



CITY OF CONVERSE
CITY ADMINISTRATION

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

AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
MAY 19, 2014 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday May 19, 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 March 17, 2014.
6. Discussion and Appropriate Action to Approve the Planning & Zoning Minutes for April 21, 2014.
7. Public Hearing on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:
 1. 101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres.
 2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres.
 3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres.The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.
8. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the Property Owner of on several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:
 1. 101 Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NE of Blk D-1B, .4520 acres. (PID#346005)

2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres. (346004)

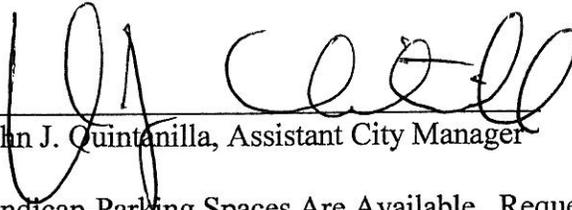
3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .4600 acres. (310451)

The property owner is requesting a Rezoning from the current B-2, Retail District to B-4, Special Commercial District.

9. Public Hearing on a Request on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497(PID# 311622)). The property owner is requesting an SUP as required under Section 6-76 of the City Converse Codification. The purpose of the SUP request is to allow a horse stable to be constructed within city limits.
10. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on a parcel of land located at 300 Norris Drive West, Converse Texas (CB 5064 P-1F ABS 497 (PID# 311622)). The property owner is requesting an SUP as required under Section 6-76 of the City Converse Codification. The purpose of the SUP request is to allow for the construction of a horse stable within the city limits.
11. Discussion of Residential Lot Sizes as Regulated by Chapter 50-Zoning, Article IV-Districts & District Regulations, Division II-Single-Family Dwelling District, Section 50-137-Area Regulations. (Assistant City Manager)(Member Beehler)
12. Discussion and Appropriate Action to Adopt the Proposed 2014-2019 Storm Water Management Plan for the City of Converse. (Assistant City Manager)
13. Discussion and Appropriate Action to Approve a Variance Request by the Agent of Record for the Property Owner from City of Converse Section 34-222-Special Use Sign District - 2, for the property located at the Intersection of Kitty Hawk & Windburn Trail, Converse, Texas 78109, Legal Description CB 5052, Block 1 Lot 1, PLAT #136-KITTY HAWK RETAIL. (Assistant City Manager)
14. Discussion and Appropriate Action to Approve a Variance 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. The construction of a 12' X 12' shed and a gazebo is proposed for the home located at 8303 Copper Knoll, Converse, Texas 78109. Property ID#311817, Legal Description CB 5064C MEADOWS of COPPERFIELD UT-1, Block 59 Lot 43. (Assistant City Manager)
15. Discussion of a Proposed Amendment and Addition to Chapter 50-Zoning, Article IV-Districts and District Regulations, Division 12 (NEW), the Addition of B-6-Mixed Use Developments Zoning Classification. (Assistant City Manager)
16. Discussion & Appropriate Action on a Request to Amend the Chapter 40-Subdivisions, Article II-Plat Procedure (b)-Fees NEW Line Item Transfer of EDWARDS AQUIFER Water Rights Equal to One-half Acre Foot Per Equivalent Dwelling Unit (E.D.U.) Certified by Developer's Engineer of Record. (First Reading) (Assist. City Manager)

17. Discussion and Appropriate Action to accept the preliminary infrastructure for Copperfield Unit #6 Phase II. (Assistant City Manager)
18. Report by Council Liaison.
19. Report by Assistant City Manager.
20. Next Planning & Zoning Commission Meeting will be June 16, 2014 at 405 S. Seguin.
21. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On Friday May 16, 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.