



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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Converse, Texas 78109
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AGENDA
CITY OF CONVERSE, TEXAS
PLANNING & ZONING COMMISSION
JULY 14, 2014 - 7:00 P.M.

Be It Known That the Converse Planning & Zoning Commission Will Meet For A Regular Meeting on Monday July 14, 2014 Starting at 7:00 P.M. in the **City Hall 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, 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 June 16, 2014.
6. Discussion and Appropriate Action on a Request to Approve Plat #137, an amending plat of Randolph Valley Unit 5. (Assistant City Manager) (City Engineer)
7. Public Hearing on a Request to Approve a Special Use Permit (SUP) on 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 an SUP for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate an automotive repair service shop. (Assistant City Manager)
8. Discussion and Appropriate Action on a Request to Approve a Special Use Permit (SUP) on 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 an SUP for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate an automotive repair service shop. (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 34-145, the requirement that free standing signs shall be a minimum of ten feet (10') from lot lines. The construction of an free standing sign has been proposed for the business located at 301 S. Seguin, Converse, Texas 78109 (PID#346134, Legal Description CB 5563 A Block 08 Lot N 70 Feet of A). (Assistant City Manager)
10. Discussion and Appropriate Action 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 an above ground swimming pool that measures approximately 21' X 44' is proposed for the home located at 8507 Copper Sky, Converse, Texas 78109 (PID#311929, Legal Description CB 5064C Block 63 Lot 14 MEADOWS OF COPPERFIELD UT-2). (Assistant City Manager)
11. Discussion and Appropriate Action 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 35 square foot cedar deck and a 408 square foot patio cover is proposed for the home located at 10303 Margarita Hill, Converse, Texas 78109 (PID#1010138, Legal Description CB 5052D Block 89 Lot 36 LOMA ALTA ESTATES). (Assistant City Manager)
12. Discussion and Appropriate Action to Approve a Variance Request by the Property Owner from City of Converse Codification Section 34-142, the requirement that no wall signs and canopy signs attached to the exterior of a building may not exceed 64 square feet total area or 20 percent of the front face area. Canopy signs shall be counted as part of and limited to the total square footage allowable for wall signs. Wall signs on the side or rear of a building may not exceed 32 square feet. The signage is proposed to be installed at 8336 FM 78, Converse, Texas. (Assistant City Manager)
13. Discussion and Appropriate Action 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 216 square foot cedar deck and a 192 square foot patio cover is proposed for the home located at 7562 Copper Meadow, Converse, Texas 78109 (PID#1084551, Legal Description CB 5069B Block 19 Lot 32 MEADOWS OF COPPERFIELD UT-6). (Assistant City Manager)
14. Discussion and Appropriate Action 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 216 square foot cedar deck and a 192 square foot patio cover is proposed for the home located at 9906 Copper Rise, Converse, Texas 78109 (PID#1084543, Legal Description CB 5069B Block 19 Lot 25 MEADOWS OF COPPERFIELD UT-6). (Assistant City Manager)

15. Discussion and Appropriate Action 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 84 square foot cedar deck is proposed for the home located at 9522 Lookover Bay, Converse, Texas 78109 (PID#1081862, Legal Description CB 5053J Block 06 Lot 49 HANOVER COVE UT-4). (Assistant City Manager)
16. Report by Council Liaison.
17. Report by Assistant City Manager.
18. Next Planning & Zoning Commission Meeting will be August 18, 2014 at 405 S. Seguin.
19. Adjournment.

I Hereby Certify That The Above Notice Was Posted At The Converse City Hall Municipal Complex On Friday July 11, 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.