



*Expanding Horizons*

CITY OF CONVERSE  
CITY ADMINISTRATION

403 S. Seguin  
Converse, Texas 78109  
(210) 658-5356  
Fax: 659-0964  
www.conversetx.net

## **RESULTS**

AMENDED AGENDA  
CITY OF CONVERSE  
CITY COUNCIL MEETING  
AUGUST 19, 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, August 19, 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 led by Mayor Suarez  
To the Texas Flag led by Mayor Suarez

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

ABSENT- Mayor Suarez

-Councilwoman Paschall made a motion to nominate Councilman Lindgren as the presiding chair of the meeting. Councilwoman Richel seconded the motion, the motion was unanimous.

5. **CONSENT AGENDA:**

6. **SPECIAL CONSIDERATION ITEMS:**

- A. Recognition of Juan Perez, for his Thirty (30) Years of Service to the City of Converse Utilities Department. (Mayor Suarez)
- B. Recognition of Rodney Rex Rheiner, for his Twenty-Five (25) Years of Service to the City of Converse Police Department. (Mayor Suarez)
- C. Recognition of Odilia “Odie” Martinez, for her Five (5) Years of Service to the City of Converse. (Mayor Suarez)
- D. Recognition of Isaac Rodriguez, for his Five (5) Years of Service to the City of Converse Park Maintenance Department in the Street Department. (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 HEARING:**

A. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at 9483 Kneupper, Converse, Texas. Legal Description (CB 5726 BLK 26 Lot 25 Coronado Subdivision) (PID# 1011223). The Property Owner is Requesting a Special Use Permit (SUP) for this Property that is currently Zoned B-2-Retail District. The purpose of the SUP Request is to Operate a Recycle Collection Drop Off Facility.

- Opened 7:18 PM

- Closed 7:20 PM

B. Public Hearing on a Request to Approve a Special Use Permit (SUP) on a Parcel of Land located at the 9300/9400 Block of FM 78, Converse, Texas. Legal Description (CB 5053 P-108 ABS 745 (Formerly P-63) (PID# 307045). The Property Owner is Requesting a Special Use Permit (SUP) for this property that is currently Zoned B-3-Commercial District. The purpose of the SUP Request is to Operate an Open Air Market.

- Opened 7:21 PM

- Closed 7:30 PM

C. Public Hearing on a Request to Approve a Rezoning Request on a Parcel of Land located at 431 Canterbury Lane, located at the intersection of Gateway Drive & Canterbury Lane. This parcel is known as CB 5070 Blk 8 lot 2, Randolph Valley Estates, 431 Canterbury Lane, Converse, TX 78109 (PID# 312577). The property owner is requesting a Rezoning from the current R-6, Single Family to B-2 Retail to allow for the development of retail uses.

- Opened 7:31 PM

- Closed 7:32 PM

*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.*

**9. OLD BUSINESS:**

A. Discussion and Appropriate Action on a Request to Approve a Rezoning Request by the property owner of several parcels of land located at the intersection of Gibbs Sprawl and FM 1516, namely:

1. 101Gibbs Sprawl, Legal Description CB 5563, ARB P-1E-NEof Blk D-1B, .4520 acres (PID# 346005).
2. 103 Gibbs Sprawl, Legal Description CB 5563, Blk D-1 & East 58.17 Feet of Blk C ARB P-1B, .2190 acres (PID# 346004).

3. 101 N. Seguin, Legal Description CB 5063, P-17A ABS 431, .04600 acres (PID# 310451).  
(City Manager).

- Councilman Brown made a motion to approve the rezoning request; Councilwoman Paschall seconded the motion, the motion failed due to a tie vote. (3:3)

FOR: Councilmembers: Lindgren, Brown, Paschall

AGAINST: Councilmembers: Davis, Richel, James.

B. Discussion and appropriate action to Approve Ordinance #401H-2014 Amending Code of Ordinances, City of Converse, Texas, Part II Code of Ordinances, Chapter 44 Traffic and Motor Vehicles, Article III. Specific Street Regulations, Division 3. Speed Limit, Section 44-135 School Zones and establishing an effective date.

- Second Reading

- Councilwoman Richel made a motion to approve Ordinance #401H-2014, Councilwoman Paschall seconded the motion, the motion was unanimous.

## 10. NEW BUSINESS:

A. Discussion and Appropriate Action to Appoint Ethics Review Commission Members.

- Council Brown: Dr. Jerry Riley
- Councilwoman Richel: Laura Beehler
- Councilman Lindgren: Marilyn Wallace
- Councilman Davis: Robin Benbrook
- Councilwoman Paschall: Hope Olds
- Councilwoman James: Jim Sherman

Councilwoman James made a motion to accept all members appointed, Councilman Brown seconded the motion, and the motion was unanimous.

B. Discussion and Appropriate Action to Approve Ordinance #926-2014, Amending City Code of Ordinances Article IV, Offenses involving Property, Chapter 24, Section 24-145. Fines and Fees for Library Services Offered or Materials Issued, Damaged beyond Repair, or not Returned Per Due Date.

- First Reading

- Councilwoman Paschall made a motion to approve Ordinance # 926-2014, Councilwoman James seconded the motion, and the motion was unanimous.

C. 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.

- First Reading

- Councilwoman James made a motion to table Ordinance # 709-2014 until the Building Inspector; Mr. Gil Durant could be available. Councilwoman Richel seconded the motion, and the motion was unanimous.

D. Discussion and appropriate action to approve a request on a Special Use Permit (SUP) on a parcel of land located at 9483 Kneupper, Converse, Texas. Legal description (CB 5726 BLK 26 Lot 25 Coronado Subdivision.) (PID# 1011223). The property owner is requesting a Special Use Permit (SUP) for this property that is currently zoned B-2-Retail District. The purpose of the SUP request is to operate a Recycle Collection Drop off Facility.

- Councilman Brown made a motion to approve the SUP for 9483 Kneupper, Councilwoman Paschall seconded the motion, the motion passed (5:1) with Councilman Davis against.

E. Discussion and appropriate action to approve a request on a Special Use Permit (SUP) on a parcel of land located at the 9300/9400 Block of FM 78, Converse, Texas. Legal description (CB 5053 P-108 ABS 745 (Formerly P-63) (PID# 307045). The property owner is requesting a Special Use Permit (SUP) for this property that is currently zoned B-3-Commercial District. The purpose of the SUP request is to operate an Open Air Market.

- Councilwoman Richel made a motion to table the request until all of staff concerns can be addressed, Councilman Brown seconded the motion, and the motion was unanimous.

F. Discussion and appropriate action to approve a request on a Rezoning request on a parcel of land located at 431 Canterbury Lane, located at the intersection of Gateway Drive & Canterbury Lane. This parcel is known as CB 5070 Blk 8 lot 2, Randolph Valley Estates, 431 Canterbury Lane, Converse, TX 78109 (PID# 312577). The property owner is requesting a Rezoning from the current R-6, Single Family to B-2 Retail to allow for the development of retail uses.

- Councilwoman James made a motion to table this request until a letter of representation can be given for the Engineer of Record. Councilman Brown seconded the motion, and the motion was unanimous.

G. Discussion and Appropriate Action to Award a Bid to and Enter into a Contract with D & D Contractors for Street Repairs in the City of Converse.

- Paragraph 7 needs to be amended to remove reference of Elm Street.  
- Hayden Contracting needs to be removed as a party to contract.

- Councilwoman Paschall made a motion to give authorization to the City Manager to execute the contract with D&D Contractors as long as the discussed amendments are made. Councilwoman Richel seconded the motion, the motion passed (5:1) with Councilman Davis against.

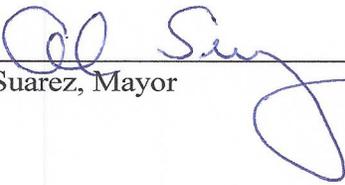
## **11. CITY COUNCIL & MANAGER REPORTS:**

- 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.

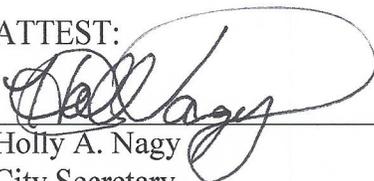
12. ADJOURNMENT:

- 9:17 PM

PASSED AND APPROVED THIS 2nd DAY OF SEPTEMBER, 2014.

  
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Al Suarez, Mayor

ATTEST:

  
\_\_\_\_\_  
Holly A. Nagy  
City Secretary