



**AGENDA**  
CITY OF CONVERSE  
CITY COUNCIL MEETING  
**OCTOBER 19, 2021 – 7:00 PM**

Be It Known that the City Council of the City of Converse will meet for a Regular Meeting at the Council Chambers at 402 S. Seguin Street on **Tuesday, October 19, 2021 at 7:00 PM**. A quorum of the following commissions may be present: Building & Standards, Parks & Recreation, Ethics Review Board, Economic Development Corporation, Planning & Zoning, and Historic Preservation Commission. Meeting is streamed live at [www.conversetx.net](http://www.conversetx.net). (Please silence all Cell Phones)

**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. CONSENT AGENDA:**

- A. Approve Minutes of September 21, 2021 Regular City Council Meeting.
- B. Accept Minutes of August 19, 2021 Regular Historic Preservation Commission Meeting.
- C. Accept Minutes of August 16, 2021 Regular Planning & Zoning Commission Meeting.
- D. Accept Minutes of June 23, 2021 Regular Building & Standards Commission Meeting.

**6. PRESENTATIONS & RECOGNITIONS:**

- A. Recognition of City of Converse's Achievement of the Texas Municipal League 2021 Municipal Excellence Award in Public Works for Cities over 25,000 Population. (City Manager)
- B. Presentation of the proposed 2021 Judson ISD School Bond & Tax Rate. (JISD Superintendent)

**7. CITY STAFF REPORTS:**

- A. Report by Converse Economic Development Corporation Director, Jimsi Kuborn
- B. Report by Public Works Director, Mark Velasquez
- C. Report by Utilities Director, Jonathan Smith
- D. Report by Fire Chief, Luis Valdez
- E. Report by Library Director, Sandy Underwood
- F. Report by Police Chief, Bobby Lane
- G. Report by Animal Care Manager, Chad Ensign
- H. Report by Human Resources Director, John Rudd
- I. Report by Assistant City Manager, Joshua Jones

**8. CITIZENS TO BE HEARD:**

This time is provided for Citizens to address City Council on any issues and concerns. Members of the Public wishing to address the City Council must Sign-up to speak prior to the start of the meeting. 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.

**9. PUBLIC HEARING:**

- A. Public Hearing on a Request by Killen, Griffin & Farrimond, PLLC (Agent), on Behalf of Santa Rita Land & Cattle Holdings Ltd. Property Owner of 5890 FM 1516, Converse, TX 78109 to Rezone a 11.515 Acre Portion from B-3 Commercial District to R-3 Multi-family District to Allow for Multi-Family Development, Legal Description: CB 5190 P-1A, ABS 942, Converse, TX, 78109.
- B. Public Hearing on a Request by Scott Cummings (Agent), on Behalf of Daryl Nolen Property Owner of Property ID 307326 of the Salitrillo Creek Subdivision, Converse, TX 78109; to Rezone a 3 Acre Portion of a Lot from B-3 Commercial District to I-1 Light Industrial District to Allow Use of the Property for a Granite Fabrication Business, Legal Description: CB 5053U, BLK 1, LOT 1, EXC SW IRR 100FT (SALITRILLO CREEK SUBD), Converse, TX 78109. (Planning Director)

**10. NEW BUSINESS:**

- A. Briefing by Emergency Management Director on COVID-19 Emergency Declaration & Emergency Management Operations. (Mayor Suarez)
- B. Discussion and Appropriate Action to Consider a Rezoning Request by Killen, Griffin & Farrimond, PLLC (Agent), on Behalf of Santa Rita Land & Cattle Holdings Ltd. Property Owner of 5890 FM 1516, Converse, TX 78109 to Rezone a 11.515 Acre Portion from B-3 Commercial District to R-3 Multi-family District to Allow for Multi-Family Development, Legal Description: CB 5190 P-1A, ABS 942, Converse, TX, 78109. (Planning Director)
- C. Discussion and Appropriate Action to Consider a Rezoning Request by Scott Cummings (Agent), on Behalf of Daryl Nolen property owner of Property ID 307326 of the Salitrillo Creek Subdivision, Converse, TX 78109; to Rezone a 3 Acre Portion of a Lot from B-3 Commercial District to I-1 Light Industrial District to Allow Use of the Property for a Granite Fabrication Business, Legal Description: CB 5053U, BLK 1, LOT 1, EXC SW IRR 100FT (SALITRILLO CREEK SUBD), Converse, TX 78109. (Planning Director)
- D. Discussion and Appropriate Action to Consider Preliminary Plat #2021-220, Willow View Unit 4, Establishing 75 Residential Lots on 13 Acres of Land; Situated in the City of Converse, Out of the David Duncan Survey No. 315, Abstract No. 192, New City Block 16555, Bexar County, Texas and Being Out of a 148.7 Acre Tract of Land Conveyed to Velma Development, LLC of Record in Volume 16766, Page 459 of the Official Public Records of Bexar County, Texas. (Planning Director)
- E. Discussion and Appropriate Action to Consider Preliminary Plat #2021-221, Willow View Unit 5, Establishing 83 Residential Lots on 15.57 Acres of Land; Situated in the City of Converse, Out of the David Duncan Survey No. 315, Abstract No. 192, New City Block 16555, Bexar County, Texas and Being Out of a 148.7 Acre Tract of Land Conveyed to Velma Development, LLC of Record in Volume 16766, Page 459 of the Official Public Records of Bexar County, Texas. (Planning Director)
- F. Discussion and Appropriate Action to Consider Amending Plat #165B, Bridgehaven Unit 1, Lot 5 – 9015 Sage Pond, to Remove the Scrivener’s Error Wording “Drainage Easement” and Arrow from Lot 5, BLK 1, C.B. 5070, Being Out of the Bridgehaven Unit 1 Subdivision, Previously Recorded in Volume 20001, Pages 1257-1260, of the Plat and Deed Records of Bexar County, Texas. (Planning Director)
- G. Discussion and Appropriate Action to Consider Replat #2021-218, Jireh Granite – FM 78, 3 Acres, Being a Portion of Lot 1, Block 1 C.B. 5053U, Salitrillo Creek Subdivision, Recorded in Volume 9514, Page 34,

of the Deed and Plat Records of Bexar County, Texas, Establishing Lot 2, Block 1, C.B. 5053U, in the City of Converse, Bexar County, Texas. (Planning Director)

- H. Discussion and Appropriate Action to Consider a Variance Request from Jesus Quintanilla (Owner) for 110 Elm Dr. to Allow the Placement of a New Carport that is Not In Conformance with the Front Yard Setback Requirements specified in the Code of Ordinances, Section 50-137 Area Regulations, (a) Front Yard, Legal Description: CB 5563A, BLK 19, LOT 5, Converse, TX 78109. (Planning Director)
- I. Discussion and Appropriate Action on Amendment of Lease Agreement with T-Mobile South, LLC, for Use of the LOOP 1604 Water Tower and Authorizing the City Manager to Execute the Amendment on Behalf of the City. (Assistant City Manager)
- J. Discussion and Appropriate Action on Amendment of Lease Agreement with Clear Channel Outdoor, LLC, for the Use of City Property for the Purpose of Billboard Advertisement and Authorizing the City Manager to Execute the Amendment on Behalf of the City. (Assistant City Manager)
- K. Discussion and Appropriate Action on Resolution No. 845-2021; Authorizing the Execution of a Local On-System Agreement Between the Texas Department of Transportation (TXDOT) and the City of Converse, Authorizing the City of Converse to Enter, Construct and Maintain Pedestrian Amenities Within the Right-of-Way of State Farm-to-Market 1976 (FM 1976 & Gibbs Sprawl Rd), Necessary for the Completion of the Greenway Trail Phase I Project, and Authorizing the City Manager to Execute the Amendment on Behalf of the City. (Assistant City Manager)
- L. Discussion and Appropriate Action to Proceed with the Closing and Abandonment of Terrell Street. (Assistant City Manager)
- M. Discussion and Appropriate Action on Resolution No. 688-2021C; A Resolution Authorizing the City Manager to Dissolve the Rainy Day Fund. (City Manager)
- N. Discussion and Appropriate Action on Appointing Seven (7) Citizens to Serve as Members on the Charter Review Commission for Fiscal Year 2021-2022. (City Manager)
- O. Discussion and Appropriate Action on Appointing One (1) City Council Liaison to the Charter Review Commission for Fiscal Year 2021-2022. (City Manager)
- P. Discussion and Appropriate Action on Appointing One (1) City Staff Member to the Charter Review Commission for Fiscal Year 2021-2022. (City Manager)
- Q. Discussion and Appropriate Action on the City Attorney Contract. (Mayor Pro Tem)

## **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. 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 (Texas Local Government Code Chapter 251 and Texas Property Code Chapter 21).

- B. Executive Session in accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY: CLOSED MEETING, (1) to consult with City Attorney to seek advice on legal matters about (A) pending or contemplated litigation; (B) a settlement offer; (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 (Insurance).
- C. Executive Session in accordance with Texas Open Meetings Act Section 551.074. PERSONNEL MATTERS: CLOSED MEETING to deliberate employment and annual evaluation of a public officer or employee - City Manager. (Mayor Suarez) (City Attorney)

### **13. 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 (Texas Local Government Code Chapter 251 and Texas Property Code Chapter 21).
- B. Discussion and Appropriate Action on Matters discussed in Executive Session in accordance with Texas Open Meetings Act Section 551.071. CONSULTATION WITH ATTORNEY: CLOSED MEETING, (1) to consult with City Attorney to seek advice on legal matters about (A) pending or contemplated litigation; (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 (Insurance).
- C. Discussion and Appropriate Action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, PERSONNEL MATTERS: CLOSED MEETING to deliberate the employment and annual evaluation of a public officer or employee - City Manager. (Mayor Suarez) (City Attorney)

### **14. 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.CONVERSE.TX.NET](http://WWW.CONVERSE.TX.NET), BOTH PLACES CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON OCTOBER 14, 2021 AT 4:45 PM, IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.**

*/s/ Lisa Hernandez*

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**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.