



CITY OF CONVERSE  
CITY ADMINISTRATION

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**AGENDA**  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, March 30, 2015 - 7:00 P.M.

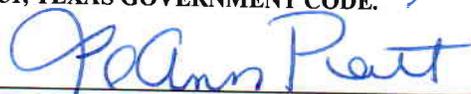
Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday, March 30, 2015 Starting at 7:00 P.M. in the **City Hall Conference Room** 405 S. Seguin Street to Discuss and Act On The Agenda Provided Below. A quorum of the following commissions may be present: City 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 February 23, 2015.
6. Public Hearing on a Rezoning Request for Property Located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 5063 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.
7. Discussion and Appropriate Action to Approve a Rezoning Request for Property located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 5063 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.
8. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage.
9. Discussion and Appropriated Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage.

10. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID# 1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products.
11. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID# 1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products.
12. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential; +/-11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove.
13. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential; +/- 11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove.
14. Discussion and Appropriate Action to Approve a Request from Ministerio Pacto De Amor for a Special Use Permit (SUP) on a parcel of land located at 9150 FM 78, Suite 2, within Legal Description: CB 5063H (BLK 2 LOT 1 Thru 4, (PID#311394)). With the property owner's support, the applicant is requesting this SUP to allow for this suite to be used for educational purposes.
15. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 50-137(d), Rear Yard, the requirement that there shall be a rear yard having a depth of 20 feet or 20 percent of the average depth of the lot, whichever is smaller. The request is for the construction of a swimming pool. The property is located at 9503 Justice Lane, Converse, Texas, Legal Description CB 5062B BLK 3 LOT 68 MIRAMAR SUBD UT-5.
16. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 40-5, the requirement that no building be constructed, encroach upon or project into the building setback. The request is for the construction of a carport. The property is located at 10410 Rock Cove Lane, Converse, Texas, Legal Description CB 5052D BLK 3 LOT 3.
17. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 34-138, the requirement that one existing billboard structure within the city must be completely removed for every bill board erected or converted to an LED billboard. The request is to construct a digital billboard on the property located at 8316 FM 78, Converse, Texas.
18. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Section 34-138, the requirement that one existing billboard structure within the city must be completely removed for every bill board erected or converted to an LED billboard and a variance to Section 34-224 regarding the height and area of the sign. The request is to construct a digital billboard on the property located at 1604 and Coppergate, Converse, Texas.

19. Discussion and Appropriate Action on City of Converse Code of Ordinances, Section 50-275 (13), Use Regulations for Child Care Facilities or Kindergartens.
20. Discussion and Appropriate Action on City of Converse Code of Ordinances, Section 50-137, Area Regulations for R-1 lot widths, depths, and setbacks.
21. Report by Council Liaison.
22. Report by City Engineer.
23. Next Planning & Zoning Commission Meeting will be April 20, 2015 at 405 S. Seguin.
24. Adjournment.

I, LE ANN PIATT, ASSISTANT CITY MANAGER OF THE CITY OF CONVERSE, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE 30th of March AT 4 :00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

  
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 LE ANN PIATT, ASSISTANT CITY MANAGER

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON \_\_\_\_\_ DAY OF MARCH, 2015.  
 Title: \_\_\_\_\_

*This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for other services please call 210 658-5356 at least 24 hours in advance of meeting.*

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.