



Expanding Horizons

CITY OF CONVERSE
CITY ADMINISTRATION

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RESULTS

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

ABSENT

- Councilman Davis

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.

- Councilwoman Richel made a motion to approve Items 5 A-C. Councilwoman Paschall seconded the motion, the motion was unanimous.

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.

Opened: 7:11 PM Closed: 7:14 PM

- 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.

Opened: 7:14 PM Closed: 7:16 PM

- 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.

Opened: 7:17 PM Closed: 7:30 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.

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)

- Councilman Brown made a motion to approve Resolution 690-2014, Councilwoman Paschall seconded the motion, and the motion was unanimous.

- Roll Call: For: Mayor, Council members James, Paschall, Lindgren, Richel & Brown. Against: None.

- 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.

- Councilman Lindgren made a motion to ratify the fact that the 2014-15 budget will require raising more revenue from property taxes than in previous years. Councilman Brown seconded the motion, the motion was unanimous.

- 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)

- Councilman Lindgren made a motion to approve Resolution # 691-2014, Councilman Brown seconded the motion, and the motion was unanimous.

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)

- Councilman Lindgren made a motion to approve Resolution # 692-2014, Councilwoman Paschall seconded the motion, and the motion was unanimous.

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)

- Ordinance # 790-2014 died due to lack of motion.

9. NEW BUSINESS:

A. Discussion and Appropriate Action to approve Ordinance # 401I-2014 for a four way stop located at the intersection of Copper Gate and Copper Meadow. (First Reading)(Mayor Suarez)(City Manager)

- Councilman Lindgren made a motion to approve Ordinance #401I-2014, Councilman Brown seconded the motion, and the motion was unanimous.

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)

- Councilman Brown made a motion to table this request until further information is provided. Councilwoman James seconded the motion, and the motion was unanimous.

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 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. (City Manager)

- Councilwoman Richel made a motion to table this request until further information is provided. Councilwoman Paschall seconded the motion, and the motion was unanimous.

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)

- **Councilman Brown made a motion to table the request, Councilman Lindgren seconded the motion, Council members James, Paschall and Mayor Suarez voted against. Motion failed. (3:3)**

- **Councilwoman Richel made a motion to approve the request, seconded by Councilman Lindgren, Council members: Brown, Paschall, James and Mayor Suarez voted against. Motion failed. (2:4)**

Rezoning request denied.

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)

- **Councilwoman James made a motion to approve Resolution # 689-2014, Councilman Brown seconded the motion, and the motion was unanimous.**

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)

- **Councilwoman Paschall made a motion to approve Ordinance # 120-2014, Councilman Lindgren seconded the motion, and the motion was unanimous.**

G. Discussion and Appropriate Action on the Glades of Kitty Hawk Amendment. (City Manager)

- **Councilman Lindgren made a motion to approve the amendment, Councilman Brown seconded the motion, and the motion was unanimous.**

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: 9:30 PM

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: 10:10 PM

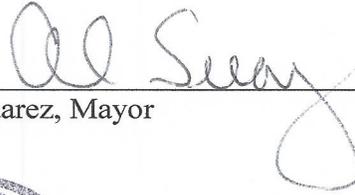
A. Discussion and Appropriate Action on Executive Session in Accordance with the Texas Open Meetings Act § 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. Deliberation on Viable Water Resource Options. (Mayor Suarez) (City Manager)

- Councilwoman Richel made a motion to approve item as discussed in Executive Session, Councilwoman James seconded the motion, and the motion as unanimous.

13. ADJOURNMENT:

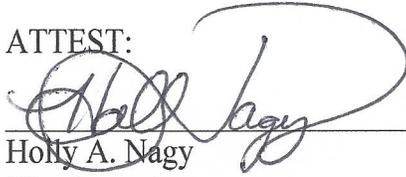
10:11 PM

PASSED AND APPROVED THIS 8th DAY OF OCTOBER, 2014.



Al Suarez, Mayor

ATTEST:



Holly A. Nagy
City Secretary

