



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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Converse, Texas 78109  
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[www.conversetx.net](http://www.conversetx.net)

AGENDA FOR A MEETING OF THE  
CITY OF CONVERSE PLANNING & ZONING COMMISSION  
FEBRUARY 13, 2012 - 7:00 P.M.

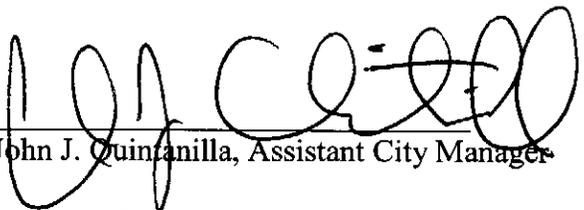
Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday February 13, 2012 Starting at 7:00 P.M. in the **City Council Chambers**, 402 S. Seguin Street to Discuss and Act On The Agenda Provided Below. A quorum of the following commissions may be present: City 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. Pledge of Allegiance.
4. Citizens To Be Heard.
5. Discussion and Appropriate Action to Approve Planning & Zoning Minutes for January 09, 2012 meeting.
6. Discussion and Appropriate Action to Approve the Final Plat for MacArthur Park Unit III-B, Plat #127. (Assistant City Manager)
7. Discussion and Appropriate Action to Approve a Variance Request For Rolling Creek Unit #4 From the City of Converse Code of Ordinances Section 40-413(d), which states the following: "(d) No street or alley grade shall be less than one percent on curb and gutter. A minimum of two percent fall over asphalt across street intersections is required." (Assistant City Manager)
8. Discussion and Appropriate Action to Approve the Preliminary Plat for Rolling Creek Unit #4, Plat #128. (Assistant City Manager)
9. Public Hearing on a Request for a Special Use Permit (SUP). City of Converse is Considering a Request for a SUP on a Parcel of Land located at 9160 FM 78 (CB 5063H, BLK 6, LOT 12 SHADOW CREEK UNIT - 2, ID # 311491), approximately 0.1900 Acres of Land to allow for the operation of a Self Service Ice & Water Distribution Business, "The Ice Bucket".

10. Public Hearing on a Request for an Addition to City of Converse Code of Ordinances, Chapter 10, Business, Article VII, Miscellaneous Businesses/Occupations, Division IV (New) Amusement Redemption Machine Establishments, Sections 10-305 – 10-309 (New) The City of Converse is considering adding a new division, Division IV, “Amusement Redemption Machine Establishments” to Section 10 of the City of Converse Code of Ordinances. This addition will serve to define and regulate any electronic, electromechanical, or mechanical contrivance designed, made and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.
11. Public Hearing on a Proposed Review and Changes to the City of Converse Code of Ordinances Chapter 50, Zoning. This review will serve to better organize and define permitted uses and facilitate the reclassification of permitted uses. Also, consideration will be given to future developments, classification of future developments and how to appropriately zone said developments.
12. Public Hearing on a Request for a Special Use Permit (SUP). The City of Converse is Considering a Request for a SUP on a Parcel of Land located at 339 S. Seguin (CB 5563A, BLK 8, LOT 9 & 10, ID # 346130), approximately 0.3771 Acres of Land to allow for the operation of a “Gift Shop/ Penny / Operation” Business to include “8-Liners” devices. These devices may reward the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.
13. Public Hearing on a Request for a Special Use Permit (SUP). City of Converse is Considering a Request for a SUP on a Parcel of Land located along the 8400 block of Crestway, adjacent to FM 78 & Crestway (CB 5071E, BLK 2, LOT 3, ID # 1010669), approximately 1.6580 Acres of Land to allow for the operation of a Mini Storage Facility Business .
14. 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 0.1900 Acres of Land to allow for the operation of a Self Service Ice & Water Distribution Business, “The Ice Bucket”. (Assistant City Manager)
15. Discussion and Appropriate Action to Approve a Request for an Addition to the City of Converse Code of Ordinances, Chapter 10, Business, Article VII, Miscellaneous Businesses/Occupations, Division IV (New) Amusement Redemption Machine Establishments, Sections 10-305 – 10-309 (New) The City of Converse is considering adding a new division, Division IV, “Amusement Redemption Machine Establishments” to Section 10 of the City of Converse Code of Ordinances. This addition will serve to

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16. Discussion and Appropriate Action on Proposed Review and Changes to the City of Converse Code of Ordinances Chapter 50, Zoning. This review will serve to better organize and define permitted uses and facilitate the reclassification of permitted uses. Also, consideration will be given to future developments, classification of future developments and how to appropriately zone said developments. (Assistant City Manager)
  17. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP) on a Parcel of Land located at 339 S. Seguin (CB 5563A, BLK 8, LOT 9 & 10, ID # 346130), approximately 0.3771 Acres of Land to allow for the operation of a "Gift Shop/ Penny / Operation" Business to include "8-Liners" devices. These devices may reward the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less. ( Assistant City Manager)
  18. Discussion and Appropriate Action to Approve a Request for a Special Use Permit (SUP). City of Converse is Considering a Request for a SUP on a Parcel of Land located along the 8400 block of Crestway, adjacent to FM 78 & Crestway (CB 5071E, BLK 2, LOT 3, ID # 1010669), approximately 1.6580 Acres of Land to allow for the operation of a Mini Storage Facility Business .
  19. Report by the City Council Liaison.
  20. Report by Assistant City Manager.
  21. Next Planning & Zoning Commission Meeting will be Monday, March 19, 2012.
  22. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On February 10, 2012.

  
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.