



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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AGENDA  
CITY OF CONVERSE, TEXAS  
PLANNING & ZONING COMMISSION  
APRIL 15, 2013 - 7:00 P.M.

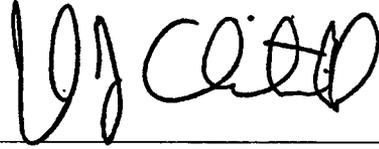
Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday April 15, 2013 Starting at 7:00 P.M. in the **City Hall Conference Room**, 405 S. Seguin Street to Discuss and Act On The Agenda Provided Below. A quorum of the following commissions may be present: City 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 March 18, 2013 meeting.
6. Discussion and Appropriate Action to Approve the Final Plat known as the TOPPERWEIN MARKET, Plat #133. (City Engineer) (Assistant City Manager)
7. Public Hearing on a Request to Rezone a parcel of land located at 8537 FM 78, Converse Texas (CB 5071 E BLK, LOT 7, (Scarpulla Subdivision UT-4 (PID# 313123))). The property owner is requesting a change in zoning from the current B-3-Commercial District to B-4-Special Commercial District. The purpose of the rezoning request is to improve the ability to lease the property.
8. Discussion and Appropriate Action to Approve a Request to Rezone a parcel of land located at 8537 FM 78, Converse Texas (CB 5071 E BLK, LOT 7, (Scarpulla Subdivision UT-4 (PID# 313123))). The property owner is requesting a change in zoning from the current B-3-Commercial District to B-4-Special Commercial District. The purpose of the rezoning request is to improve the ability to lease the property. (Assistant City Manager)

9. Public Hearing on a Request to amend Ordinance #728-Food Establishments and adding a NEW SECTION to Chapter 10-BUSINESSES, the section of the City of Converse Codification that regulates businesses. The purpose of this ordinance amendment is to define, permit and regulate mobile food establishments.
10. Discussion and Appropriate Action on a Request to Amend Ordinance #728-Food Establishments and adding a NEW SECTION to Chapter 10-BUSINESSES, the section of the City of Converse Codification that regulates businesses. The purpose of this ordinance amendment is to define, permit and regulate mobile food establishments. (First Reading) (Assistant City Manager)
11. Public Hearing on a Request to Rezone a parcel of land located at 8960 FM 78, Converse Texas (CB 5071 P-6 (.151 AC) & P-37E (.039AC) (PID# 312806)). The property owner is requesting a change in zoning from the current B-2-Retail Business District to B-3-Commercial District. The purpose of the rezoning request is to operate an alcohol beverage store.
12. Discussion and Appropriate Action on a Request to Rezone a parcel of land located at 8960 FM 78, Converse Texas (CB 5071 P-6(.151 AC) & P-37E(.039AC) (PID# 312806)). The property owner is requesting a change in zoning from the current B-2-Retail Business District to B-3-Commercial District. The purpose of the rezoning request is to operate an alcohol beverage store. (Assistant City Manager)
13. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 50-138(f), the requirement that no storage shed shall be built within 5 of the property lines. The 12' X 12" storage shed has been set 2' from the property line at 9504 Misty Meadow (CB5063K BLK 2, Lot 31, MEADOW HILLS/CIMARRON VALLEY (PID#311592)), Converse, Texas 78109. (Assistant City Manager)
14. Discussion and Appropriate Action to Approve a Request for a Variance by the Property Owner from City of Converse Codification Section 40-5, the requirement that no building be constructed, encroach upon or project into. The proposed 33' above ground pool is to be located at 8738 Gavel Gate (CB5062B BLK 18, Lot 23, MIRAMAR Unit 8A (PID 1129548)), Converse, Texas 78109. The purpose of this pool is to provide hydrotherapy. (Assistant City Manager)
15. Presentation of Roadway Reclassification's Approved by the MPO and How the New Classifications Compare to the city of Converse Major Thoroughfare Plan. (City Manager) and (City Engineers)
16. Report by the City Council Liaison.
17. Report by Assistant City Manager.
18. Next Planning & Zoning Commission Meeting will be May 20, 2013 at 405 S. Seguin.

19. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On April 12, 2013.

A handwritten signature in black ink, appearing to read 'JJ Quintanilla', written over a horizontal line.

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.