



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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Converse, Texas 78109  
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AGENDA  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, December 15, 2014 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday, December 15, 2014 Starting at 7:00 P.M. in the **City Hall Conference Room** 405 S. Seguin Street to Discuss and Act On The Agenda Provided Below. A quorum of the following commissions may be present: City Council, Beautification & Environmental, Building & Standards, Economic Development Corporation, and Parks & Recreation.

1. Call Planning & Zoning Commission Meeting to Order.
2. Roll Call
3. Invocation & Pledge of Allegiance.
4. Citizens to Be Heard. (3 min. limit)
5. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of October 20, 2014.
6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of November 17, 2014.
7. Discussion and Appropriate Action to Approve on Changing the Lot Sizes for Residential Lots. Amendment to Ordinance 617, Code of Ordinance, Sec. 50-137 Area Regulations (e) width of lot, change from 55 feet to 65 feet and (f) minimum depth of lot, change from 110 feet to 130 feet. (Jeff Beehler)
8. Public Hearing on a Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10755 Old Cimarron Trail (CB 5053 P-111B ABS 475 NON ADJACENT, (Property ID 307050), 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 10423 Old Cimarron Trail (CB 5053 P-107, P-107-A & P-107B ABS 745, for a total of approximately 42.262 Acres of Land from R-1, Single Family to R-6, Single-Family Small Residential.
9. Discussion and Appropriate Action on a Request to Rezone several parcels of land located along Old Cimarron Trail, namely, 10755 Old Cimarron Trail (CB 5053 P-111B ABS 475 NON ADJACENT, (Property ID 307050), 3983 Old Cimarron Trail (CB 5053 P-111A, ABS 475) (Property ID 307049), 10565 Old Cimarron Trail (CB 5053 P-110, P-111, ABS FORMERLY P-

43A & PT P-43B REFER TO 05053-000-0433) (Property ID 307048), & 10423 Old Cimarron Trail (CB 5053 P-107, P-107-A & P-107B ABS 745, for a total of approximately 42.262 Acres of Land from R-1, Single Family to R-6, Single-Family Small Residential. (John Quintanilla) and or (Assistant City Manager)

10. Public Hearing on a Request to Rezone a parcel of land located south of Kneupper Road, between FM 78 and Loop 1604. The Legal Description of this property is CB 5726, BLK 101, LOT 2, Converse, Texas 78109 (PID#1117641). The property owner is requesting that approximately 29 acres out of the 48.15 acre tract of land by rezoned from the current B-2-Retail/B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units.
11. Discussion and Appropriate Action on a Request to Rezone a parcel of land located south of Kneupper Road, between FM 78 and Loop 1604. The Legal Description of this property is CB 5726, BLK 101, LOT 2, Converse, Texas 78109 (PID#1117641). The property owner is requesting that approximately 29 acres out of the 48.15 acre tract of land by rezoned from the current B-2-Retail/B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units. (John Quintanilla) and or (Assistant City Manager)
12. Discussion of the Alamo Area MPO Regional Bicycle and Pedestrian Plan
13. Discussion of Model Mixed-Use Zoning District Ordinance to Establish Regulations and Mixed Use Developments Requirements. (Assistant City Manager)
14. Discussion and Appropriate Action on a Request to Approve Ordinance 617-2014, an Ordinance amending the Code of Ordinances, City of Converse, Texas, Chapter 50, Zoning, Article IV- Districts and District Regulations, Division 8- B-3-Commercial, the Addition of (21) Hotels/Motels and (22) Mixed Use Developments to the B-3 Zoning Classification. (Assistant City Manager)
15. Report by Council Liaison.
16. Report by Assistant City Manager.
17. Next Planning & Zoning Commission Meeting will be January (*Date to be determine*) 2015 at 405 S. Seguin.
18. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On Friday December 12, 2014.

  
Le Ann Piatt, Assistant City Manager

This Facility Is Wheelchair Accessible And Handicap-Parking Spaces Are Available. Requests for Accommodations or Interpretive Services Must Be Made 48 Hours Prior To This Meeting. Contact The City Secretary's Office At (210) 658-5356.