



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

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Converse, Texas 78109  
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CITY OF CONVERSE  
CITY COUNCIL MEETING  
November 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, November 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 Shadron
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. Action to Approve City Council Minutes for Meeting Conducted on October 19, 2010.
  - B. Receive Parks & Recreation Commission Minutes for Meeting Conducted on October 11, 2010.
  - C. Receive Economic Development Corporation Minutes for Meeting Conducted on October 12, 2010.
  - D. Receive Planning & Zoning Commission Minutes for Meeting Conducted on October 18, 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 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. (Mr. Michael Berlanga)
- B. Public Hearing on the Request to Rezone a Portion of a Parcel of Land Located at 9260 FM 78 (CB 5053 P-102B, ABS 745, (Property ID 307012), for a Total of Approximately 1.2870 Acres of Land from B from B-3, Commercial District to B-4, Special Commercial District. The B-4 Special Commercial District description is composed of land and structures used to furnish commercial needs where the activity may have higher than average levels of traffic, noise or odor. (Blanca Hernandez)
- C. Public Hearing on a Request for a Special Use Permit (SUP) on a Parcel of Land located at 9190 FM 78 (CB 5063E, Blk. 1 Lot 2), approximately 0.001 Acres out of 0.520 Acres of Land of the Southland 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 9190 FM 78. (Fernando Aristeguieta)

9. OLD BUSINESS.

- A. Discussion and Appropriate Action on Ordinance #714, An Ordinance Identifying The Need For Additional Water By Demand Source And Quantity, Establishing A Water Acquisition Fee for All New Residential Living Unit Equivalents Constructed of Occupied After October 1, 2010; Establishing a Water Acquisition Fee for New Swimming Pools Constructed, Installed or Erected After October 1, 2010; And Superseding City of Converse Ordinance 714 Dated October 21, 2004. (City Manager) (Second Reading)

10. NEW BUSINESS.

- A. Briefing by the Chair of the Committee for the Converse 50<sup>th</sup> Celebration. (Mayor Suarez /City Manager)
- B. Discussion and Appropriate Action to Approve the Preliminary Plat Amendment for Cimarron Landing Phase II, Plat #121. (City Manager)
- C. 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)
- D. Discussion and Appropriate Action on the Request to Request to Rezone a Portion of a Parcel of Land Located at 9260 FM 78 (CB 5053 P-102B, ABS 745, (Property ID 307012), for a Total of Approximately 1.2870 Acres of Land from B from B-3, Commercial District to B-4, Special Commercial District. The B-4 Special Commercial

District description is composed of land and structures used to furnish commercial needs where the activity may have higher than average levels of traffic, noise or odor. (Ms. Blanca Hernandez)

- E. Discussion and Appropriate Request for a Special Use Permit (SUP) on a Parcel of Land located at 9190 FM 78 (CB 5063E, Blk. 1 Lot 2), approximately 0.001 Acres out of 0.520 Acres of Land of the Southland 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 9190 FM 78. (Fernando Aristeguieta)
- F. Discussion and Appropriate Action on Ordinance #620, An Ordinance Regulating and Restricting the Construction of Buildings and Other Structures; Adopting The Latest Editions of The International Codes as Published by The International Code Council and The National Fire Protection Association; Requiring a Surety Bond For All Persons Contracted To Perform Home Improvements, Sign Installation, Fence Installation and Electrical Business; Establishing Appropriate Fees for The Required Permits and Inspections; And Superseding Other Ordinances In Conflict. (City Manager) (First Reading)
- G. Discussion and Appropriate Action on Ordinance #619, An Ordinance Of The City of Converse Established For Regulating Maintenance and the Appearance of The City In Accordance With Recognized Standards of Property and Building Upkeep for The Purpose of Promoting The General Welfare of The City of Converse, Texas and Superseding Other Ordinances in Conflict. (City Manager) (First Reading)
- H. Discussion and Appropriate Action on a Request to Approve an Amendment to the Fiscal Year 2010-11 General Fund Budget to Authorize Expenditures from Prior Year Funds in the amount of \$25,000 to Secure Electronic Hardware and Software to Support An Emergency Operations Center (EOC) within the facility located at 402 South Seguin. (City Manager)
- I. Discussion and Appropriate Action to Award the Contract for the Installation of the Digital Marquis at City Hall. (Mayor Suarez) (City Manager)
- J. Briefing on Fire Fighting Apparatus (Chief Wendt)
- K. Executive Session in Accordance with 551.071, Texas Open Meetings Act, to Consult with City Attorney and Discuss a Contract with Schertz-Seguin Local Government Corporation (SSLGC) to Purchase 500 Acre Feet of Water. (City Attorney) (City Manager)
- L. Executive Session in Accordance with 551.071, Texas Open Meetings Act, to Consult with City Attorney and Discuss the Establishment of a New Local Government Corporation (LGC) with Other Municipalities and the Schertz-Seguin Local Government Corporation (SSLGC) to Develop Water Resources. (City Attorney) (City Manager)

M. Discussion and Appropriate Action In Accordance with Consultation with the City Attorney Regarding the Contract with Schertz-Seguin Local Government Corporation (SSLGC) to Purchase 500 Acre Feet of Water. (City Attorney) (City Manager)

N. Discussion and Appropriate Action In Accordance with Consultation with the City Attorney Regarding the Establishment of a New Local Government Corporation (LGC) with Other Municipalities and the Schertz-Seguin Local Government Corporation (SSLGC) to Develop Water Resources. (City Attorney) (City Manager)

11. REPORTS: In consideration of Texas Attorney General Opinion AG-0668, information provided on subjects not on the agenda shall be limited to statements of specific factual information; or recitation of existing policy. Any deliberation of or decision about a subject not on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

A. Mayor's Report/Items of Interest.

B. Councilmember's Report/Items of Interest.

C. Boards/Commission Reports.

(1) Parks & Recreation Commission

(2) EDC Board of Directors Meeting

(3) Planning/Zoning Commission

D. City Manager 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 November 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.