



*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, TEXAS  
PLANNING & ZONING COMMISSION  
March 17, 2014 - 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 405 S. Seguin Street on Monday, March 17, 2014 at 7:00 p.m. to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Vice Chair Donnie West called the meeting to order at approximately 7:01 p.m.

2. Roll Call

Robert Browning, Chairman, *Absent/excused*  
Donnie West, Vice Chairman, *Present*  
Robert Raney, Member, *Present*  
Cynthia Turner, Member, *Absent/excused*  
Richard Fink Sr., Member, *Present*

Michael Roberts, Member, *Absent/excused*  
Jeff Beehler, Member, *Present*  
Councilman Steve Brown as Liaison  
John Quintanilla, Assistant City 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)

No one present to speak.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for February 24, 2014.

Mr. Beehler made a motion to approve item #5; seconded by Mr. Raney. Motion passed unanimously.

6. Public Hearing on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located adjacent to FM 78 and Center Street, namely:
  - I. CB 5063M, BLK 1 LOT SW IRR 174.77 FT of LOT 4 JUDSON SQUARE COM'L SUBD (PID311608)
  - II. CB 5063M, BLK 1 LOT 11 (Converse Town Square)(PID1113018)
  - III. CB 5063M, BLK 2 LOT 1 (Converse Town Square)(PID1113006)
  - IV. CB 5063M, BLK 2 LOT 3 (Converse Town Square)(PID1113012)

The property owner is requesting a Rezoning from the current B-2, Retail District to B-3, Commercial District to allow for the development of various uses permitted within the B-3 Commercial District designation in order to broaden the marketability of the property.

*Public Hearing opened at 7:05 p.m.*

List of names that spoke during the Public Hearing are as follows;

Andy Herrera, property owner of the Car Wash located at S. Seguin.

Crystal Coble, A Converse business owner.

Charles Kaplan, representative of the property.

*Public Hearing closed at 7:20 p.m.*

7. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located adjacent to FM 78 and Center Street, namely:
  - I. CB 5063M, BLK 1 LOT SW IRR 174.77 FT of LOT 4 JUDSON SQUARE COM'L SUBD (PID311608)
  - II. CB 5063M, BLK 1 LOT 11 (Converse Town Square)(PID1113018)
  - III. CB 5063M, BLK 2 LOT 1 (Converse Town Square)(PID1113006)
  - IV. CB 5063M, BLK 2 LOT 3 (Converse Town Square)(PID1113012)

The property owner is requesting a Rezoning from the current B-2, Retail District to B-3, Commercial District to allow for the development of various uses permitted within the B-3 Commercial District designation in order to broaden the marketability of the property. (Assistant City Manager)

Assistant City Manager, John Quintanilla stated City Staff and Economic Development Corporation (EDC) support the request.

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

8. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7543 Copper Meadow, Converse, Texas 78109. Property ID# 1084486, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 9. (Assistant City Manager)

Mr. Beehler made a motion to approve item #8; seconded by Mr. Raney. Motion passed unanimously.

**A request was placed to skip to item #12.**

12. Discussion and Appropriate Action to Approve the Preliminary Acceptance of Infrastructure at HANOVER COVE UNIT III-PHASE III. (City Engineer) (Assistant City Manager)

Assistant City Manager, John Quintanilla briefly described some concerns from City Staff regarding inspections. A letter must be provided with inspection corrections from Pulte Engineers.

Mr. Beehler made a motion to approve item #12 upon the letter received by Pulte Engineers; seconded by Mr. Raney. Motion passed unanimously. Assistant City Manager, John Quintanilla stated this item will not be present until the letter is in place.

**Continue to item #9.**

9. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7559 Copper Meadow, Converse, Texas 78109. Property ID# 1084482, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 5. (Assistant City Manager)

Assistant City Manager, John Quintanilla introduced Ms. Veronica Valdez of KB Homes who was present to brief the members of all variance request listed on the agenda.

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

10. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio that measures 665.96' square feet will be built as the home located at 7526 Copper Meadow, Converse, Texas 78109. Property ID# 1084559, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 19 Lot 41. (Assistant City Manager)

Mr. Beehler made a motion to approve item #10; seconded by Mr. Raney. Motion passed unanimously.

11. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7531 Copper Meadow, Converse, Texas 78109. Property ID# 1084489, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 12. (Assistant City Manager)

Mr. Beehler made a motion to pass item #11; seconded by Mr. Raney. Motion passed unanimously.

12. Discussion and Appropriate Action to Approve the Preliminary Acceptance of Infrastructure at HANOVER COVE UNIT III-PHASE III. (City Engineer) (Assistant City Manager)

**See page 1, Item 12.**

13. Report by Council Liaison.

Councilman Steve Brown stated he will fill in as Liaison until position is filled.

- Resignation by Randy Pannell
- Proclamation 287, Caster K-9 retired
- Reports by all City Departments
- Reviewed City Code Policy, Violations
- Council Place 4 filled by Jon Lindgren
- Discussed Procedure of Council Liaison Commissions
- Cell Phone Policy
- Ball Field Contracts
- Voted 3 to 4 to release City Manager

14. Report by Assistant City Manager.

- Plat for Kitty Hawk Retail
- KB Homes, Copperfield Unit 6
- Strategic Plan workshop 29<sup>th</sup> of March

15. Next Planning & Zoning Commission Meeting will be April 21, 2014 at 405 S. Seguin.

Assistant City Manager John Quintanilla announced the next schedule for the Planning & Zoning meeting

16. Adjournment.

Meeting adjourned at approximately 8:03 p.m.