



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

403 S. Seguin  
Converse, Texas 78109  
(210) 658-5356  
Fax: 659-0964  
www.conversetx.net

MINUTES  
CITY OF CONVERSE  
PLANNING & ZONING COMMISSION  
December 09, 2013 - 7:00 P.M.

The Planning & Zoning Commission of the City of Converse met in a regular meeting at the City Council Chambers located at 402 S. Seguin Street on Monday, December 09, 2013 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Browning called the meeting to order at approximately 7:00 p.m.

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, *Absent/excused*

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 Vice-Chair West 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 November 18, 2013.

Member Raney 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 Final Plat # 135 known as "FPN Corporation Subdivision".

Item #6 Pulled.

7. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 1018-4, the requirement that a two (2) hour fire wall be constructed in hallways for greater than fifty (50) feet. The proposed fire sprinkler system is to be installed at the business located at 9260 FM 78 (CB 5053 P-102B ABS 745 (PID 307012), Converse, Texas 78109.

Assistant City Manager stated staff recommended approval for this item.

Member Beehler made a motion to approve item #7; seconded by Member Raney. Motion passed unanimously.

8. Public Hearing on a Request to approve a Special Use Permit (SUP) on a parcel of land located at 8960 FM 78, Converse, Texas (CB 5071 P-6.151 AC) & P-37E (.39AC) (PID# 312806). The property owner is requesting an SUP for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate a machine shop.

Public Hearing opened at 7:07 p.m.

Mr. Eduardo Camargo partner of a machine industrial shop briefly explained of a need for a much larger location and would like to keep the business in Converse. He also gave a brief description of the type of business.

Public Hearing closed at 7:16 p.m.

9. Discussion and Appropriate Action on a request to approve a Special Use Permit (SUP) on a parcel of land located at 8960 FM 78, Converse, TX (CB 5071 P-6.151 AC) & P-37E (.39AC) (PID# 312806). The property owner is requesting an SUP for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate a machine shop.

Member Beehler addressed to the members of the incorrect address listed on the agenda. He had some concerns due to the Herald Paper stated the Public Hearing would be held at 405 S. Seguin and the meeting was actually held at 402 S. Seguin. Assistant City Manager Quintanilla stated for the record this would be listed in the minutes.

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

10. Report by the City Council Liaison.

- Tree Lighting Ceremony held December 5, 2013
- Liaison for another year
- Still working on water wells
- Thanked members for their service

Vice Chair Donnie West addressed to the members of the Commissions dinner.

11. Report by Assistant City Manager.

- Final Plat that was deferred for this meeting.
- Please consider next meeting for January 13<sup>th</sup> due to the Holiday falling on the 20<sup>th</sup>.

12. Next Planning & Zoning Commission Meeting will be January 20, 2014 at 405 S. Seguin.

Meeting will be held January 13, 2014 at 402 S. Seguin.

13. Adjournment.

Meeting adjourned at approximately 7:19 p.m.