



AGENDA
CITY OF CONVERSE
CITY COUNCIL MEETING
NOVEMBER 16, 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, November 16, 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. (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 October 19, 2021 Regular City Council Meeting.
- B. Accept Minutes of August 9, 2021 Parks & Recreation Commission Meeting.

6. 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 Finance Director, Christine Green
- J. Report by Grants Administrator, Stella Calvillo
- K. Report by Assistant City Manager, Joshua Jones

7. 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.

8. PUBLIC HEARING:

- A. Public Hearing on Rezoning Request by Justin Fowlks (Agent), on Behalf of Everett William Sartain & Sartain Properties, LLC. (Property Owner) of the Site Located Approximately 165-Foot Northwest of the FM 1976/Janice Intersection (PID 303430 & PID 303443; To Rezone the Properties from R-1 Single-Family District to R-2 Duplex Residential.
- B. Public Hearing on the Closure and Abandonment of 2nd Street between PID #361663 and PID #361656 from Hilltop Avenue to Patsy Drive, Converse, TX 78109.

- C. Public Hearing on the Closure and Abandonment of 6th Street between PID # 361646 and PID #1270797 from Toepperwein Road to Hilltop Avenue, Converse, TX 78109.
- D. Public Hearing on the Closure and Abandonment of Terrell Street West between PID #1117641 and PID #1056838 and PID #1313470, Converse, TX 78109.

9. OLD BUSINESS:

- A. Discussion and Appropriate Action on Appointing Citizens to Vacant Seats on the Charter Review Commission. (City Manager)

10. NEW BUSINESS:

- A. Briefing by Emergency Management Director on COVID-19 Emergency Declaration & Emergency Management Operations. (Mayor Suarez)
- B. Discussion and Appropriate Action on a Rezoning Request by Justin Fowlks (Agent), on Behalf of Everett William Sartain & Sartain Properties, LLC. (Property Owner) of the Site Located Approximately 165-Foot Northwest of the FM 1976/Janice Intersection (PID 303430 & PID 303443); To Rezone the Properties from R-1 Single-Family District to R-2 Duplex Residential. Legal Description: PID 303430, CB 5052, P-19D, ABS 46, and PID 303443, CB 5052, P-26, ABS 46 1.4575 Right of Way Street, Converse, TX, 78109. (Planning Director)
- C. Discussion and Appropriate Action to Consider a Variance Request by Justin Fowlks (Agent), on Behalf of Everett William Sartain & Sartain Properties, LLC. (Property Owner) of the Site Located Approximately 165-Foot Northwest of the FM 1976/Janice Intersection (PID 303430 & PID 303443); To Allow the Lots to be at a Minimum Depth of 94-Foot Deep instead of 110-Foot as Required by Code of Ordinance Chapter 50, Division 3. R-2 Duplex Zoning District, Section 50-164 Area Regulations, (f) Minimum Depth of Lot. Legal Description: PID 303430, CB 5052, P-19D, ABS 46, and PID 303443, CB 5052, P-26, ABS 46 1.4575 Right of Way Street, Converse, TX, 78109. (Planning Director)
- D. Discussion and Appropriate Action to Consider Ordinance No. 309-38-2021; Closing, Vacating and Abandoning a Portion of 2nd Street being bounded on the West by Hilltop Avenue and the East by Patsy Drive, Converse TX 78109; and Authorizing the City Manager to Execute a Quit Claim Deed. *First Reading.* (City Manager)
- E. Discussion and Appropriate Action to Consider Ordinance No. 309-38-2021A; Closing, Vacating and Abandoning a Portion of 6th Street being bounded on the West by Toepperwein Road and the East by Hilltop Avenue, Converse, TX 78109; and Authorizing the City Manager to Vacate the Street. *First Reading.* (City Manager)
- F. Discussion and Appropriate Action to Consider Ordinance No. 309-38-2021B; Closing, Vacating and Abandoning a Terrell Street West being bounded between PID #1117641 and PID #1056838 and PID #1313470, Converse, TX 78109; Authorizing the City Manager to Execute a Quit Claim Deed; and Depositing Proceeds from the Sale into the Street Maintenance Fund. *First Reading.* (Assistant City Manager)
- G. Discussion and Appropriate Action to Consider Ordinance No. 617-2021A; Amending the Code of Ordinances, Chapter 50 Zoning, Article I. In General, Section 50-5 Definitions, and Article IV. District Regulations, Sections 50-138, 50-165, 50-189, 50-254, and 50-277 Other Regulations, To Create the Definition of Accessory Structures and Associated Regulations. *First Reading.* (Planning Director)
- H. Discussion and Appropriate Action to Consider Ordinance No. 728-2021; Amending the Code of Ordinances, Chapter 10, Article II., Division 3. Food Establishments, Section 10-71 Definitions, Section 10-72 Food Establishment Rules, Section 10-74 Application and Permit Fees, and Adding a New Section for the Operation of Mobile Food Establishment. *First Reading.* (Planning Director)

- I. Discussion and Appropriate Action to Consider Ordinance No. 339-2021; Amending Chapter 40 Subdivisions, Article V. Subdivision Requirements, Section 40-442, Section 40-524, and Section 40-453, To Update the City’s Required Soil Compaction Rates for Public Infrastructure. *First Reading.* (Assistant City Manager)
- J. Discussion and Appropriate Action to Consider Ordinance No. 928-2021; Providing that Proper Notice is Given to the City Manager of Property Damage, Personal Injury or Death for Timely Review to Consider the Validity of Said Claim. *First Reading.* (City Manager)
- K. Discussion and Appropriate Action to Consider Ordinance No. 330-2021A; Amending Chapter 30 Parks & Recreation, Article III. Rules and Regulations to Include the Use of Anton Schumann Park. (City Manager)
- L. Discussion and Appropriate Action to Consider Appointing a Chair to the Planning & Zoning Commission. (City Manager) (Planning Director)
- M. Discussion and Appropriate Action to Appoint a City Councilmember to Serve as Mayor Pro-Tem. (Mayor)
- N. Appointment of City Council Commission Liaisons. (Mayor Suarez)

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).

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).

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.CONVERSETX.NET, BOTH PLACES CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED ON NOVEMBER 12, 2021 AT 10:00 AM, 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.