

STATE OF TEXAS X
COUNTY OF BEXAR X
CITY OF CONVERSE X

1st Reading: 11/16/2021
2nd Reading: 12/07/2021

ORDINANCE NO. 617-2021A

AN ORDINANCE AMENDING THE CITY OF CONVERSE CODE OF ORDINANCES, CHAPTER 50 - ZONING, ARTICLE I. IN GENERAL, SECTION 50-5 DEFINITIONS, BY ADDING A DEFINITION; AND AMENDING ARTICLE IV. DISTRICTS AND DISTRICT REGULATIONS, SECTIONS 50-138, 50-165, 50-189, 50-254, 50-277. OTHER REGULATIONS.

WHEREAS, the City Council of the City of Converse established a Planning & Zoning Commission to prevent incompliances, and facilitate the adequate provisions of transportation, water, sewer, schools, parks and other public requirements in accordance with the city's comprehensive master plan; and,

WHEREAS, the City Council of the City of Converse desires to ensure reasonable and timely consideration, in determining the most appropriate use of land throughout the City is processed accordingly to state and local laws, particularly the processes affecting the placement of accessory structures; and,

WHEREAS, the City Council of the City of Converse has determined that amendments providing additional definition and creating a process to allow the placement of accessory structures within the City, while promoting the safety from fire, panic and other dangers through zoning regulations.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONVERSE, TEXAS, THAT:

SECTION 1. Chapter 50, Zoning, Article I. In General, Section 50-5. Definitions, of the Code of Ordinances, City of Converse, Texas, be amended by Adding the following Definition to Section 50-5, as to read as follows:

Section 50-5. – Definitions:

“Accessory structure means a structure which is on the same parcel of property as the principal structure. The use of an accessory structure is incidental to the use of the principal structure. For example, an accessory structure can be, but not limited to, carports, storage sheds, gazebos, covered patios, etc.”

SECTION 2. Chapter 50, Zoning, Article IV. Districts and District Regulations, Sections 50-138, 50-165, 50-189, 50-254, 50-277, of the Code of Ordinances, City of Converse, Texas, be amended by Removing the following language from Article IV. Districts and District Regulations, of said Sections:

“(f) Storage shed. No storage shed shall be constructed within five feet of the property lines whether the shed is on skids or concrete pads. No storage shed shall be constructed on an easement without written permission of the utility companies having infrastructure in the easement.”

Sec. 50-138. – Other regulations (f);
Sec. 50-165. – Other regulations (f);
Sec. 50-189. – Other regulations (f);
Sec. 50-254. – Other regulations (f);
Sec. 50-277. – Other regulations (f).

SECTION 3. Chapter 50, Zoning, Article IV. Districts and District Regulations, Sections 50-138, 50-165, 50-189, 50-254, 50-277, of the Code of Ordinances, City of Converse, Texas, be amended by Adding the following language to Article IV. Districts and District Regulations, of said Sections, as to read as follows:

“(f) *Accessory structure.* A building permit is required to place an accessory structure. An accessory structure may encroach into the front or rear setback, but must be no less than five feet from the front or rear property line. No accessory structure shall be placed on an easement without written permission of the entity having said easement. No accessory structure shall exceed one story high, no more than 12 feet in height. A carport must be open on three sides.”

Sec. 50-138. – Other regulations (f);

Sec. 50-165. – Other regulations (f);

Sec. 50-189. – Other regulations (f);

Sec. 50-254. – Other regulations (f);

Sec. 50-277. – Other regulations (f).

SECTION 4. SUPERCESSION:

This Ordinance supersedes all previous versions in conflict with the purpose of this ordinance relating to Chapter 50, Zoning, of the Code of Ordinances.

PASSED AND ADOPTED by the City Council of the City of Converse, Texas
on this _____ day of _____, 2021

Al Suarez, Mayor

ATTEST:

Lisa Hernandez, City Secretary