



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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RESULTS/MINUTES
CITY OF CONVERSE
CITY COUNCIL MEETING
APRIL 7, 2015 – 7:00 PM

Be it known that the City Council of the City of Converse met for a Regular Meeting at the City Council Chambers located at 402 S. Seguin St. on Tuesday, April 21, 2015, 7:00 p.m. A quorum of the following commissions may be present: Beautification & Environmental, Building & Standards, Parks & Recreation and Planning & Zoning Commissions and Economic Development Corporation, Ethics Review Board.

1. CALL TO ORDER 7:00 PM

2. INVOCATION *Invocation announced by John Quintanilla*

3. PLEDGE OF ALLEGIANCE: To the U.S. Flag led by Mayor Suarez
To the Texas Flag led by Mayor Suarez

4. ROLL CALL & ESTABLISHMENT OF QUORUM & RECOGNITION OF VISITORS

Mayor Al Suarez

Councilwoman Kathy Richel, Place 1

Councilwoman Renee Paschall, Place 2

Councilwoman Deborah James, Place 3

Ms. Le Ann Piatt, Assistant City Manager

Mr. Felix Arambula, City Attorney

Mayor Pro Tem Jon Lindgren, Place 4

Councilman Rick Davis, Place 5

Mr. Lanny S. Lambert, City Manager

Ms. Holly Nagy, City Secretary

Absent: Councilman Steve Brown, Place 6

5. CONSENT AGENDA:

- A. Approve Minutes of City Council Meeting of March 17, 2015.
- B. Accept Minutes of Economic Development Corporation Meeting of February 10, 2015.
- C. Accept Minutes of the Building and Standards Commission Meeting of February 18, 2015.
- D. Accept Minutes of the Ethics Review Board Meeting of February 19, 2015.
- E. Accept Minutes of the Planning and Zoning Commission Meeting of February 23, 2015.
- F. Action to Reappoint James Lacarde as Chairman of the Buildings & Standards Commission.
- G. Action to Reappoint Anthony Woods as a member of the Parks & Recreation Commission.
- H. Action to approve Proclamation No. 298 Recognition of National Tele-Communicators Week

- Councilwoman James abstained from voting.

MPT Lindgren made a motion to approve Items 5 A-H, Councilwoman Paschall seconded the motion. The motion was unanimous.

6. SPECIAL CONSIDERATION ITEMS:

- A. Presentation of Proclamation No. 298- Recognition of National Tele-Communicators Week.
(Mayor Suarez)

7. CITIZENS TO BE HEARD:

This time is provided for Citizens to address City Council on any issues and concerns. No City Council discussion or action can be taken if the item is not on the Agenda. Please limit your remarks to three (3) minutes and state your name and address for the record. No personal attacks shall be allowed.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under section 551.071 through 551.076 and section 551.087 of the Texas Government Code.

8. PUBLIC HEARING:

- A. Public Hearing regarding amending Sections 46.26 (Sewer) and 46.222 (Water) pertaining to Utility Rates of the City of Converse Code to ensure the viability and sustainability of the water and sewer systems.

Opened: 7:17 PM Closed: 7:18 PM

- B. Public Hearing on a Rezoning Request for Property Located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 5063 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.

Opened: 7:19 PM Closed: 7:20 PM

- C. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage.

Opened: 7:21 PM Closed: 7:25 PM

- D. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID# 1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products.

Opened: 7:27 PM Closed: 7:29 PM

- E. Public Hearing on a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential +/-11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove.

Opened: 7:30 PM Closed: 7:42 PM

9. **NEW BUSINESS:**

- A. Discussion and Appropriate Action to Approve a Rezoning Request for Property located at Kneupper St. (Legal Description: CB 5063 BLK 2 P-86G, Property ID# 1119484 and CB 506 BLK 2 P-86B, Property ID# 310604). The property owner is requesting a rezoning from the current R-3 Apartment to B-2 Retail for construction of a building and parking lot for River City Gymnastics.

- Councilwoman Richel made a motion to approve the rezoning request for Property ID # 1119484. Councilwoman Paschall seconded the motion. The motion was unanimous.

- B. Discussion and Appropriated Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5071 P-41H (0.1731AC), P-41J (0.0166AC) & P-103 (0.7332AC), Property ID# 1062297). The property owner is requesting a rezoning from B-3 Commercial to I-1 Light Industry for the expansion of Rocket Self Storage. (City Manager)

- Councilwoman Richel made a motion to approve the rezoning request for Property ID # 1062297. MPT Lindgren seconded the motion. Councilwoman James against. The motion passed. (5:1)

- C. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 1, Converse Gateway UT-1, Property ID#1117649). The property owner is requesting a rezoning of approximately 5 acres currently zoned B-2 Retail to B-3 Commercial for a wholesale supplier of masonry materials and products. (City Manager)

- Councilwoman James made a motion to approve the rezoning request as presented for Property ID # 1117649. Councilwoman Paschall seconded the motion. The motion was unanimous.

- D. Discussion and Appropriate Action to Approve a Rezoning Request for Property Located at FM 78 (Legal Description: CB 5726 BLK 101 LOT 2, Converse Gateway UT-1, Property ID#1117641). The property owner is requesting a rezoning as follows: +/- 8.39 acres from B-3 Commercial to R-1 Residential; +/-11.60 acres from B-2 Retail to B-3 Commercial; and +/- 10.77 acres of B-2 Retail to R-1 Residential. The request is to create a mixed-use development consisting of commercial along Kneupper Rd and residential adjacent to Hanover Cove. (City Manager)

- Councilwoman Richel made a motion to approve the rezoning request for Property ID # 1117641. MPT Lindgren seconded the motion. Councilwoman James against. The motion passed. (5:1)

- E. Discussion on Proposed Amendment to Section 8-220 (b) Fence Height.
(Councilwoman James)

- Councilwoman James requested the item be pulled.

- F. Discussion and Appropriate Action to Authorize the City Manager to construct the waterline to Heights of Converse Apartment Project with city crews. (City Manager)

- Councilwoman Paschall made a motion to authorize CM Lambert to use city crews to construct the waterline to the Heights of Converse Apartment Project. Councilwoman Richel seconded the motion. Councilman Davis against. The motion passed. (5:1)

- G. Discussion and Appropriate Action regarding the Canyon Regional Water Authority (CRWA) Interconnect Project Drawings. (City Manager)

- Councilwoman James made a motion to accept the Interconnect Project Drawings and installing the dual waterlines. Councilwoman Paschall seconded the motion. The motion was unanimous.

- H. Discussion and Appropriate Action on a Two Year Water Purchase Contract with Canyon Regional Water Authority (CRWA) and Authorization to Negotiate with CRWA on a long-term Water Supply Agreement. (City Manager)

- Councilwoman Richel made a motion to approve a two year water purchase contract with CRWA and to negotiate a long term water supply agreement. MPT Lindgren seconded the motion. The motion was unanimous.

- I. Discussion and Appropriate Action Appointing Two Members to the Canyon Regional Water Authority Board of Trustees and One Member to the Board of Managers. (City Manager)

Councilwoman Paschall made a motion to appoint Mayor Pro-Tem Lindgren and Councilwoman James to the Board of Trustees and the Assistant City Manager to the Board of Managers. Councilwoman James seconded the motion. The motion was unanimous.

- J. Discussion and Appropriate Action for establishment of a Converse Broadcast Committee. (City Manager)

- Deferred.

- K. Discussion and Appropriate Action to approve the proposed "Converse Code Compliance Community Sweeps", a.k.a the "4 C's 4 Our Future" (City Manager)

- Councilwoman Paschall made a motion to approve the proposed Converse Code Compliance Community Sweeps program. Councilwoman James seconded the motion. The motion was unanimous.

- L. Discussion and Appropriate Action to Approve Budget Amendment # 690-2015F- in the amount of \$5,000 for the Converse 4 C's Project.

- Deferred.

- M. Discussion and Appropriate Action on Purchasing a Street Sweeper and Authorizing and Obtaining Bids for Lease Purchase Financing.

- Councilwoman James made a motion to approve the \$187,000 bid, Councilwoman Paschall seconded the motion. The motion was unanimous.

- N. Discussion and Appropriate Action to Amend Ordinance 620-2015A Chapter 8 – Buildings and Building Regulations. (First Reading)(Mayor Pro Tem Lindgren)

-Councilwoman Paschall made a motion to approve Ordinance 620-2015A, Councilwoman James seconded the motion. Councilwoman Richel against. The motion passed. (5:1)

- O. Discussion and Appropriate Action to Amend Ordinance 339-2015A- Utility Rates (First Reading) (City Manager)

Mayor Pro-Tem made a motion to approve Ordinance 339-2015A; Seconded by Councilwoman James. Councilwoman Richel opposed. Motion passed (5:1)

- P. Discussion and Appropriate Action to remove the current Stage 1 Water restrictions for all Converse residents. (Mayor Suarez)

Councilwoman Paschall made a motion to approve removal of the current Stage I Water Restrictions; Seconded by Mayor Pro-Tem Lindgren. The motion was unanimous.

- Q. Discussion and Appropriate Action Approving Proposed Resolution No.723-2015 City Contract Policy. (City Manager)

Councilwoman Paschall made a motion to approve Resolution No.723-2015; Seconded by Councilwoman James. The motion was unanimous.

- R. Discussion and Appropriate Action on Ordinance 617-2015 A, Chapter 50, Zoning, Division 2. R-1 Single-Family Dwelling District, Section 50-137, Area Regulations, by amending the width, depth, of lots and side setbacks. (First Reading) (City Manager)

Councilwoman James made a motion to approve Ordinance 617-2015A; Seconded by Councilwoman Paschall. The motion was unanimous.

10. CITY COUNCIL & MANAGER REPORTS:

- A. City Commission Liaison Reports (P&Z, P&R, B&S, Ord. Committee)
B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.

- Council Retreat Document
- City Infrastructure Improvement Advisory Committee.
- C. Councilmember's Reports/Items of Interest.
- D. Mayor's Report/Items of Interest.

12. ADJOURNMENT

Meeting adjourned at approximately 10:18 p.m.

PASSED AND APPROVED THIS 21ST DAY OF APRIL 2015.

ATTEST:

Holly Nagy
Holly Nagy, City Secretary

Al Suarez
Mayor Al Suarez

