

CITY OF CONVERSE
CITY COUNCIL MEETING
March 16, 2010
7:00 PM

Be It Known That The City Council Of The City Of Converse Will Meet For A Regular Meeting At The City Council Chambers at 402 South Seguin Street On Tuesday, March 16, 2010 At 7:00 PM To Discuss The Following:

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE: To the U.S. Flag led by Mayor Suarez
To the Texas Flag led by Mayor Pro Tem Degenhardt
4. ROLL CALL AND RECOGNITION OF VISITORS
5. CONSENT AGENDA. All Of The Following Items May Be Acted Upon By One Motion. No Separate Discussion Or Action On Any Of The Items Is Necessary Unless Desired By A Council Member.
 - A. Receive EDC Minutes for Meeting Conducted on February 9, 2010
 - B. Receive Zoning Commission Minutes for Meeting Conducted on February 8, 2010.
 - C. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #624; an Ordinance of the City of Converse Established for Regulating Parking and Parking Space Requirements in the City in Accordance with a Comprehensive Plan for Promoting Health, Safety, and the General Welfare of the City of Converse, Texas, and Superseding Other Ordinances in Conflict (Second Reading) (City Manager)
 - D. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #701; An Ordinance of the City of Converse Establishing Curfew Hours for Minors; Defining Terms; Creating Offenses for Minors, Parents and Guardians of Minors, and Business Establishments Violating Curfew Regulations; Providing Defenses; Providing for Enforcement by the Police Department; Providing for Waiver by the Municipal Court of Jurisdiction Over a Minor When Required Under the Texas Family Code; Providing for Review of This Ordinance Within Three Years After the Date of Initial Enforcement;

Providing a Penalty Not to Exceed \$500; Providing a Severability Clause; and Providing an Effective Date (Second Reading) (Police Chief)

- E. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #711; an Ordinance Regulating Emergency Medical Services in the City of Converse; Setting Customer Charges; Specifying Operational Procedures and Service Area; and Superseding Other Ordinances in Conflict (Second Reading) (City Manager)
- F. Action to Appoint Ms. Gloria Weers, P.O. Box 640, as Chair of the Building and Standards Commission. (Councilwoman Riley)
- G. Action to Appoint Mr. James Castillo, 9902 Autumn Valley, as a Member of the Building and Standards Commission. (Councilwoman Riley)
- H. Action to Appoint Mr. James Lacarde, 8207 Cattle Bend, as a Member of the Building and Standards Commission. (Councilwoman Riley)

6. SPECIAL CONSIDERATION ITEMS

- A. Recognition of Mr. Craig Ramon, Fire Captain, for More Than 5 Years Service to the City of Converse (Mayor Suarez)
- B. Recognition of Ms. Loretta Young, Cashier, for More Than 5 Years Service to the City of Converse (Mayor Suarez)
- C. Recognition of Mr. Richard Wendt, Fire/EMS Chief, for More Than 10 Years Service to the City of Converse (Mayor Suarez)
- D. Recognition of Mr. Carlos Licea, Code Compliance Officer, for More Than 10 Years Service to the City of Converse (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.

8. PUBLIC HEARINGS

- A. Public Hearing on the Request to Rezone a Portion of a Parcel of Land Located at 9175 FM 78 (CB 5063 P74C, ABS 431, (Property ID 310492), for a Total of Approximately 0.5700 Acres of Land from B-2, Retail District to B-3, Commercial District.
- B. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land Located at 638 Jamie Sue (CB 5063 B Blk. 7 Lot 38), Approximately 0.1515 Acres Out of the Quail Ridge/Converse Hills Subdivision to Allow for the Installation of an Antenna Support Tower that will be Approximately Forty-Five Feet (45') in Height. This tower will be operated by a licensed amateur radio operator a.k.a. HAM radio operator.

- C. Public Hearing on the Following Described Property for the Purpose of Regulating Zoning in Accordance with a Comprehensive Plan for the Purpose of Promoting Health, Safety, Morals and the General Welfare of the City of Converse, Texas and Superseding Other Ordinances in Conflict. The Property Owners, Converse Properties LP, 13809 Research Blvd Ste 1050, Austin, Texas 78750, of 10110 E Loop 1604, Converse, Bexar County, Texas Legally Described as CB 5726 BLK38 Lot 13-18, Commonly Known as the Old Yantis Property, to Issue A Special Use Permit for Use Said Property for the Purpose of the Operation of a Full Service Automotive Repair Facility.

9. OLD BUSINESS

- A. Discussion and Appropriate Action on a Request to Approve an Agreement Between the City of Converse and JYSF to Conduct a Youth Football and Cheerleading Program Using City Park Facilities (City Manager)

10. NEW BUSINESS

- A. Discussion and Appropriate Action on the Request to Rezone a Portion of a Parcel of Land located at 9175 FM 78 (CB 5063 P-74C, ABS 431, (Property ID 310492), for a total of approximately 0.5700 Acres of Land from B-2, Retail District to B-3, Commercial District. (Mr. Michael Berlanga)
- B. Discussion and Appropriate Action on the Request for a Special Use Permit (SUP) on a Parcel of Land Located at 638 Jamie Sue (CB5063 B Blk. 7 Lot 38), Approximately 0.1515 Acres out of the Quail Ridge/Converse Hills Subdivision to Allow for the Installation of an Antenna Support Tower that will be Approximately Forty-Five Feet (45') in Height. This tower will be operated by a licensed amateur radio operator a.k.a. HAM radio operator (Mr. Roger Moore)
- C. Discussion and Action on a Request for a Special Use Permit for the Property Located at 10110 E Loop 1604, Converse, Bexar County, Texas Legally Described as CB 5726 BLK38 Lot 13-18, Commonly Known as the Old Yantis Property, for Use Said Property for the Purpose of the Operation of a Full Service Automotive Repair Facility (Mr. Geoff Richards)
- D. Discussion and Appropriate Action on the Request to Appropriate Action on a Request for a Variance to Ordinance #612, Section VI, **BUILDING SET BACK LINE:** a. **REAR BUILDING SETBACK LINE:** A building limit fixed at a specific distance from the Rear Boundaries of a Lot Beyond which a Building Cannot Lawfully Extend.” This Variance request will approve the construction of a concrete slab/ aluminum covered patio that measures 22’ X 13’ which will encroach approximately five and one-half feet (5’-6”) into the 20’ rear setback line at 7904 Copper Hollow, The Meadows of Copperfield, Unit #2. (Thomas W. & Lorraine L. Nation)
- E. Discussion and Appropriate Action on a request to amend the Economic Development Corporation Articles of Incorporation (to include Article Ten) and By Laws (to include Articles II & III). (Mayor Suarez, Councilman Shadron, Councilwoman Paschall)

- F. Discussion and Appropriate Action on a Request to Approve the Economic Development Corporation Articles of Incorporation and By Laws. (MPT Degenhardt)
- G. Discussion and Appropriate Action to Appoint Mr. Bob Karre as Event Narrator/Coordinator for the 2010 “Meet the Candidates”, set for April 22, 2010 (City Secretary)

11. REPORTS

- A. Councilmember’s Report/ Items of Interest
- B. Mayor’s Report/Items of Interest
- C. Boards/Commission Reports
 - (1) Report and Discussion of Economic Development Corporation
 - (2) Report and Discussion of Zoning Commission
- D. City Manager/Secretary Report
 - (1) Report and Discussion of Future Agenda Items
 - (2) Report and Discussion of Items of Interest

12. ADJOURNMENT

I Hereby Certify That The Above Notice Was Posted At The Converse Municipal Complex On March 12, 2010.

Adriana I. Hieronymus
City Secretary

This Facility Is Wheelchair Accessible And Accessible Parking Spaces Are Available. Requests For Accommodations Or Interpretive Services Must Be Made 48 Hours Prior To This Meeting. Please Contact The City Secretary's Office At (210) 658-5356 Or FAX (210) 659-0964 For Further Information.