CONVERSE TEXAS — Expanding Horizons

CITY OF CONVERSE
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MINUTES
CITY OF CONVERSE
PLANNING & ZONING COMMISSION
OCTOBER 21, 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, October 21, 2013 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

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

2. Roll Call

Robert Browning, Chairman, *Absent/excused*
Donnie West, Vice Chairman, *Present*
Robert Raney, Member, *Present*
Cynthia Turner, Member, *Present*
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, Secretary

3. Invocation & Pledge of Allegiance.

Invocation was announced by Liaison Randy Pannell followed by the Pledge of Allegiance.

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

Mr. Roy Ellis began to speak at this time but was informed to wait until the agenda item was up for discussion.

Anita Collins resident of Converse briefly addressed to the members of a concern she had regarding a brick mailbox that she had built and purchased at her expense. The mailbox was built with two boxes for her mail and her neighbor. She also stated the neighbor agreed to go in half's with the expense but backed out once it was built. She did not realize there were code regulations to follow by. Mr. Quintanilla Assistant City Manager stated to Ms. Collins she can stop by the office to collect a Variance form.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for September 16, 2013.

Member Turner made a motion to approve item #5; Seconded by Member Beehler. Motion Passed unanimously.

6. Discussion and Appropriate Action on a Request to Approve the Preliminary Acceptance of Infrastructure of Mac Arthur Park Unit 4"A". (Assistant City Manager) (City Engineer)

Mr. Quintanilla Assistant City Manager stated staff recommended approval of this item.
Member Beehler 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 wooden deck is to be built at the home located at 8819 Appaloosa Pass (CB 5053AA BLK 1, Lot 97, CIMARRON LANDING PH-II (PID 1179021)), Converse, Texas 78109. (Assistant City Manager)

Mr. Quintanilla Assistant City Manager stated staff recommended approval of this item.
Member Turner made a motion to approve item #7; Seconded by member Fink Sr. 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 30" flatwork is to be built at the home located at 8819 Appaloosa Pass (CB 5053AA BLK 1, Lot 97, CIMARRON LANDING PH-II (PID 1179021)), Converse, Texas 78109. (Assistant City Manager)

Mr. Quintanilla Assistant City Manager stated staff recommended approval of this item.
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 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 8' X 12' patio cover over existing flatwork is to be built at the home located at 9543 Autumn Run Lane (CB 5069C BLK 2, Lot 10, AUTUMN RUN SUBDIVISION UNIT 3(PID 1047691)), Converse, Texas 78109. (Assistant City Manager)

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

10. Public Hearing on a Request to Rezone four (4) parcels of Land located within the JUDSON HEIGHTS Subdivision, namely 8702, 8706, 8718 & 8722 Pensive Drive, Converse, Texas, (CB 5071K Blk. 4, Lots 1, 2, 5 & 6, (Property ID's 1099651, 1099652, 1099655 & 1099656) for a total of approximately 0.91 Acres out of 10.152 Acres of Land

from the JUDSON HEIGHTS Subdivision from R-1, Single Family Dwelling District to R-2, Two-Family (Duplex) Dwelling District, to allow for the construction of duplex family homes.

Public Hearing opened at 7:15 p.m.
Mr. Roy Ellis a Converse resident and Mr. & Mrs. Steitenberger also residents of Converse spoke during this time and each briefly expressed their concerns of the duplex homes.
Mr. John Finch owner of J & J Development briefly explained to the members of the difficulties he had selling Single Family homes and how difficult it is competing with home builders who build custom homes and offer incentive.
Public hearing closed at 7:30 p.m.

11. Discussion and Appropriate Action to Approve a Request to Rezone four (4) parcels of Land located within the JUDSON HEIGHTS Subdivision, namely 8702, 8706, 8718 & 8722 Pensive Drive, Converse, Texas, (CB 5071K Blk. 4, Lots 1, 2, 5 & 6, (Property ID's 1099651, 1099652, 1099655 & 1099656) for a total of approximately 0.91 Acres out of 10.152 Acres of Land from the JUDSON HEIGHTS Subdivision from R-1, Single Family Dwelling District to R-2, Two-Family (Duplex) Dwelling District, to allow for the construction of duplex family homes.

Members discussed current zoning for this property and spot zoning. City Manager Shawna Burkhart explained to the members the R-1 and R-2 being mixed with in the subdivision.
Member Turner made a motion to deny item #11; Seconded by member Raney. Motion failed.

12. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 40-302, the requirement that curbs and gutters and sidewalks shall be installed by the sub-divider on both sides of all interior streets, and on the subdivision side of all adjoining streets forming part of the boundary of the subdivision. All lots must front upon concrete sidewalks which shall be at least four feet in width. All corner lots shall have such sidewalks on both the front and side with ADA ramps. All sidewalks must be ADA compliant. The proposed flatwork is required by ordinance to be built around the JISD Copperfield Elementary School located at 7595 East Loop 1604 (CB 5064 P-4, (4.5243) P-4A (1.5752) ABS 497 & CB 5069 P-1B ABS 192(PID 311639)), Converse, Texas 78109. (Assistant City Manager)

Mr. Daniel Kershner and Chris Dias presented a map to the members which indicating the proposal of the sidewalks. Carrie of Vickrey & Associates briefly discussed the requirements. The members asked Mr. Kershner to mark the map with A B, C, D & E this helps identify the location of the variance request. Members then took action to make a motion.
Member Raney made a motion to approve variance B/C/E and deny variance A & D from item #12; Seconded by member Turner. Motion passed unanimously.

13. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner' Agent from City of Converse Codification Section 28-11 (4) (a), the requirement that off-street parking spaces shall be provided on the lot equal to a minimum of one space for each 200 square feet of gross floor area for those buildings having less than

8,000 square feet. Buildings having more than 8,000 square feet but less than 20,000 square feet shall provide a minimum of one parking space for each 250 square feet. All buildings over 20,000 gross square feet shall provide a minimum of one parking space for each 300 square feet. The site of this request is located at 707 S. Seguin (CB 5063 P-87B, 87C, 88E & 88M, ABS 431 (PID 310529)), Converse, Texas 78109. (Assistant City Manager)

Assistant City Manager stated the parking spaces and the confusion of the usage of the facility. The parking space is currently at 5 and requires 7 parking spaces.
Ms. Angela Branum briefly explained the facility would be used for Flower shop/Antique shop there will not be any baking due to code requirements.
Member Turner made a motion to approve item#13; Seconded by member Raney. Motion passed with five votes (Turner, Raney, Fink, Roberts & West) and one oppose (Beehler).

14. Report by the City Council Liaison.

- Early Voting until November 1st including Saturday and Sunday for the first week only. During Election day must go to Precinct
- Approved Live Oak Water Lease 150 Acre Feet
- New ID Law/Voter
- Approved EDC Financials thru August 2013
- EDC Incentive Program for $3000.00 Grant
- Approved City Financials thru August 2013
- Approved Pay Plan with corrections
- Approved Northeast Herald for publications
- Two executive sessions
- Polo Shirts for PZ members

15. Report by Assistant City Manager.

- Preliminary Infrastructure Acceptance

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

Vice Chair Donnie West announced the next calendar date for Planning & Zoning meeting.

17. Adjournment.

Meeting adjourned at approximately 8:32 p.m.