



CITY OF
CONVERSE
CONNECTING COMMUNITY + COMMERCE™

AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
Monday, January 25, 2016 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday, January 25, 2016 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, Parks & Recreation and the Ethics Review Board.

1. Call Planning & Zoning Commission Meeting to Order.
2. Roll Call & Establishment of Quorum.
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 December 21, 2015.
6. Discussion and Appropriate Action to consider a variance from Section 50.137 of the City of Converse Code of Ordinances (*Area Regulations, Front Yard and Side Yard Requirements*) to allow for the construction of a Carport to be located at 116 Elm Drive. (Staff Liaison)
7. Public Hearing on a Request to Rezone a parcel of land located at the Judson Heights Subdivision 7315 Colina Way (Legal Description CB 5071K, Block 7, Lot 1. The property owner is requesting rezoning from B-3 Commercial to R-3 Multifamily Apartment to develop triplexes and four-plexes consistent with the design of the existing duplexes.
8. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at the Judson Heights Subdivision 7315 Colina Way (Legal Description CB 5071K, Block 7, Lot 1). (PID# 1099669). The property owner is requesting rezoning from B-3 Commercial to R-3 Multifamily Apartment to develop triplexes and four-plexes consistent with the design of the existing duplexes. (Staff Liaison)
9. Public Hearing on a Request to Rezone a parcel of land located at 9050 FM 78, Converse, TX 78109 (Legal Description CB 5071A, Block 1, Lot 1) (PID# 312933) The property owner is requesting rezoning from R-1 Single Family to B-2 Retail District to allow for a Podiatrist Office or any business under the B-2 Zoning classification.

10. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at 9050 FM 78, Converse, TX 78109 (Legal Description CB 5071A, Block 1, Lot 1) (PID# 312933) The property owner is requesting rezoning from R-1 Single Family to B-2 Retail District to allow for a Podiatrist Office or any business under the B-2 Zoning classification. (Staff Liaison)
 11. Public Hearing on a Request to adopt the JBSA – RANDOLPH Joint Land Use Study (JLUS) dated July, 2015. This JLUS will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “B” (NEW). This APPENDIX “B” will serve to guide land development and construction requirements within the JLUS Overlay District.
 12. Discussion and Appropriate Action on a Request to adopt the JBSA – RANDOLPH Joint Land Use Study (JLUS) dated July, 2015. This JLUS will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “B” (NEW). This APPENDIX “B” will serve to guide land development and construction requirements within the JLUS Overlay District. (Community Development Director)
 13. Public Hearing on a Request to adopt the JBSA – RANDOLPH Air Installation Compatible Use Zone Study (AICUZ) dated April 2008. This AICUZ will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “C” (NEW). This APPENDIX “C” will serve to achieve compatible uses of private and public lands in the vicinity of military airfields.
 14. Discussion and Appropriate Action on a Request to adopt the JBSA – RANDOLPH Air Installation Compatible Use Zone Study (AICUZ) dated April 2008. This AICUZ will be incorporated into the City of Converse Code of Ordinances as “APPENDIX “C” (NEW). This APPENDIX “C” will serve to achieve compatible uses of private and public lands in the vicinity of military airfields. (Community Development Director)
 15. Public Hearing on a Request to establish the JBSA – RANDOLPH Joint Land Use Study (JLUS) Overlay District. The JLUS Overlay District will serve to better organize and define permitted uses and facilitate the development of permitted uses.
 16. Discussion and Appropriate Action on a Request to establish the JBSA – RANDOLPH Joint Land Use Study (JLUS) Overlay District. The JLUS Overlay District will serve to better organize and define permitted uses and facilitate the development of permitted uses. (Community Development Director)
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17. Discussion and Appropriate Action to recommend a Planning & Zoning Commission Chairman to the City Council for action. (Councilman Beehler)
 18. Report by Council Liaison.(Councilman Beehler)
 19. Report by Planning & Zoning Staff Liaison. (M. Longoria)
 20. Discuss next meeting date of the Planning & Zoning Commission due to City Hall holiday closure of Monday, February 15, 2016. (Presidents Day)

21. Adjournment.

I, ODIE MARTINEZ, RECORDING SECRETARY FOR PLANNING AND ZONING COMMISSION OF CITY OF CONVERSE, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE January 22 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.



Odie Martinez, Recording Secretary

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 JANUARY _____ 2016. _____ 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.