



AGENDA  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, May 16, 2016 - 7:00 P.M.

Be It known that the regular monthly meeting of the City of Converse Planning & Zoning Commission will be held on Monday, May 16, 2016 at 7:00 P.M. at **Fire Station #2 located at 8425 Thornton Lane** to discuss and act on the agenda listed below. A quorum of the following commissions may be present: City Council, Building & Standards, Parks & Environmental, Economic Development Corporation, and Ethics Review Board.

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 April 18, 2016.
6. Public Hearing on a request to rezone a property from the current R-1 Single Family to B-2 Retail. The properties are located at 404 Toepperwein Rd. (Legal Description CB5951 BLK 4 Lot 1,2, 3 and 4, PID #361630) and 408 Toepperwein Rd. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109.
7. Discussion and Appropriate Action on a request to rezone a property from R-1 Single Family to B-2 Retail. The properties are located at 404 Toepperwein Rd. (Legal Description CB5951 BLK 4 Lot 1,2, 3 and 4, PID #361630) and 408 Toepperwein Rd. (Legal Description CB 5951 BLK 4 Lot 13, 14, 15 and 16 PID #361635), Converse, Texas 78109.
8. Discussion and Appropriate Action on a request to rezone a property from B-2 Retail Business District to B-3 Commercial Business District to allow for a Sales and Service Business or any business under the B-3 Zoning classification. The property is located at 9322 Kneupper Lane, Converse, TX 78109 (Legal Description CB 5726, Block 35, and Lot 13A)
9. 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 308 Royal Drive.

10. Discussion and Appropriate Action to Approve a Request from Alfonso Martinez for a Special Use Permit (SUP) on a parcel of land located at 111 Gibbs Sprawl (Legal Description CB 5563 W 196.83 FT of BLK C ARP P-1 & SW 209.84 FT of ARB P-1D). The applicant is requesting the SUP to allow for a tire shop be operated in the current zoning of B-3 Commercial.
11. Discussion and Appropriate Action on Preliminary Plat #160, Lott Subdivision #3.
12. Discussion and Appropriate Action on Ordinance No. 620-40-2016, an ordinance Amending Chapter 8, "Building and Building Regulations", Article I, "General".
13. Report by Council Liaison.
14. Report by City Staff Liaison.
  - Update on Bridgehaven Subdivision
  - Kneupper Road Plat – Troy Lott
  - Special Use Permit – 107 Station
15. Next Planning & Zoning Commission Meeting will be June 20, 2016.
16. Adjournment.

**I, STELLA CALVILLO, 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 5/13/16 AT 5 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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 Stella Calvillo, Recording Secretary

**I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 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.*