



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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

MINUTES/RESULTS
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
AUGUST 18, 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, August 18, 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 7:02 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, *Absent/excused*
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.

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

NONE.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for July 14, 2014.

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

6. Public Hearing on a Request to rezone a parcel of land located at 431 Canterbury Lane, located at the intersection of Gateway Drive & Canterbury Lane. This parcel is known as CB 5070 Blk 8 Lot 2, RANDOLPH VALLEY ESTATES, 431 Canterbury Lane, Converse, Texas 78109 (PID#312577). The property owner is requesting a Rezoning from the current R-6, Single Family to B-2 Retail to allow for the development of retail uses.

Public Hearing opened at 7:05 p.m.

Priscilla Gonzalez of K-Love Engineering, Mr. John Robertson a Converse resident and Mr. Francis Weismann a Converse resident all spoke during the Public Hearing.

Public Hearing closed at 7:09 p.m.

7. Discussion and Appropriate Action on a Request to Approve a Request to rezone a parcel of land located at 431 Canterbury Lane, located at the intersection of Gateway Drive & Canterbury Lane. This parcel is known as CB 5070 BLK 8 Lot 2, RANDOLPH VALLEY ESTATES, 431 Canterbury Lane, Converse, Texas 78109 (PID#312577). The property owner is requesting a rezoning from the current R-6, Single Family to B-2 Retail to allow for the development of retail uses. (Assistant City Manager)

Mr. Raney made a motion approve item # 7; Seconded by Mr. Fink. Motion, Motion passed with five votes (Mr. Raney, Mr. Fink, Ms. Turner, Vice Chair West and Chairman Browning). One oppose (Mr. Beehler).

8. Public Hearing on a Request to Approve Special Use Permit (SUP) Request on a parcel of land located at the 9300/9400 Block of FM 78, Converse Texas, legal description provided by owner as 17+- acres of land out of M. L. Torres Survey No. 81, Abstract 745, CB 5053 as recorded in Vol. 5895, Pages 829-833 of the Real Property Records of Bexar County, Texas, (PID# 307045)). 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 Open Air Market.

Public Hearing opened at 7:30 p.m.

Ms. Tiffany Mayfield, Terry Gallivan, Lisa Van Slyke, and Vicky Fleming spoke during the Public Hearing.

Public Hearing closed at 7:49 p.m.

9. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) Request on a parcel of land located at the 9300/9400 Block of FM 78, Converse Texas, legal description provided by owner as 17+- acres of land out of M. L. Torres Survey No. 81, Abstract 745, CB 5053 as recorded in Vol. 5895, Pages 829-833 of the Real Property Records of Bexar County, Texas, (PID# 307045)). 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 Open Air Market. (Assistant City Manager)

Mr. Beehler made a motion to approve item #9; seconded by Ms. Turner. Motion passed with four votes (Mr. Beehler, Ms. Turner, Mr. Fink, Vice Chair West) and two oppose (Chairman Browning and Mr. Raney)

10. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at 9483 Kneupper, Converse, Texas. Legal Description (CB 5726 BLK 26 Lot 25 Coronado Subdivision) (PID# 1011223). The Property Owner is Requesting a Special Use Permit (SUP) for this Property that is currently Zoned B-2-Retail District. The purpose of the SUP Request is to operate a Recycle Collection Drop Off Facility.

Public Hearing opened at 8:15 p.m.

Martha Kuzara resident of Converse and property owner of the location and Nyjah Jackson spoke during the Public Hearing.

Public Hearing closed 8:25 p.m.

11. Discussion and appropriate action to approve a request on a Special Use Permit (SUP) on a parcel of land located at 9483 Kneupper, Converse, Texas. Legal description (CB 5726 BLK 26 Lot 25 Coronado Subdivision.) (PID# 1011223). The property owner is requesting a Special Use Permit (SUP) for this property that is currently zoned B-2-Retail District. The purpose of the SUP request is to operate a Recycle Collection Drop off Facility. (Assistant City Manager)

Mr. Raney made a motion to approve item #11; Seconded by Ms. Turner. Motion passed unanimously.

12. Report by Council Liaison.

- New City Manager hired. Mr. Lanny Lambert
- Appointment of Ethics Commission Members
- Public Hearing on Tax Rate September 2 and 8th
- Lunch in the Park for Lupe Perez 30 years of recognition
- Kayak Lesson in the North Park
- New Waste Management Recycling Program
- Variances

Vice Chair West addressed Water in Stage IV.

13. Report by Assistant City Manager.

- One rezoning case
- Two Plats

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

Chairman Browning announced the next schedule for the Planning & Zoning meeting.

15. Adjournment.

Meeting adjourned at approximately 8:43 p.m.