



CITY OF CONVERSE
CITY ADMINISTRATION

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

RESULTS/MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
JUNE 16, 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, June 16, 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 7:01 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*
Councilman Steve Brown, Liaison
John Quintanilla, Assistant City Manager
Odie Martinez, Secretary

3. Invocation & Pledge of Allegiance.

Vice Chair West announced the Invocation followed by the Pledge of Allegiance.
Chairman Browning stated items 11 & 13 will not be heard they will be placed at the next Planning & Zoning meeting.

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

None.

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

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

6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for May 19, 2014.

Mr. Raney made a motion to approve item #6; Seconded by Mr. Beehler. Motion passed with 5 votes (Raney, Beehler, Browning, West and Roberts) 1 abstain (Turner) and 1 absent (Fink).

7. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for May 27, 2014

Mr. Roberts made a motion to approve item #7; Seconded by Mr. Raney. Motion passed with 5 votes (Roberts, Raney, West, Fink and Beehler) and 2 abstain (Browning and Turner).

8. Discussion and Appropriate Action 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 an 18' X 18' carport has been built at the home located at 111 Meadow Drive, Converse, Texas 78109 (PID#311019, Legal Description CB 5063D Block 01 Lot 18 MEADOW HILL/CIMARRON VALLEY). (Assistant City Manager)

Mr. Beehler made a motion to approve item # 8; Seconded by Mrs. Turner. Motion passed unanimously.

9. Discussion and Appropriate Action to Approve a Variance Request by the Property Owner from City of Converse Codification Section 28-5 (d), the requirement that the maximum slope of any driveway shall not exceed seven percent (7%). The construction of a concrete driveway with an eleven percent (11%) slope is to be built for the home located at 10415 Bulwark Peak, Converse, Texas 78109 (PID#1103818, Legal Description CB 5064E Block 12 Lot 26, MAC ARTHUR PARK UT-3A). (Assistant City Manager)

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

10. Discussion and Appropriate Action 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 flatwork that measures 10' X 10' is proposed for the home located at 8612 Lone Shadow Trail, Converse, Texas 78109 (PID#1193223, Legal Description CB 5052F Block 15 Lot 27 ROLLING CREEK UT-4). (Assistant City Manager)

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

11. 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)

Item Pulled.

12. Discussion & Appropriate Action on a Request to Amend the Chapter 40-Subdivisions, 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)

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

13. 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)

Item Pulled.

14. Report by Council Liaison.

- FM 1516 project approved at last meeting for 1.6 million
- July 4th Event from July 3 – 6th
- Planning & Zoning ordinance – Quarterly briefing by all commissions

Vice Chair West announced BBQ Cook of at Esplanade Gardens June 21st 10 – 2 p.m.

15. Report by Assistant City Manager.

- Flea Market in Converse proposal scheduled for next meeting.

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

Chairman Browning announced the schedule for the next meeting.

17. Adjournment.

Meeting adjourned at approximately 7:46 p.m.