



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
AUGUST 19, 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, *Absent/excused*
Richard Fink Sr., Member, *Present*

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

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 Planning & Zoning Minutes for June 17, 2013.

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

6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for July 15, 2013.

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

Chairman Browning moved forward to Item #10.

10. Public Hearing on a Draft of the Loop 1604 Commercial Corridor Study.

Public Hearing opened at 7:09 p.m.

Public Hearing closed at 7:42 p.m.

11. Discussion and Appropriate Action on the Draft of the Loop 1604 Commercial Corridor Study.

During the Public Hearing Mr. George De La Garza and his assistant Jonathan Pace of MDN Architects Incorporated briefly, went over the power point. He stated he was hired by the City of Converse EDC along with Vickrey & Associates and the Institute of Economic Development of The University of Texas State. The following is a list of items presented from the power point.

- Proposed Developments
- Proposed Gateway Locations
- Proposed Gateway Views
- Master Plan
- Thoroughfare Plan
- Proposed Land Uses, Zone 1: Automotive Sector, Zone 2: Retail Sector 1-Office, Zone 3: Retail 2 and Industrial Sector, Zone 4: Hospitality Sector, Zone 5: Retail 3 Health Care /M.O.B. Park, Zone 6: Retail 4 Entertainment, Zone 7: Recreational/Proposed Future E.T.J.
- 1604 Commercial Corridor Overlay-District Plan
- Strategic Planning

The members discussed some items they had concerns with. They were Noise barriers, Point of entry at Graytown and Non-Potable Water.

Member Roberts made a motion to approve draft item #11; Seconded by Member Beehler. Motion passed unanimously.

Continued on item #7.

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 10' X 13' patio is to be built at the home located at 9831 Copper Rise (CB 5069B BLK 17, Lot 11, COPPERFIELD UNIT #6 (PID 1084451)), 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 40-5, the requirement that no building be constructed, encroach upon or project into the building setback. The proposed 10' X 13' Patio is to be built at the home located at 9540 Misty Meadow (CB

5063K BLK 2, Lot 22, MEADOW HILL/CIMARRON VALLEY Subdivision (PID 311583)), Converse, Texas 78109. (Assistant City Manager)

Vice-Chair West made a motion to approve item #8; Seconded by Member Roberts. Motion passed unanimously.

9. 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 one-third percent (8.335%). The property owner has constructed this driveway that 9919 Trotter Trim (CB 5053AA, BLK. 5, Lot 42-CIMARRON LANDING PHASE II (PID 1179100)) Converse, Texas 78109. (Assistant City Manager)

Member Beehler made a motion to passed item #9; Seconded by member Raney. Motion passed unanimously.

12. Report by the City Council Liaison.

- Re-Appointment of Michael Robert and Robert Raney
- Two Council Budget Workshops for FY 2013-2014
- Recognition Mr. Fernando Aranda for his two years of service as President of the EDC Board and Mr. Roy Shauffele as the new President
- Approved Ordinance 313, Sewage Disposal
- Approved Annexation Policy
- JISD Plat 134 Copperfield Elementary School
- Approved Hayden Pavement contractor in the amount of \$103,071.71 for the Re-construction of Elm Street

13. Report by Assistant City Manager.

- Special Use Permit 9150 FM 78
- 1st Reading 612 Ord. Sept Meeting

14. Next Planning & Zoning Commission Meeting will be September 16, 2013 at 405 S. Seguin.

Chairman Browning announced the next scheduled date for the Planning and Zoning meeting.

15. Adjournment.

Meeting adjourned at approximately 8:19 p.m.