



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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RESULTS / MINUTES
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
JULY 14, 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 402 S. Seguin Street on Monday, July 14, 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, *Arrived at 7:03 p.m.*
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.

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

None.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for June 16, 2014.

Mr. Raney made a motion to approve item #5; Seconded by Mr. Roberts. Motion passed.

6. Discussion and Appropriate Action on a Request to Approve Plat #137, an amending plat of Randolph Valley Unit 5. (Assistant City Manager) (City Engineer)

Vice Chair West made a motion to approve item #6; Seconded by Mr. Raney. Motion passed.

7. 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(.039AC) (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 an automotive repair service shop. (Assistant City Manager)

Public Hearing opened at 7:12 p.m.

Public Hearing closed at 7:16 p.m.

8. 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 Texas (CB 5071 P-6(.151 AC) & P-37E(.039AC) (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 an automotive repair service shop. (Assistant City Manager)

Mr. Raney made a motion to approve item #8; seconded by Mr. Beehler. Motion passed unanimously with three stipulations. 1.) That all parking be on paved surfaces. 2.) No vehicles be exposed with missing exterior parts or parked in the front area. 3.) Screen fencing on the North, West, South fence lines.

9. Discussion and Appropriate Action on a Request to Approve a Variance Request by the Property Owner from City of Converse Codification Section 34-145, the requirement that free standing signs shall be a minimum of ten feet (10') from lot lines. The construction of an free standing sign has been proposed for the business located at 301 S. Seguin, Converse, Texas 78109 (PID#346134, Legal Description CB 5563 A Block 08 Lot N 70 Feet of A). (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 an above ground swimming pool that measures approximately 21' X 44' is proposed for the home located at 8507 Copper Sky, Converse, Texas 78109 (PID#311929, Legal Description CB 5064C Block 63 Lot 14 MEADOWS OF COPPERFIELD UT-2). (Assistant City Manager)

Mr. Beehler made a motion to table item #10 until homeowners can be present. No second, motion dies for lack of second motion.

Mr. Roberts made a motion to approve item #10; seconded by Mr. Raney. Motion passes with three votes (Roberts, Raney, Browning) and two oppose (Beehler & West) and two absent (Fink & Turner).

11. 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 a 35 square foot cedar deck and a 408 square foot patio cover is proposed for the home located at 10303 Margarita Hill, Converse, Texas 78109 (PID#1010138, Legal Description CB 5052D Block 89 Lot 36 LOMA ALTA ESTATES). (Assistant City Manager)

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

12. Discussion and Appropriate Action to Approve a Variance Request by the Property Owner from City of Converse Codification Section 34-142, the requirement that no wall signs and canopy signs attached to the exterior of a building may not exceed 64 square feet total area or 20 percent of the front face area. Canopy signs shall be counted as part of and limited to the total square footage allowable for wall signs. Wall signs on the side or rear of a building may not exceed 32 square feet. The signage is proposed to be installed at 8336 FM 78, Converse, Texas. (Assistant City Manager)

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

13. 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 a 216 square foot cedar deck and a 192 square foot patio cover is proposed for the home located at 7562 Copper Meadow, Converse, Texas 78109 (PID#1084551, Legal Description CB 5069B Block 19 Lot 32 MEADOWS OF COPPERFIELD UT-6). (Assistant City Manager)

Mr. Beehler made a motion to approve item #13; seconded by Mr. Roberts. Motion passed with four votes (Beehler, Roberts, Raney, West) and one oppose (Browning) and two absent (Fink & Turner).

14. 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 a 216 square foot cedar deck and a 192 square foot patio cover is proposed for the home located at 9906 Copper Rise, Converse, Texas 78109 (PID#1084543, Legal Description CB 5069B Block 19 Lot 25 MEADOWS OF COPPERFIELD UT-6). (Assistant City Manager)

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

15. 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 a 84 square foot cedar deck is proposed for the home located at 9522 Lookover Bay, Converse, Texas 78109 (PID#1081862, Legal Description CB 5053J Block 06 Lot 49 HANOVER COVE UT-4). (Assistant City Manager)

Mr. Raney made a motion to approve item #15; seconded by Mr. Beehler. Motion passed with four votes (Beehler, Roberts, Raney, West) one oppose (Browning) and two absent (Fink & Turner).

16. Report by Council Liaison.

No Liaison to announce the Council Report.

17. Report by Assistant City Manager.

Mr. Quintanilla Assistant City Manager stated a brief report from council along with ACM report.

Report from Liaison by John Quintanilla, Assistant City Manager

- FM 1516 Bond Issue
- Council and City Staff met for a Budget Work Shop Saturday, June 19th
- Recognition of Mrs. Kern for 100th Birthday
- Recognition of Mr. Dunlao for 100th Birthday

Chairman Browning addressed that he announced the quarterly Planning & Zoning report to Council at last meeting and also addressed the concerns of Variance Request placed.

Report for Planning & Zoning

- Final Plat
- Rezone case for Rocket Retail
- Variances

18. Next Planning & Zoning Commission Meeting will be August 18, 2014 at 405 S. Seguin.

Chairman Browning announced the next scheduled date for the Planning & Zoning Meeting.

19. Adjournment.

Meeting adjourned at approximately 8:42 p.m.