



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
MAY 19, 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 May 19, 2014 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

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

Michael Roberts, Member, *Present*
Jeff Beehler, Member, *Present*
Councilman Steve Brown, Liaison
John Quintanilla, Assistant City Manager
Odie Martinez, Secretary *Absent/excused*

3. Invocation & Pledge of Allegiance.

Vice Chair West announced the Invocation followed by the Pledge of Allegiance.
At approximately 7:02 p.m. Mr. Fink was announced as present for the meeting.

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

None.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for March 17, 2014.

Mr. Beehler made a motion to approve item #5; seconded by Mr. Raney. Motion passed with 5 votes (West, Browning & Fink) (One abstain by Roberts) and (One absent by Turner).

6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for April 21, 2014.

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

7. Public Hearing on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:
 1. 101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres.
 2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres.
 3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres.
The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.

Public Hearing opened at 7:04 p.m.

Public Hearing closed at 7:13 p.m.

8. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:
 1. 101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres. (PID#346005)
 2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres. (346004)
 3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres. (310451)
The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.

During the Public Hearing Ms. Martha Kuzara briefly discussed of the usage of the facility she also stated of how she was not informed of the spot zoning in the area.

Some concerns were discussed regarding the state law regulations of spot zoning. Other items discussed were the different zonings within the area such as B-2 and B-4.

Assistant City Manager John Quintanilla stated this item was addressed to the City Attorney and they also discussed of a possible Special Use Permit. However with the city attorney not looking at the map he stated the agenda states it is a rezoning request.

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

9. Public Hearing on a Request on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497(PID# 311622)). The property owner is requesting an SUP as required under Section 6-76 of the City Converse Codification. The purpose of the SUP request is to allow a horse stable to be constructed within city limits.

Before the Public Hearing began Chairman Browning asked if Mr. Beehler could step out and stand with the audience so he may speak on the item as a citizen.

Public Hearing opened at 7:35 p.m.

Public Hearing closed at 7:43 p.m.

10. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497 (PID# 311622)). The property owner is requesting an SUP as required under Section 6-76 of the City Converse Codification. The purpose of the SUP request is to allow for the construction of a horse stable within the city limits.

The members briefly discussed and reviewed the regulations and requirements of building a stable for the horse. A motion took action.

Mr. Raney made a motion to approve item #10; seconded by Mr. Roberts. Motion passed unanimously. Chairman Browning announced of Mr. Beehler rejoining the commission.

11. Discussion of Residential Lot Sizes as Regulated by Chapter 50-Zoning, Article IV-Districts & District Regulations, Division II-Single-Family Dwelling District, Section 50-137-Area Regulations. (Assistant City Manager)(Member Beehler)

No action was acted on item #11 only discussion. A workshop was discussed however, no scheduled date was set.

Chairman Browning requested to skip to item #13.

12. Discussion and Appropriate Action to Adopt the Proposed 2014-2019 Storm Water Management Plan for the City of Converse. (Assistant City Manager)

Mr. Steve Horvath briefly explained the updated 5 year plan of the Storm Water Management Plan. He also stated Mr. Larry Moxley has placed workshops in the website which will educate the public. Mr. Moxley has reviewed and approved of the plan.

Mr. Beehler made a motion to approve item #12; seconded by Mr. Raney. Motion passed unanimously.

Assistant City Manager John Quintanilla asked to move to item # 17. Chairman Browning skipped to item #17.

13. Discussion and Appropriate Action to Approve a Variance Request by the Agent of Record for the Property Owner from City of Converse Section 34-222-Special Use Sign District - 2, for the property located at the Intersection of Kitty Hawk & Windburn Trail, Converse, Texas 78109, Legal Description CB 5052, Block 1 Lot 1, PLAT #136-KITTY HAWK RETAIL. (Assistant City Manager)

A discussion of the different signs and the importance of the signs that is recommended for the 7000 square footage facility (First Choice Emergency Room) was briefly presented by Annie Cuda and Mr. Walter Finninger. A list of the different signs stating a description of each was provided in the packet for the members to review.

Mr. Raney made a motion to approve item #13; seconded by Mr. Fink. Motion passed unanimously.

14. Discussion and Appropriate Action to Approve a Variance 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. The construction of a 12' X 12' shed

and a gazebo is proposed for the home located at 8303 Copper Knoll, Converse, Texas 78109. Property ID#311817, Legal Description CB 5064C MEADOWS of COPPERFIELD UT-1, Block 59 Lot 43. (Assistant City Manager)

Mrs. Clines daughter spoke on behalf of Mrs. Cline. She stated her mom would like to replace the old shed with a 12' x 12' along with a Gazebo built next to it.

Mr. Raney made a motion to approve item #14; seconded by Mr. Roberts. Motion passed unanimously.

Chairman Browning requested to continue to item # 12.

Right before starting on item #12 a citizen spoke up and stated his item was not on the agenda and it should have been. A discussion for scheduling a Special Call Meeting was scheduled for May 27, 2014 specifically for the item not listed on the current agenda.

Continue to item #12

15. Discussion of a Proposed Amendment and Addition to Chapter 50-Zoning, Article IV-Districts and District Regulations, Division 12 (NEW), the Addition of B-6-Mixed Use Developments Zoning Classification. (Assistant City Manager)

Items discussed are as follows;

- B-6 Mixed Use Development which consist of residential multifamily and commercial
- Gave an example
- Discussed B-4 Special Commercial
- Cost associated is to be included at about \$5000.00

16. Discussion & Appropriate Action on a Request to Amend the Chapter 40-Subdivions, Article II-Plat Procedure (b)-Fees NEW Line Item Transfer of EDWARDS AQUIFER Water Rights Equal to One-half Acre Foot Per Equivalent Dwelling Unit (E.D.U.) Certified by Developer's Engineer of Record. (First Reading) (Assist. City Manager)

Items discussed were as follows:

- Water rights,
- Stage 4,
- Future developments affected by water rights
- Fees

Chairman Browning made a motion to direct staff to consider the alternatives to the fees in lieu of and look into encourage or require developers to conservation & low impact development type features; seconded by Mr. Beehler. Motion passed unanimously.

17. Discussion and Appropriate Action to accept the preliminary infrastructure for Copperfield Unit #6 Phase II. (Assistant City Manager)

In the packet was a letter provided by Vickrey & Associates stating the 17 punch list items of which were in complied. City Staff recommends approval.

Mr. West made a motion to approve item #17; seconded by Mr. Raney. Motion passed unanimously.

Chairman Browning continued back to item # 15.

18. Report by Council Liaison.
 - Tabled 5 lane extension from Toepperwein to FM 78
 - Presentation by Busguard-Bus Cameras
 - Re-appointed Marc Gilbert to the Economic Development Corporation
 - Breathing Apparatus for Fire Department
 - Approved stop sign ordinance
 - Appointed Lloyd Littrell and Ian Krohn as members of the Building & Standards Commission
 - Ethics Commission
19. Report by Assistant City Manager.
 - Special Called Meeting for May 27th
20. Next Planning & Zoning Commission Meeting will be June 16, 2014 at 405 S. Seguin.
21. Adjournment.

Meeting adjourned at approximately 9:22 p.m.