CONVERSE TEXAS
Expanding Horizons
CITY OF CONVERSE
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AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
JUNE 18, 2012 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday, June 18, 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, Charter Review, Economic Development Corporation, and Park & 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 May 14, 2012 meeting.

6. Public Hearing on a Request for the Land Public Hearing on a Request for the Re-zoning of a Parcel of Land located at 103 7th Street (CB 5052P, ABS 46, ID # 303389), approximately 0.2200 Acres of Land from R-1, Single Family to B-2, Retail Business.

7. Discussion and Appropriate Action to Approve a Request for the Re-zoning of a Parcel of Land located at 103 7th Street (CB 5052P, ABS 46, ID # 303389), approximately 0.2200 Acres of Land from R-1, Single Family to B-2, Retail Business. (Assistant City Manager)

8. Public Hearing on a Request for the Re-zoning of a Parcel of Land located at 10085 East Loop 1604 (CB 5726, Blk. 38, Lots 13 Through 18, ID # 350003), approximately 0.3445 Acres of Land from B-3 Commercial Property to B-4, Special Commercial District.

9. Discussion and Appropriate Action to Approve a Request for the Re-zoning of a Parcel of Land located at 10085 East Loop 1604 (CB 5726, Blk. 38, Lots 13 Through 18, ID # 350003), approximately 0.3445 Acres of Land from B-3 Commercial Property to B-4, Special Commercial District. (Assistant City Manager)

10. Public Hearing on a Request for a Variance from Setback Requirements on three (3) Parcels of Land located within Rolling Creek Unit II, namely:
    a. 8634 Cheyenne Bluff, (CB 5052F, Lot 12, Block 9 (PID# 1039476)
    b. 8635 Cheyenne Bluff, (CB 5052F, Lot 12, Block 10 (PID# 1039488)
    c. 8634 Chickasaw Bluff, (CB 5052F, Lot 13, Block 10 (PID# 1039489).

    The current setback is twenty feet (20') and the property owner is requesting a fifteen (15') foot setback to accommodate the construction of homes with a larger footprint.

11. Discussion and Appropriate Action to Approve a Request for Variance from Setback Requirements on three (3) Parcels of Land located within Rolling Creek Unit II, namely:
    a. 8634 Cheyenne Bluff, (CB 5052F, Lot 12, Block 9 (PID# 1039476)
    b. 8635 Cheyenne Bluff, (CB 5052F, Lot 12, Block 10 (PID# 1039488)
    c. 8634 Chickasaw Bluff, (CB 5052F, Lot 13, Block 10 (PID# 1039489).

    The current setback is twenty feet (20') and the property owner is requesting a fifteen (15') foot setback to accommodate the construction of homes with a larger footprint. (Assistant City Manager)

12. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 9160 FM 78 (CB 5063H BLK 6 LOT 12 SHADOW CREEK UNIT-2, ID # 311491), approximately 2.1800 Acres of Land to allow for the operation of a Fitness Center.

13. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 9160 FM 78 (CB 5063H BLK 6 LOT 12 SHADOW CREEK UNIT-2, ID # 311491), approximately 2.1800 Acres of Land to allow for the operation of a Fitness Center. (Assistant City Manager)

14. Discussion and Appropriate Action to Approve a Request for Variance from the Rear Setback Requirements on a Parcel of Land Located at 10275 Mission Creek (CB 5052D, Blk. 79, Lot4, ID# 304450). (Assistant City Manager)

15. Public Hearing on a Draft Report Considering the Proposed Increases in Water and Sewer Impact Fees to ensure the viability and sustainability of the water and sewer systems of the City of Converse, Texas.

16. Public Hearing on the City of Converse consideration of issuing public debt to support the Ten Year (10) Capital Improvement Plan (CIP) to ensure the viability and sustainability of the water and sewer systems of the City of Converse, Texas.

17. Public Hearing on the City of Converse considering amending Sections 46.26 (Sewer) and Section 46.222 (Water) of the City of Converse codification. The proposed water and sewer rate increases will support and ensure the viability and sustainability of the water and sewer systems of the City of Converse, Texas.