



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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MINUTES/RESULTS  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
SEPTEMBER 15, 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, September 15, 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 7:03 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.

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

None.

5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for August 18, 2014.

Robert Raney made a motion to approve item #5; seconded by Jeff Beehler. Motion passed with six votes (Raney, Beehler, West, Browning, Fink and Turner) and one abstain (Roberts).

6. Discussion and Appropriate Action on a Request to Approve the amending a plat known as Plat #140, the Glades of Kitty Hawk. (Assistant City Manager) (City Engineer)

One of the main concerns that the members discussed was the usage of water.

Robert Raney made a motion to approve item #6; seconded by Vice Chair West. Motion failed with three votes (Raney, West & Browning) and four oppose (Roberts, Turner, Fink & Beehler).

7. Discussion and Appropriate Action to Elect the Planning & Zoning Commission a vice chairman and install other officers as may be necessary, on an annual basis as required by Section 2-130.4. (Assistant City Manager)

Jeff Beehler made a motion to nominate Donnie West; seconded by Robert Michaels as the Vice Chair. Motion passed.

Jeff Beehler made a motion to nominate Bob Browning as the Chairman; seconded by Richard Fink Sr. Motion passed.

8. Discussion and appropriate action to approve a request to accept the duties as required by the City of Converse Storm Water Management Plan. (Assistant City Manager) (Storm Water Manager)

Robert Raney made a motion to approve item #8; seconded by Jeff Beehler. Motion passed unanimously.

9. Public Hearing on a Request to rezone a parcel of land located at the intersection of Hanover Cove and Loop 1604 East. This parcel is known as Maria L. Torres Survey No. 81, Abstract No. 745, CB 5053 of Bexar County, Texas, and being out of the remainder of a 112.904 acre tract recorded in Volume 7045, Page 1740 of the Official Public Records of Real Property (OPR) of Bexar County, Texas. The Legal Description is CB 5053 P-91 (24.9152 AC) P-65A (2.3948) ABS 745 (P-91 Formerly P-65) in Converse, Texas 78109 (PID#990394). The property owner is requesting a Rezoning from the current B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units.

Public Hearing opened at 7:40 p.m.

Public Hearing closed at 7:50 p.m.

10. Discussion and Appropriate Action on a Request to Approve a Request to rezone a parcel of land located at located at the intersection of Hanover Cove and Loop 1604 East. This parcel is known as Maria L. Torres Survey No. 81, Abstract No. 745, CB 5053 of Bexar County, Texas, and being out of the remainder of a 112.904 acre tract recorded in Volume 7045, Page 1740 of the Official Public Records of Real Property (OPR) of Bexar County, Texas. The Legal Description is CB 5053 P-91 (24.9152 AC) P-65A (2.3948) ABS 745 (P-91 Formerly P-65) in Converse, Texas 78109 (PID#990394). The property owner is requesting a Rezoning from the current B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units. (Assistant City Manager)

Cynthia Turner made a motion to approve item #10; seconded by Bob Browning. Motion failed with three votes (Turner, Browning and West) and four oppose (Beehler, Michael, Raney, Fink Sr.).

11. Public Hearing on a Request to Approve Special Use Permit (SUP) Request on a parcel of land located at 339 S. Seguin, Suite #100, Converse Texas, legal description (CB 5563 BLK 8 LOT 9 & 10) (PID# 346130). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating a Food Production Facility.

Public Hearing opened at 8:13 p.m.  
Public Hearing closed at 8:19 p.m.

12. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) Request on a parcel of land located at the 339 S. Seguin, Suite #100, Converse Texas, legal description (CB 5563 BLK 8 LOT 9 & 10) (PID# 346130). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating a Food Production Facility. (Assistant City Manager)

Jeff Beehler made a motion to approve item#12; seconded by Robert Raney; Motion passed with six votes (Beehler, Raney, Fink, Turner, Browning & Michael) and one oppose (West).

13. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at the 101 South Street, Converse Texas, legal description (CB 5063 BLK 3 LOT 1 & 2) (PID# 310610). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating storage facility for vending equipment.

Public Hearing opened at 8:22 p.m.  
Public Hearing closed at 8:28 p.m.

14. Discussion and appropriate action to approve a request on a Special Use Permit (SUP) on a parcel of land located at the 101 South Street, Converse Texas, legal description (CB 5063 BLK 3 LOT 1 & 2) (PID# 310610). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating storage facility for vending equipment. (Assistant City Manager)

Robert Raney made a motion to approve item 14#; seconded by Cynthia Turner. Motion passed unanimously.

15. Discussion of the Draft Ordinances that adopts the Proposed Loop 1604 Corridor Study. (Assistant City Manager)

Item # 15 Tabled.

16. Report by Council Liaison.

- Special Call Meeting, September 8, 2014
- Recognition of Chief Jamison for 35 years of service to the City of Converse
- New City Manager, Lanny Lambert
- Roads incompletely repaired due to numerous water main breaks
- Lower Tax Rates

- Proclamations/Resolutions/Ordinances
- Approved Election Services. Place 2, 4, 6. Announced the names of the Candidates
- Election on November 4, 2014
- Open Air Market update
- EDC Marketing Manager

17. Report by Assistant City Manager.

- Autumn Run / Commercial Development at loop 1604
- Church on FM 78

Councilman Brown addressed of the NIOC event coming up. October 3-5<sup>th</sup>.

18. Next Planning & Zoning Commission Meeting will be October 20, 2014 at 405 S. Seguin.

Chairman Browning announced the date for the next scheduled meeting.

19. Adjournment.

Meeting adjourned at approximately 8:48 p.m.