



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
JUNE 17, 2013 - 7:00 P.M.

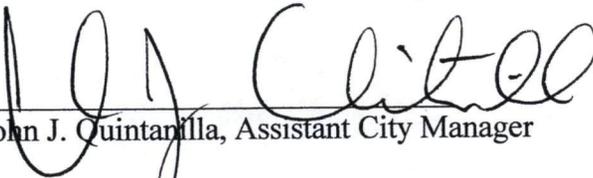
Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday June 17, 2013 Starting at 7:00 P.M. in the **City Hall Conference Room**, 405 S. Seguin Street to Discuss and Act On The Agenda Provided Below. A quorum of the following commissions may be present: City 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 the Planning & Zoning Minutes for May 20, 2013.
6. Discussion and Appropriate Action to Appoint Ruth Spivey as an Alternate Member of the Planning & Zoning Commission for a Two (2) Year Term Ending June 30, 2015.
7. Discussion and Appropriate Action to Appoint Jeff Beehler as a Member of the Planning & Zoning Commission for a Two (2) Year Term Ending June 30, 2015.
8. Discussion and Appropriate Action to Approve the Final Plat known as the TOPPERWEIN MARKET, Plat #133. (City Engineer) (Assistant City Manager)
9. Discussion and Appropriate Action to Approve a Preliminary Plat known as the JISD Copperfield Elementary School, Plat #134. (City Engineer) (Assistant City Manager)
10. 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 building setback. The proposed 11.5' X 30' long concrete slab will replace an existing patio slab that will be demolished. This shed is to be located at 9406 Misty Meadow (CB 5063K BLK 2 Lot 36 (PID 311597)), Converse, Texas 78109. (Assistant City Manager)

11. 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 building setback. The property owner has proposed the construction of flatwork along the perimeter of the home will divert the flow of water from the foundation of the home. This flatwork is to be located at 9503 Mediator Run (CB 5062B, BLK. 11, Lot 12 (PID 1036445)), Converse, Texas 78109. (Assistant City Manager)
12. Public Hearing on a Rezoning Request on a parcel of land located at 9170 FM 78, Converse Texas (CB 5063 P-74R ABS 431 (PID# 310497)). 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 operate an automotive shop.
13. Discussion and Appropriate Action on a Request to Approve a Rezoning of a parcel of land located at 9170 FM 78, Converse Texas (CB 5063 P-74R ABS 431 (PID# 310497)). 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 operate an automotive shop.(Assistant City Manager)
14. Public Hearing on a Rezoning Request on a parcel of land located at 8980 FM 78, Converse Texas (CB 5071 P-37F (PID# 312871)). The property owner is requesting a change in zoning from the current B-2-Retail Business District to B-4-Special Commercial District. The purpose of the rezoning request is to support the operations of automobile sales.
15. Discussion and Appropriate Action to Approve a Rezoning Request on a parcel of land located at 8980 FM 78, Converse Texas (CB 5071 P-37F (PID# 312871)). The property owner is requesting a change in zoning from the current B-2-Retail Business District to B-4-Special Commercial District. The purpose of the rezoning request is to support the operations of automobile sales. (Assistant City Manager)
16. Discussion and Appropriate Action on a Request to Approve a Variance by the Property Owner from City of Converse Codification Section 34-223 (3), the requirement that all signs have a minimum setback of ten (10') feet from lots lines or as specified by the state department of highways and public transportation if applicable. The property owner seeks to install new marquee in line with other existing signs along 9204 FM 78 (CB 5053 P-102c & 102D ABS 745 (PID 304013)). (Assistant City Manager)
17. 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 building setback. The property owner has proposed the construction of flatwork along the perimeter of the home will divert the flow of water from the foundation of the home. This flatwork is to be located at 10026 Palomino Canyon (CB 5052D, BLK. 106, Lot 24 (PID 303821)), Converse, Texas 78109. (Assistant City Manager)

18. Public Hearing on the Proposed Amendments to Chapter 40, Article V-Subdivision Requirements, Article IV-Standards & Regulations, Division III-Streets, Alleys, Sidewalks and Crosswalks, the Sections of the City of Converse Codification that Regulates Roadway Design.
19. Discussion and Appropriate Action to Approve the Proposed Converse Major Thoroughfare Plan (MTP). (Assistant City Manager)
20. Report by the City Council Liaison.
21. Report by Assistant City Manager.
22. Next Planning & Zoning Commission Meeting will be July 15, 2013 at 405 S. Seguin.
23. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On June 14, 2013.


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.