



CITY OF
CONVERSE
CONNECTING COMMUNITY + COMMERCE™

MINUTES

CITY OF CONVERSE
PLANNING & ZONING COMMISSION
MONDAY, MAY 16, 2022 - 7:00 P.M.
REGULAR MEETING

Be it known that a Regular Meeting of the City of Converse Planning & Zoning Commission will be held on Monday, May 16, 2022 at 7:00 P.M. at the City Council Chambers located at 402 S. Seguin to discuss and act on the agenda listed below. A quorum of the following commissions may be present: City Council, Building & Standards, Parks & Recreation Commission, Economic Development Corporation, Historical Preservation Commission, and the Ethics Review Board.

1. Call Meeting to Order.

Vice-Chair Ortiz called the meeting to order at 7 pm.

2. Roll Call.

Chairman Robert Raney - Absent

Member Danny Muth - Present

Vice-Chair Billy Ortiz - Present

Member Dorothur O'Donnell - Present

Member Jeff Beehler - Present

Member Ray Garcia - Present

Mayor Al Suarez - Present

Member Donnie West - Present

Planning Director, Ismael Segovia – Present GIS Manager/Planning Asst, Kelly Susekov - Present

3. Invocation and Pledge of Allegiance.

Member West provided an invocation. Vice-Chair Ortiz led the Pledge.

4. Citizens to Be Heard. This time is provided for citizens to address the Planning and Zoning Commission on any issues and concerns. Members of the public wishing to address the Planning and Zoning must sign-up to speak prior to the start of the meeting. No Planning and Zoning Commission discussion or action can be taken if the item is not on the agenda. Please limit your remarks to three (3) minutes and state your name and address for the record. No personal attacks shall be allowed.

Eliron Rosin – 10126 Mission Creek: Bicycle safety in the city. Opened 7:03 pm, closed 7:06 pm

5. Discussion and Appropriate Action to Approve the Minutes of the April 18, 2022 Regular Meeting.

Member Garcia made a motion to approve, Member O'Donnell second motion. Item passed unanimously.

New Business

6. Discussion, Appropriate Action, and Consideration of Preliminary Plat #2022-007, Toepperwein Office/Retail Subdivision, being a 2.694 acre tract of land, establishing Lot 55, Block 113, County Block 5048 in the City of Converse, Bexar County, Texas out of the Francisco Villarreal Survey Number 309 Abstract Number 776, County Block 5048, said 2.694 acres being the same tract described in deed recorded in Volume 15156 Page 1296, Real Property Records of Bexar County, Texas
Member Beehler made a motion to approve with conditions set by city staff (LOC from CPS, SWMP approved by city engineering), Member Garcia second motion. Item passed unanimously.
7. Discussion, Appropriate Action, and Consideration of Replat #100A, Kneupper Business Park, being 14.004 acres of land in the Maria Lucia Torres Survey No. 81, Abstract No. 754, also being a portion of Lot 2 Block 101, County Block 5053, Converse Gateway Unit 1, recorded in Volume 9586 Page 222-223, and in Volume 9587 Page 1, Deed and Plat Records of Bexar County Texas, also being a portion of a 22.096 acre tract of land described in a Special Warranty Deed dated May 5, 2015 to Kneupper Business Park, LLC, recorded in Volume 17218 Page 1018, Official Public Records of Bexar County, Texas
Member Muth made a motion to approve with conditions set by city staff (LOC from CPS, SWMP approved by city engineering), Member Beehler second motion. Item passed unanimously.
8. Report by City Council Liaison
Mayor Al Suarez: city moratorium on water restrictions, funding for Fire Station #2 approved, Municipal Court Judge reappointed, ordinance to allow rental of old city hall approved, rezoning for EDC properties approved, plats from last meeting approved, City Manger Le Ann Piatt requested separation, interim will be appointed soon.
9. Report by City Staff Liaison
Planning Director Ismael Segovia had no updates at this time.
10. Discussion of Future Agenda Item/Items of Interest by P&Z Board Members
Possible creation of TIA (Traffic Impact Analysis) ordinance for future projects.
11. Next Planning and Zoning Commission Meeting – June 20, 2022
12. Adjournment
Meeting adjourned at 7:25 pm.