



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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AMENDED MINUTES
CITY OF CONVERSE, TX
PLANNING & ZONING COMMISSION
April 21, 2014, 7:00 p.m.

The Planning & Zoning Commission of City of Converse met in a regular meeting at City of Converse Conference Room located at 405 S. Seguin Street on Monday April 21, 2014 to discuss various items on the agenda.

1. Call Planning & Zoning Commission Meeting to Order.

Chairman Browning called the Planning & Zoning Commission to Order at approximately 7:00 p.m.

2. Roll Call.

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

Michael Roberts, Member, *Present*
Jeff Beehler, Member, *Present*
No Liaison present
John Quintanilla, Assistant City Manager
Odie Martinez, Secretary

3. Invocation & Pledge of Allegiance.

Invocation was announced by Vice Chairman Donnie West followed by the Pledge of Allegiance.

4. Citizens to be Heard

No Citizens to speak.

5. Discussion and action to approve the Planning & Zoning Minutes for March 17, 2014.

No Minutes to approve, will be placed in the next packet

6. Discussion and appropriate action on a request to approve the Final Plat # 136 known as “KITTY HAWK RETAIL Subdivision”. (Assistant City Manager) (City Engineer)

Planning & Zoning Commission Members recommended approval of the Final Plat #136. Item is scheduled to be placed at the May 6th City Council Meeting.

Mr. Beehler made a motion to approve item# 6; seconded by Ms. Turner. Motion passed unanimously.

7. Discussion and appropriate action on a request to approve a Variance Request by the property owner from City of Converse section 8-1 code adopted by reference, IFC 2009 sections D104.1, D104.2 and D104.3, for the height property located at 8501 Crestway, Converse, Texas 78109. Property Id# 1010669, Legal Description CB5071E Block 2 Lot 3. (Assistant City Manager)

Mr. Rao Vasamsetti, Engineer of the development briefly explained to the commission members The proposal of 2 exits required at the property stated above due to the code Issue/Justification: IFC 2009 section D104.1 which states any commercial 3 stories or 30 feet high shall have a two means of fire apparatus access for each structure. A 100 ft separation distance will be built between the two exits. He also stated the facility is equipped with an approved automatic fire sprinkler system throughout the whole facility.

Assistant City Manager Mr. Quintanilla stated that the Fire Marshall, Fire Chief and the Building Official support the request.

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

8. Report by Council Liaison.

Due to no Council Liaison present, Chairman Browning asked Mr. Quintanilla, Assistant City Manager to report on both items #8 and #9 at once.

- Employee Recognition
- Briefing on 2013 Budget
- Council Approved BlueCross /Blue Shield
- 2014 Certificate Plan Presentation
- 2014 Certificate Operation “FM 1516 Project”
- 2014 Financials & Investment report, better than 2 years ago
- Appointed EDC Members
- Discussed development of Ethics Review Board Ordinance
- Center-Point Energy Rates increase for residential and commercial

9. Report by Assistant City Manager

- Special Use Permit request by Mr. Beehler
- Rezoning case for Gibb Sprawl request by Martha Kuzara

Vice Chair West addressed to the members of ‘National Day of Prayer’ May 1st.

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10. Next Planning & Zoning Meeting will be May 19, 2014, at 405 S. Seguin.

Chairman Browning announced the next Planning & Zoning meeting.

11. Adjournment.

Meeting adjourned at approximately 7:30 p.m.