



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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AGENDA  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
SEPTEMBER 17, 2012 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday September 17, 2012 Starting at 7:00 P.M. in the **City Hall Conference Room #1**, 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.

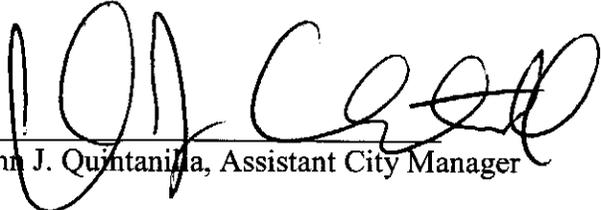
1. Call Planning & Zoning Commission Meeting to Order.
2. Roll Call
3. Invocation & Pledge of Allegiance.
4. Citizens to Be Heard. (3 min. limit)
5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for August 20, 2012 meeting.
6. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8603 FM 78 (CB 5071E, LOT 3, PID # 313120), approximately 0.5970 Acres of Land to allow for a screen printing operation.
7. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 8603 FM 78 (CB 5071E, LOT 3, PID # 313120), approximately 0.5970 Acres of Land to allow for a screen printing operation. (Assistant City Manager)
8. Public Hearing on a Request for a Rezoning Request on a Parcel of Land located at 9210 FM 78 (CB 5053 P-102 ABS 745, Property ID # 1064076), approximately 1.6225 Acres of Land from B-2-Retail Business/B-3-Commercial to B-4 Special Commercial.
9. Discussion and Appropriate Action to Approve the a Rezoning Request on a Parcel of Land located at 9210 FM 78 (CB 5053 P-102 ABS 745, Property ID # 1064076), approximately 1.6225 Acres of Land from B-2-Retail Business/B-3-Commercial to B-4 Special Commercial. (Assistant City Manager)

10. Public Hearing on a Request for a Setback Variance on a parcel of land located at 108 Meadow Drive, Converse Texas (CB 5063D, Lot 18, Block 2 (PID# 311049). This parcel of land is located within the Meadow Hill/Cimarron Valley subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing a 10' X 10' patio.
11. Discussion and Appropriate Action to Approve a Request for a Setback Variance on a parcel of land located at 108 Meadow Drive, Converse Texas (CB 5063D, Lot 18, Block 2 (PID# 311049). This parcel of land is located within the Meadow Hill/Cimarron Valley subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing a 10' X 10' patio. (Assistant City Manager)
12. Public Hearing on a Request for a Setback Variance on a parcel of land located at 8247 Pioneer Oak, Converse Texas (CB 5052D, Lot 21, Block 86 (PID# 1010096). This parcel of land is located within the Loma Alta Estates subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing an addition to an existing deck.
13. Discussion and Appropriate Action to Approve a Request for a Setback Variance on a parcel of land located at 8247 Pioneer Oak, Converse Texas (CB 5052D, Lot 21, Block 86 (PID# 1010096). This parcel of land is located within the Loma Alta Estates subdivision. The property owner is requesting a variance for the side and rear yard setback for the purpose of the constructing an addition to an existing deck. (Assistant City Manager)
14. Public Hearing on a Request to Rezone a parcel of land located at 10085 East Loop 1604 (aka 10085 Tuttle Street), Converse Texas (CB 5726, Lot 13, Block 38 (PID# 350003). This parcel of land is located at the intersection of Kneupper Road Loop 1604. The property owner is requesting a change in zoning from the current B-3-Commercial to B-4-Special Commercial for the purpose of repairing and selling vehicles.
15. Discussion and Appropriate Action to Approve a Request to Rezone a parcel of land located at 10085 East Loop 1604 (aka 10085 Tuttle Street), Converse Texas (CB 5726, Lot 13, Block 38 (PID# 350003). This parcel of land is located at the intersection of Kneupper Road Loop 1604. The property owner is requesting a change in zoning from the current B-3-Commercial to B-4-Special Commercial for the purpose of repairing and selling vehicles. (Assistant City Manager)
16. Discussion and Appropriate Action to Approve a Preliminary Plat #132, Known as BRSR – Converse. (City Engineer) (Assistant City Manager)
17. Discussion and Appropriate Action to Approve the Adoption of Standards that Regulate single-family or duplex industrialized housing in Accordance with Section 1202.253 c of the Texas Occupation Code. The Adoption of Standards that Regulate single-family or duplex industrialized housing will Establish Chapter 50-Zoning, Article IV, Districts and District Regulations, Division XII-Industrialized Housing District. This Article

Establishes Regulations and Standards of Single-family or duplex industrialized housing in Converse, Texas. (New) (Building Official) (Assistant City Manager)

18. Report by the City Council Liaison.
19. Report by Assistant City Manager.
20. Next Planning & Zoning Commission Meeting will be October 15, 2012.
21. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On September 14, 2012.

  
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John J. Quintanilla, 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.