



AGENDA
CITY OF CONVERSE
CITY COUNCIL MEETING
MAY 4, 2021 – 7:00 PM

Pursuant to the Texas Government Code, and in conjunction with the guidance and provisions provided by the Governor of Texas and subsequent executive orders altering the Open Meetings Act requirements, notice is hereby given that the Regular City Council Meeting for the Converse City Council to be held on **Tuesday, May 4, 2021, at 7:00 PM via telephone conference** (from City Council Chambers/402 S. Seguin) in order to advance the public health goal of limiting face to face meetings to reduce the spread of the Coronavirus.(COVID-19) **There will be no in-person public access to the meeting, however, citizens may call the toll free number for access or view the live broadcast at WWW.CONVERSETX.NET.**

Face Coverings and Social Distancing is required for those in attendance during the meeting at all times.

Toll-Free: 1-800-717-4201 Conference ID: 869-8434

1. CALL TO ORDER

2. INVOCATION

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

4. ROLL CALL & ESTABLISHMENT OF QUORUM

5. PRESENTATIONS & SPECIAL RECOGNITIONS:

A. Proclamation proclaiming Police Week for May 9-15, 2021. (Mayor Suarez)

6. CONSENT AGENDA:

- A. Approve Minutes of April 20, 2021 Regular City Council Meeting.
- B. Accept Minutes of March 15, 2021 Regular Planning & Zoning Commission Meeting.
- C. Accept Minutes of March 29, 2021 Special Planning & Zoning Commission Meeting.
- D. Accept Minutes of October 28, 2020 Regular Building & Standards Commission Meeting.
- E. Accept Minutes of January 27, 2021 Regular Building & Standards Commission Meeting.
- F. Accept Minutes of March 9, 2020 Regular Parks & Recreation Commission Meeting.
- G. Accept Minutes of March 8, 2021 Regular Parks & Recreation Commission Meeting.

7. PUBLIC HEARINGS:

This time is provided for Citizens to address City Council on these particular issues and concerns. Please limit your remarks to three (3) minutes and state your name, address and specific topic you wish to speak on. No personal attacks shall be allowed. (Call Toll-Free: 1-800-717-4201, enter Conference ID: 869-8434, and Press *5 to speak, and your Caller-ID information will be listed on the roster in the order it is received.)

- A. Public Hearing on Ordinance No.701-24-2018, Article III, Curfew for Minors, Section 24-105 thru Section 24-110.
- B. Public Hearing on a Request to Rezone a 5.730 Acre Portion of the Property Located at 8014 Toepperwein Road (Legal Description CB 5052, P-4C, ABS 48) from B-3 Commercial District to R-3 Multi-Family District to Allow for the Development of Multi-Family Housing.

- C. Public Hearing on a Request to Rezone the Property Located Northeast of the Windburn Trail and Covered Wagon Intersection (Legal Description CB 5052D, Block 112, Lots 33-49 & Block 113, Lots 1-5, Loma Alta Estates Unit-3) from R-1 Single-Family Dwelling District to R-6 Single-Family Small Lot District to Allow for the Development of Single-Family Houses with Five (5) Foot Side Yard Setbacks.

8. 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.

(Toll-Free: 1-800-717-4201, enter Conference ID: 869-8434, and Press *5)

9. NEW BUSINESS:

- A. Briefing by Emergency Management Director on COVID-19 Emergency Declaration. (Mayor Suarez)
- B. Discussion and Appropriate Action to Consider Readopting Ordinance No. 701-24-2018, Article III, Curfew for Minors, Section 24-105 thru Section 24-110 of the Code of Ordinances. (Police Chief)
- C. Discussion and Appropriate Action to Consider Ordinance No. 209-2021; Amending Chapter 42. Taxation, Article IV. Taxation Abatement Guidelines, Section 42-126. Duration of Guidelines, by Readopting the Taxation Abatement Guidelines for two-years to expire June 30, 2023. (City Manager)
- D. Discussion and Appropriate Action to Consider a Variance Request from Ms. Tanya Casanova to Allow Construction of a New Carport that Does Not Conform with Conformance with the Front and Side Yard Setback Requirements specified in the Code-Section 50-137 Area Regulations, (a)(1) Front Yard and Section 50-137 (b) Side Yard, located in a R-1 Zone District at 207 Ave. D, Converse, Texas 78109. (Planning Director)
- E. Discussion and Appropriate Action to Consider a Request to Rezone a 5.730 Acre Portion of the Property Located at 8014 Toepperwein Road (Legal Description CB 5052, P-4C, ABS 48) from B-3 Commercial District to R-3 Multi-Family District to Allow for the Development of Multi-Family Housing. (Planning Director)
- F. Discussion, Appropriate Action to Consider Preliminary Plat #2021-216, Graytown, Unit 2, Establishing 92 Residential Lots on 15.14 Acres Land; As Described in Document No. 20200045114, Official Public Records of Bexar County, Texas, Out of the Davis Duncan Survey No. 315, Abstract No. 192, County Block 5069, N.C.B. 16555, Bexar County, Texas. (Planning Director)
- G. Discussion and Appropriate Action to Consider a Request to Rezone the Property Located Northeast of the Windburn Trail and Covered Wagon Intersection (Legal Description CB 5052D, Block 112, Lots 33-49 & Block 113, Lots 1-5, Loma Alta Estates Unit-3) from R-1 Single-Family Dwelling District to R-6 Single-Family Small Lot District to Allow for the Development of Single-Family Houses with Five (5) Foot Side Yard Setbacks. (Planning Director)
- H. Discussion and Appropriate Action to Consider Ordinance No. 612-2021; Amending Chapter 40, Subdivisions, Article II. Plat Procedure, Division 3. Final Plat and Accompanying Data, by Designating the Approval Process from the City Council to the Planning & Zoning Commission. (Assistant City Manager)
- I. Discussion and Appropriate Action to Consider Ordinance No. 617-2021; Amending Chapter 50, Zoning, Article I. In General, Section 50-5 Definitions, by Adding a Definition; and Article IV. Districts and District

Regulations, Sections affecting Variances, by Designating Authorization of Minor Variances. (Assistant City Manager)

- J. Discussion and Appropriate Action to Consider Resolution No. 751-2021; Canvassing the Election Returns and Declaring the Results of a Special Election on Charter Amendments by the City of Converse, Texas held on the May 1, 2021 Uniform Election Date. (Mayor Suarez)
- K. Discussion and Appropriate Action to Consider Resolution No. 751-2021A; Canvassing the Election Returns and Declaring the Results of a Special Election on Annexation of Dover/MeadowBrook Areas by the City of Converse, Texas held on the May 1, 2021 Uniform Election Date. (Mayor Suarez)
- L. Discussion and Appropriate Action to Consider Resolution No. 751-2021B; Canvassing the Election Returns and Declaring the Results of a Special Election on Annexation Parc at Escondido/Weichold Road Areas by the City of Converse, Texas held on the May 1, 2021 Uniform Election Date. (Mayor Suarez)

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 Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Independent Counsel).
- B. Executive Session in accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. (Texas Local Government Code Chapter 251 and Texas Property Code Chapter 21).

12. RECONVENE OPEN SESSION:

- A. Discussion and Appropriate Action on Executive Session in accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about:(A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Independent Counsel).
- B. Discussion and Appropriate Action on Executive Session in accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about:(A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. (Texas Local Government Code Chapter 251 and Texas Property Code Chapter 21).

13. ADJOURNMENT

CERTIFICATION

I DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE CITY'S OFFICIAL BULLETIN BOARD LOCATED AT 406 S. SEGUIN, CONVERSE, TEXAS, AND ON THE CITY'S WEBSITE AT WWW.CONVERSETX.NET, BOTH PLACES CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON APRIL 29, 2021 AT 4:45 PM, IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

/s/ Lisa Hernandez

Lisa Hernandez, City Secretary

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.