



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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AMENDED AGENDA
CITY OF CONVERSE
CITY COUNCIL MEETING
SEPTEMBER 16, 2014 – 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, September 16, 2014 at 7:00 PM. A quorum of the following commissions may be present: Beautification & Environmental, Building & Standards, Economic Development Corporation, Park and Recreation and Planning and Zoning.

1. **CALL TO ORDER**

2. **INVOCATION**

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

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

5. **CONSENT AGENDA:**

- A. Approve Minutes of City Council Meeting of September 2, 2014.
- B. Approve Minutes of Special Called City Council Meeting of September 8, 2014.
- C. Accept Minutes of Parks and Recreation Committee Meeting of July 14, 2014.

6. **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.

7. **PUBLIC HEARING:**

- A. Public Hearing on a Request to approve a Special Use Permit (SUP) on a parcel of land located at 101 South Street, Converse, Texas, legal description (CB 5063 BLK 3 LOT 1 & 2) (PID# 310610). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating a storage facility for vending equipment.
- B. Public Hearing on a Request to approve a Special Use Permit (SUP) on a parcel of land located at the 339 S. Seguin, Suite #100, Converse, Texas, legal description (CB 5563 BLK 8 LOT 9 & 10) (PID# 346130). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating a Food Production Facility.
- C. Public Hearing to approve a Rezoning Request on a parcel of land located at the intersection of Hanover Cove and Loop 1604 East. This parcel is known as Maria L. Torres Survey No. 81, Abstract No. 745, CB 5053 of Bexar County, Texas, and being out of the remainder of a 112.904 acre tract recorded in Volume 7045, Page 1740 of the Official Public Records of Real Property (OPR) of Bexar County, Texas. The Legal Description is CB 5053 P-91 (24.9152 AC) P-65A

(2.3948) ABS 745 (P-91 Formerly P-65) in Converse, Texas 78109 (PID#990394). The property owner is requesting a Rezoning from the current B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units.

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. OLD BUSINESS:

- A. Discussion and Appropriate Action to Approve Resolution #690-2014; A Resolution Providing the City of Converse Program of Services Budget for the Fiscal Year Beginning October 1, 2014 and Ending September 30, 2015, by Approving and Setting Aside the Necessary Funds of the City of Converse Fiscal Year 2014-2015 for the Maintenance and Operation of the Various Departments, Capital Projects, Payments to Debt Service; and for Various Activities and Improvements to the City. (City Manager)
- B. Discussion and Appropriate Action to ratify the fact that the 2014-15 budget will require raising more revenue from property taxes than in the previous year in compliance with Section 102.007, Texas Local Government Code.
- C. Discussion and Appropriate Action to Approve Resolution #691-2014; A Resolution of the City of Converse Levying the Maintenance and Operations Ad Valorem Tax Rate for the 2014-2015 Fiscal Year at a Rate of \$0.491752 per \$100 Assessed Valuation on All Taxable Property Within the Corporate Limits of the City of Converse. (City Manager) (Finance Director)
- D. Discussion and Appropriate Action to Approve Resolution # 692-2014; A Resolution of the City of Converse Levying the Interest and Sinking Ad Valorem Tax Rate for the 2014-2015 Fiscal Year at a rate of \$.093766 per \$100 Assessed Valuation on All Taxable Property Within the Corporate Limits of the City of Converse. (City Manager) (Finance Director)
- E. Discussion and Appropriate Action to Approve Ordinance #709-2014, Amending City Code of Ordinances, Chapter 8, Buildings & Regulations, Article IV, Dangerous Buildings, Section 8-135, Criteria for Designation, (10) Federal Emergency Management Agency (FEMA) Standard for Dangerous Structures. (Second Reading) (City Manager)

9. NEW BUSINESS:

- A. Discussion and Appropriate Action to approve Ordinance # 401I-2014 for a four way stop located at the intersection of Coppergate and Coppermeadow. (First Reading)(Mayor Suarez)(City Manager)
- B. Discussion and Appropriate Action to approve a request on a Special Use Permit (SUP) on a parcel of land located at 101 South Street, Converse, Texas, legal description (CB 5063 BLK 3 LOT 1 & 2) (PID# 310610). The property owner is requesting a SUP for this property that is currently zoned B-2 Retail District for the purpose of operating storage facility for vending equipment. (City Manager)
- C. Discussion and appropriate action to approve a request on a Special Use Permit (SUP) on a parcel of land located at the 339 S. Seguin, Suite #100, Converse, Texas, legal description (CB 5563

that is currently zoned B-2 Retail District for the purpose of operating a Food Production Facility.
(City Manager)

- D. Discussion and appropriate action to approve a Rezoning request on a parcel of land located at the intersection of Hanover Cove and Loop 1604 East. This parcel is known as Maria L. Torres Survey No. 81, Abstract No. 745, CB 5053 of Bexar County, Texas, and being out of the remainder of a 112.904 acre tract recorded in Volume 7045, Page 1740 of the Official Public Records of Real Property (OPR) of Bexar County, Texas. The Legal Description is CB 5053 P-91 (24.9152 AC) P-65A (2.3948) ABS 745 (P-91 Formerly P-65) in Converse, Texas 78109 (PID#990394). The property owner is requesting a Rezoning from the current B-3 Commercial to R-6 Single Family Small Lot to allow for the development of residential housing units.
(City Manager)
- E. Discussion and Appropriate Action on Resolution # 689-2014 Approving a Balanced Budget for Converse Economic Development Corporation for Fiscal Year 2015 Anticipating \$883,850 for Revenues and \$853,103 for Expenditures and Adopting an Anticipated End of Year Fund Balance for Fiscal Year 2015 of \$2,114,334 Proposed Converse EDC FY 2015 Plan. (City Manager)
- F. Discussion and Appropriate Action on Ordinance # 120-2014 approving amended Articles of Incorporation and Bylaws for the City of Converse Economic Development Corporation.
(First Reading)(City Manager)
- G. Discussion and Appropriate Action on the Glades of Kitty Hawk Amendment. (City Manager)

10. CITY COUNCIL & MANAGER REPORTS:

- A. City Commission Liaison Reports.
- B. City Manager's Report & Discussion of Future Agenda Items/Items of Interest.
- C. Councilmember's Reports/Items of Interest.
- D. Mayor's Report/Items of Interest.

11. EXECUTIVE SESSION:

- A. Executive Session in Accordance with the Texas Open Meetings Act § 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. Deliberation on Viable Water Resource Options. (Mayor Suarez) (City Manager)

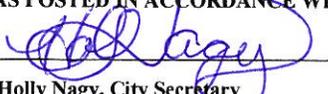
12. RECONVENE TO OPEN SESSION:

- A. Discussion and Appropriate Action on Executive Session in Accordance with the Texas Open Meetings Act § 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. Deliberation on Viable Water Resource Options. (Mayor Suarez) (City Manager)

13. ADJOURNMENT:

CERTIFICATION

I, HOLLY NAGY, CITY SECRETARY OF THE CITY OF CONVERSE, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS ON THIS THE _____ AT _____:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.


Holly Nagy, City Secretary

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE OFFICIAL BULLETIN BOARD ON _____ DAY OF SEPTEMBER, 2014.

Title: _____

This facility is accessible in accordance with the Americans with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for other services please call 210 658-5356 at least 24 hours in advance of meeting.