

CITY OF CONVERSE  
CITY COUNCIL MEETING  
May 4, 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, May 4, 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. Approval of City Council Minutes Conducted on April 20, 2010
  - B. Receive Planning Commission Minutes for Meeting Conducted on March 23, 2010
  - C. Receive Zoning Commission Minutes for Meeting Conducted on March 15, 2010
  - D. Action to Approve the Financial Statements for February 2010
  - E. Action to Approve the Investment Report as of February 28, 2010
6. SPECIAL CONSIDERATION ITEMS
  - A. None
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 a Request for a Special Use Permit (SUP) on a parcel of Land Located at 8316 FM 78 (CB 5080A Blk. 31 Lot 3), Approximately 0.001 Acres out of 04.9960 Acres of Land of the Lotts Landing Subdivision to allow for the installation of an automated ice vending machine that measures 101” X 48” X 109” (L X W X H). This automated ice vending machine will be installed adjacent to the facility located at 8316 FM 78 (Mr. Fernando Aristeguiea)
- B. Public Hearing on a Request for an Agricultural Special Use Permit (SUP) to breed and raise show rabbits at 515 W. 5<sup>th</sup> Street; a lot zoned R-1, Single Family Dwellings (Mr. David Kensing)

9. OLD BUSINESS

- A. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #112; an Ordinance Adopting and Enacting a New Code for the City of Converse, Texas; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing a Penalty for the Violation Thereof; Providing for the Manner of Amending Such Code; and Providing When Such Code and this Ordinance Shall Become Effective (Second Reading) (City Manager)
- B. Discussion and Appropriate Action on a Request to Approve City of Converse Ordinance #212; an Ordinance Authorizing and Approving the Creation of the City of Converse Economic Development Corporation to Act on Behalf of the City of Converse, Texas; Levying an Additional Sales and Use Tax as Provided in the Development Corporation Act of 1979, as Amended (Articles of Incorporation and By Laws) (Second Reading) (MPT Degenhardt and City Attorney)

10. NEW BUSINESS

- A. Discussion and Appropriate Action on a Request for a Variance to Ordinance #612, Section VI, **BUILDING SET BACK LINE:** to allow the construction of a patio deck that measures 16’ X 16’ which will encroach approximately three feet (3’) into the 20’ rear setback line at 8247 Pioneer Oak (Lot 21, Block 86, CB 5052D), The Loma Alta Estates, Unit #2 (Mr. Ruben M. Avila)
- B. Discussion and Appropriate Action on a Request for a Special Use Permit (SUP) on a Parcel of Land Located at 8316 FM 78 (CB 5080A Blk. 31 Lot 3), Approximately 0.001 Acres out of 04.9960 Acres of Land of the Lotts Landing Subdivision to Allow for the Installation of an automated ice vending machine that measures 101” X 48” X 109” (L X W X H). This automated ice vending machine will be installed adjacent to the facility located at 8316 FM 78 (Mr. Fernando Aristeguiea)

- C. Discussion and Appropriate Action on a Request for an Agricultural Special Use Permit (SUP) to breed and raise show rabbits at 515 W. 5<sup>th</sup> Street; a lot zoned R-1, Single Family Dwellings (Mr. David Kensing)
- D. Discussion and Appropriate Action on a Request for a Variance to Ordinance #612, Section VI, **“BUILDING SET BACK LINE:”** to allow the construction of one corner of the foundation of a two story brick and frame house to encroach approximately two feet into the 20 feet rear setback on Lot 35, Block 6, Judson Valley Subdivision. The encroachment is necessary to permit driveway alignment from the 535 Erica Street Cul-de-sac (City Manager)
- E. Discussion and Appropriate Action on a Request to Approve Acceptance of a Bid from Ramming Paving Company in the Amount of \$176,063.55 to Perform Phase III Street Reconstruction Work in the Placid Park Subdivision with Funding being Provided with a Community Development Block Grant (CDBG) as Previously Approved by Bexar County Commissioners Court and the U.S. Department of Housing & Urban Development Program Year (PY) 2009 (Assistant to the City Manager/EDC Executive Director and Director of Facilities)
- F. Briefing by Mr. Gerald Wilson, Finance Director, and Discussion of the Status of the City’s Self-Funded Health Insurance Plan for the City Employees (City Manager)
- G. Executive Session in Accordance with Section 551.072, Texas Open Meetings Act, DELIBERATION REGARDING REAL PROPERTY as it relates to the possible issuance of Certificates of Obligation; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. (806 Toepperwein Road-CB 5052, P-10E, Abstract 46 (4.680 Acres) – Toepperwein Road Realignment Project) (City Manager, Assistant to the City Manager/EDC Director, Finance Director/EDC Treasurer and City Attorney)
- H. Executive Session In Accordance With Section 551.072, Texas Open Meetings Act DELIBERATION REGARDING REAL PROPERTY; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. (308 Toepperwein Road – CB 5951, Blk 3, **Lot 13 only** - Toepperwein Road Realignment Project) (Assistant to City Manager/EDC Executive Director)
- I. Discussion and Appropriate Action to Approve a Request by the City of Converse Economic Development Corporation for Resolution #634 Authorizing the City of Converse Economic Development Corporation on Behalf of the City of Converse, Texas to Acquire Property Rights Necessary for the Toepperwein Road Realignment Project; Authorizing the Executive Director of the Converse Economic Development Corporation Together with Legal Counsel to Establish Just Compensation for the Property Rights to be Acquired; Authorizing the Executive Director Together with Legal Counsel to Take

All Steps Necessary to Acquire the Needed Property Rights in Compliance with All Applicable Laws and Regulations; and Declaring and Providing an Open Meetings Clause. (308 Toepperwein Road – CB 5951, Blk 3, **Lot 13 only** – Toepperwein Road Realignment Project) (Assistant to City Manager/EDC Executive Director)

- J. Discussion and Appropriate Action on a Request to Approve a Plat Amendment – MIRAMAR UNITS 8 “A” & “B” (City Manager)

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 Park and Recreation Commission
- (2) Report and Discussion of Planning Commission
- (3) 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

E. City Staff Reports

- (1) Report and Discussion of Significant Fire and EMS Events
- (2) Report and Discussion of Significant Police Events
- (3) Report and Discussion of Significant Public Works Events

12. ADJOURNMENT

I Hereby Certify That The Above Notice Was Posted At The Converse Municipal Complex On April 30, 2010.

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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.