manager)

AC Manager Quintanilla stated staff recommends approval. There were some concerns of high volume traffic. AC Manager Quintanilla stated the ordinance will be amended to require a traffic impact analysis. City Engineer Steve Horvath stated a traffic count has already taken place.
A motion was made to support the final plat under the condition with the city engineer's approval of the drainage report.
Chairman West made a motion to approve item #6; Seconded by Member Turner; Motion passed unanimously.

7. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 40-5, the requirement that no building be constructed, encroach upon or project into the building setback. The proposed 27.24' X 16.25' with depths from 3' to 5' is to be located at 9639 Common Law (CB 5062B BLK 21, Lot 11, MIRAMAR SUBDIVISION UNIT 9 (PID 1176790), Converse, Texas 78109. (Assistant City Manager)

Member Beehler made a motion to approve item #7; Seconded by member Roberts. Motion passed unanimously.

8. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 28-5, the requirement that no residential driveway slope exceed eight and three-quarter percent (8.25%). The property owner has constructed this driveway that 10459 Bulwark Peak (CB 5064, BLK. 13, Lot 15(PID Unknown) Converse, Texas 78109. (Assistant City Manager)

For the record a correction was addressed in the third sentence should read: <u>one</u>-quarter percent and not <u>three</u>-quarter percent.

A motion was made to approve the variance with the condition that Meritage Homes agrees to disclose the variance to the home buyer.
Member Beehler made a motion to approve item #8 as said; Seconded by Member Raney. Motion passed unanimously.

9. Report by the City Council Liaison.

- Appointed Jeff Beehler to Planning & Zoning Commission
- Recognized Jackie Gaines
- Approved second reading for the GO Bond Series
- Approved Annexation
- Bexar County Appraisal District Budget
- Water Issues
- City Changers

10. Report by Assistant City Manager.

- Copperfield Unit 5
- Changes to Ordinance 612

- Special Use Permit

11. Next Planning & Zoning Commission Meeting will be August 19, 2013 at 405 S. Seguin.

Chairman Browning announced the next Planning & Zoning meeting.

12. Adjournment.

Meeting adjourned at approximately 7:50 p.m.