



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

403 S. Seguin
Converse, Texas 78109
(210) 658-5356
Fax: 659-0964
www.conversetx.net

AMENDED
AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
MARCH 17, 2014 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday March 17, 2014 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 February 24, 2014.
6. Public Hearing on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located adjacent to FM 78 and Center Street, namely:
 - I. CB 5063M, BLK 1 LOT SW IRR 174.77 FT of LOT 4 JUDSON SQUARE COM'L SUBD (PID311608)
 - II. CB 5063M, BLK 1 LOT 11 (Converse Town Square)(PID1113018)
 - III. CB 5063M, BLK 2 LOT 1 (Converse Town Square)(PID1113006)
 - IV. CB 5063M, BLK 2 LOT 3 (Converse Town Square)(PID1113012)

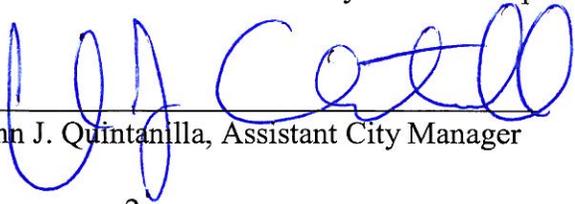
The property owner is requesting a Rezoning from the current B-2, Retail District to B-3, Commercial District to allow for the development of various uses permitted within the B-3 Commercial District designation in order to broaden the marketability of the property.

7. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located adjacent to FM 78 and Center Street, namely:
 - I. CB 5063M, BLK 1 LOT SW IRR 174.77 FT of LOT 4 JUDSON SQUARE COM'L SUBD (PID311608)
 - II. CB 5063M, BLK 1 LOT 11 (Converse Town Square)(PID1113018)
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 - IV. CB 5063M, BLK 2 LOT 3 (Converse Town Square)(PID1113012)

The property owner is requesting a Rezoning from the current B-2, Retail District to B-3, Commercial District to allow for the development of various uses permitted within the B-3 Commercial District designation in order to broaden the marketability of the property. (Assistant City Manager)

8. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7543 Copper Meadow, Converse, Texas 78109. Property ID# 1084486, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 9. (Assistant City Manager)
9. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7559 Copper Meadow, Converse, Texas 78109. Property ID# 1084482, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 5. (Assistant City Manager)
10. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio that measures 665.96' square feet will be built as the home located at 7526 Copper Meadow, Converse, Texas 78109. Property ID# 1084559, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 19 Lot 41. (Assistant City Manager)
11. Discussion and Appropriate Action on a Request to Approve a Variance Request 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. A covered patio will be built at the home located at 7531 Copper Meadow, Converse, Texas 78109. Property ID# 1084489, Legal Description CB 5069 MEADOWS of COPPERFIELD UT-6, Block 18 Lot 12. (Assistant City Manager)
12. Discussion and Appropriate Action to Approve the Preliminary Acceptance of Infrastructure at HANOVER COVE UNIT III-PHASE III. (City Engineer) (Assistant City Manager)
13. Report by Council Liaison.
14. Report by Assistant City Manager.
15. Next Planning & Zoning Commission Meeting will be April 21, 2014 at 405 S. Seguin.
16. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On March 14, 2014.


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.