



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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MINUTES  
CITY OF CONVERSE  
PLANNING & ZONING COMMISSION  
SEPTEMBER 16, 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, September 16, 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 Brown called the Planning & Zoning 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, *Present*

Michael Roberts, Member, *Absent/excused*  
Jeff Beehler, Member, *Present*  
Mayor Pro-Tem Randy Pannell as Liaison  
John Quintanilla, AC Manager  
Odie Martinez, 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 August 19, 2013.

Member Beehler made a motion to approve item #5; Seconded by member Fink Sr. Motion passed unanimously.

6. Public Hearing on a Request for a Special Use Permit (SUP) on a parcel of land located at 9150 FM 78 7, Converse Texas within Legal Description: CB 5063H (BLK 2 LOT 1 THRU 4, (PID# 311394)). The property owner is requesting a Special Use Permit (SUP) to allow for the operation of a house of worship. This property is currently zoned I-1, Light Industrial District.

*Public Hearing opened at 7:04 p.m.*

*Public Hearing closed at 7:13 p.m.*

7. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a parcel of land located at 9150 FM 78 7, Converse Texas within Legal Description: CB 5063H (BLK 2 LOT 1 THRU 4, (PID# 311394)). The property owner is requesting a Special Use Permit (SUP) to allow for the operation of a house of worship. This property is currently zoned I-1, Light Industrial District. (Assistant City Manager)

During the Public Hearing Mr. Jose Perez announced he has been a resident of Converse since 2004, he is a retired military and a Pastor. He briefly explained leasing facilities in Schertz, TX and would like to open a facility in Converse, Texas.

The members discussed location, hours of operation and parking availability.

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

8. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Leaser from City of Converse Codification Section 28-8(4), the requirement that parking surfaces be all weather surface constructed of concrete or asphalt. The property is located at 9402 Converse Business Lane (CB 5063H BLK 1, Lot 21, CONVERSE BUSINESS PARK UNIT 4 (PID 311384)), Converse, Texas 78109. (Assistant City Manager)

Assistant City Manager Quintanilla briefly explained the kind of business Mr. Foos operates. He stated the business converts vehicles that operate in diesel or gasoline to compress to natural gas. The requestor currently contracts with other municipalities.

Mr. Foos gave a briefing on how the conversion operates. He also stated the company will contract with Union Pacific. If all goes well they are looking to have a Grand Opening in early October. Members then discussed the codification requirements.

Member Beehler made a motion to approve item #8; Seconded by member Turner. Motion passed unanimously.

9. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Leaser from City of Converse Codification Section 8-1, (2009 IPC, Section 403 Minimum Plumbing Facilities), the requirement that sets forth minimum number of plumbing fixtures. The property is located at 9402 Converse Business Lane (CB 5063H BLK 1, Lot 21, CONVERSE BUSINESS PARK UNIT 4 (PID 311384)), Converse, Texas 78109. (Assistant City Manager)

Assistant City Manager addressed to the members that staff supports the request with the stipulation that once there are 15 or more employees they build a second full bathroom facility. Members then discussed the codification requirements.

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

10. 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 side setback. The proposed sidewalk (5.5' X 92.25') will provide wheelchair access from the rear of the home to the front of the home. This home is to be located at 8619 Lone Shadow (CB 5063H BLK 4, Lot 4, ROLLING CREEK UNIT 4 (PID UNKNOWN)), Converse, Texas 78109. (Assistant City Manager)

Item #10 failed due to lack of no motion.

11. Report by the City Council Liaison.

- Approved Amended Ordinance 305, Water-Standard Procedures
- Alamo Concrete, 500 acre feet from Edwards Aquifer Water
- Library under renovations
- Presentation of Home Front
- New EDC Secretary
- Ribbon Cutting for Boysville, new board sign
- Elm Street rebuilt
- Appointed Michael Roberts and Robert Raney
- Briefing by Daniel Kershner, security cameras for buses
- 1604 Corridor Study- Approved Draft
- Resolution 687, Bexar County Election
- Fire Department Grant \$160,000. Presentation by Congressman Cuellar
- Shirts for commission

12. Report by Assistant City Manager.

- Possibly another Plat
- Re-writing ordinance 612

Vice Chair West announced the schedule for NIOC. Everyone welcome.

Big Lots Grand Opening announced by Council Liaison Pannell.

13. Next Planning & Zoning Commission Meeting will be October 21, 2013 at 405 S. Seguin.

Chairman Browning announced the next Planning & Zoning meeting.

14. Adjournment.

Meeting adjourned at approximately 7:42 p.m.