



CITY OF  
**CONVERSE**  
CONNECTING COMMUNITY + COMMERCE™

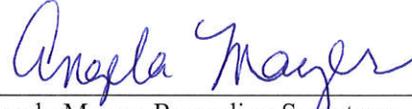
AGENDA  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
Monday, July 18, 2016 - 7:00 P.M.

Be It known that the regular monthly meeting of the City of Converse Planning & Zoning Commission will be held on Monday, July 18, 2016 at 7:00 P.M. at *the City Hall Conference located at 405 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 & 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 minute limit)
5. Election of Vice Chair.
6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes of June 20, 2016.
7. Public Hearing on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102); CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)).
8. Discussion and Appropriate Action on a proposal to zone recently annexed parcels of land located at the intersection of FM 78 & Loop 1604 as B-3 Commercial. (Legal Descriptions: CB 5751 BLK 3 LOT 2 ½ OF 9 & 10 (PID #354116); CB 5751 BLK 3 LOT E ½ OF (PID #354117); CB 5751 BLK 3 LOT 11 (PID #354118); CB 5751 BLK 3 LOT 12 AND S ½ OF A (PID #354119); CB 5751 BLK 2 LOT 12 AND W 46 FT OF 13 HS (PID #354108); CB 5751 BLK 2 LOT 14 AND N E 4 FT OF 13 (PID #354109); CB 5751 BLK 2 LOT 15 & P-100 25 X 50 FT STRIP (PID #354111); CB 5751 BLK 2 LOT 16 (PID #354112); CB 5751 BLK 2 LOT 17 (PID #354113); CB 5751 BLK 2 LOT 18 (PID #354114); CB 5751 BLK 1 LOT 14 (PID #354101); CB 5751 BLK 1 LOT 15 (PID #354102); CB 5751 BLK 1 LOT 16 (PID #354103); CB 5751 BLK 1 LOT 17 AND 18 (PID #354104); CB 5751 BLK 1 LOT 19 (PID #354105); CB 5751 BLK 1 LOT 20 (PID #354106); CB 5053 P-66 ABS 745 (PID #306999); and CB 5053 P-67 ABS 745 (PID #306700)).

9. Public Hearing on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G)).
10. Discussion and Appropriate Action on a request to rezone a property from B-3 Commercial to I-1 Light Industry to allow construction of a business park. The property is located at FM 1976 and Old Cimarron Trail, Converse, TX 78109 (Legal Description: CB 5053 P-74 (NON ADJ REMAINS TO P-43G)).
11. Discussion and Appropriate Action to Approve a Request from John Fleenor, Cars America SA, for a Special Use Permit (SUP) on a parcel of land located at 8611 FM 78 (Legal Description CB 5071E Lot 6 AMANDA'S SUBD "CITY OF CONVERSE ANNEXATION"). The applicant is requesting the SUP to allow for the operation of an auto sales business in the current zoning of B-3 Commercial.
12. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 50, Zoning, Article IV. Districts & District Regulations, Division 7, B-2 Retail, Section 50-276 (a), the requirement that there shall be a front yard having a minimum of 25 feet. The property is Papa Dante's Restaurant located at 8607 FM 1976.
13. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 28, Off-Street Parking, Section 28-5, Design of Parking Facilities, (d) Driveway and ramp slopes, the maximum slope of any driveway shall not exceed seven percent. The property is located at 8719 Flint Rock Way.
14. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 40, Subdivisions, Section 40-5, Building Setback, the requirement that no building be constructed, encroach upon or project in to the building setback. The request is for the construction of a carport. The property is located at 203 Downing.
15. Discussion and Appropriate Action to Approve a Variance Request from the City of Converse Code of Ordinances, Chapter 50, Zoning, Section 50-135, Description and Purpose and Section 50-136, Use Regulations, in the R-1 Single-Family Dwelling District, no land shall be used and no building shall be erected for or converted to any use other than: (1) a single-family residence. The request is to place a mobile home on the property where an existing home is located. The property is located at 8595 Brucks Lane.
16. Discussion and Appropriate Action on Preliminary Plat #162, Lott Business Park Subdivision.
17. Discussion and Appropriate Action on Final Plat # 163, Hanover Cove Subdivision Unit 6.
18. Discussion and Appropriate Action on Final Plat #160, Lott Subdivision #3.
19. Report by Council Liaison.
20. Report by City Staff Liaison.
  - Commission Meetings to be held in Council Chambers
21. Next Planning & Zoning Commission Meeting will be August 15, 2016.
22. Adjournment.

I, ANGELA MAYER, 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 July 13 AT 3:30 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.



Angela Mayer, 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.*