



**AGENDA**  
CITY OF CONVERSE  
CITY COUNCIL MEETING  
AUGUST 3, 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, August 3, 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. Live broadcast at [www.conversetx.net](http://www.conversetx.net).

1. **CALL TO ORDER:** Mayor Suarez called the meeting to order at 7:00pm.
2. **INVOCATION:** Led by Mayor Suarez
3. **PLEDGE OF ALLEGIANCE:** To the U.S. & Texas Flag led by Mayor Suarez

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

City Council Present:

Mayor Al Suarez  
Councilwoman Deborah James, Place 2  
Councilwoman Nancy Droneburg, Place 3  
Councilwoman Kate Silvas, Place 4  
Councilman Richard Wendt, Place 5  
Councilman Marc Gilbert, Place 6

Staff Present:

Ms. Le Ann Piatt, City Manager  
Mr. Joshua Jones, Assistant City Manager  
Mr. Felix Arambula, City Attorney  
Ms. Lisa Hernandez, City Secretary  
Mr. Bobby Lane, Police Chief  
Mr. Ismael Segovia, Planning Director

City Council Absent:

Councilwoman Shawn Russell, Place 1 (Mayor Pro-Tem)

5. **CONSENT AGENDA:**

- A. Approve Minutes of July 20, 2021 Regular City Council Meeting.
- B. Accept Minutes of May 10, 2021 Parks and Recreation Commission Meeting.
- C. Accept Minutes of June 17, 2021 Historic Preservation Commission Meeting.
- D. Accept Minutes of June 19, 2021 Planning & Zoning Commission Workshop.
- E. Accept Minutes of June 21, 2021 Planning & Zoning Commission Meeting.

Councilman Wendt made a motion approving the consent agenda; Councilman Gilbert second the motion.  
Motion passed by a vote of: 6 For, 0 Against, 0 Abstained, 1 Absent.

6. **PUBLIC HEARING:**

- A. Public Hearing on a Special Use Permit Request from Robert Raney (Agent) on behalf of John True (Owner) to allow the land use of automobile/motorcycle sales and service in a B-3 Commercial District at 8314 FM 78. Legal Description: TRUE PROPANE, LLC., 8314 FM 78 FURN FIXT EQPT SUP, Converse, TX 78109. Opened at 7:03pm. Closed at 7:04pm.

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. **None.**

**8. OLD BUSINESS:**

A. Discussion and Appropriate Action to Consider Ordinance No. 339-2021C; Amending Chapter 46 – Utilities, Article II. Sewage Disposal, Section 46-28 Sewer Impact Fees. *Second Reading.*  
Councilman Wendt made a motion adopting Ordinance No.339-2021C; Councilman Gilbert second the motion. Motion passed by a vote of: 6 For, 0 Against, 0 Abstained, 1 Absent.

**9. NEW BUSINESS:**

A. Briefing by Emergency Management Director on COVID-19 Emergency Declaration & Emergency Management Operations. **No Action.**

B. Discussion and Appropriate Action to Consider the Special Use Permit Request from Robert Raney (Agent) on behalf of John True (Property Owner) for a Special Use Permit (SUP) on Property Located at 8314 FM 78 to allow the land use of automobile/motorcycle sales and service in a B-3 Commercial District. Legal Description: TRUE PROPANE, LLC, 8314 FM 78 FURN FIXT EQUPT SUP, Converse, TX 78109.  
Councilwoman James made a motion approving the Special Use Permit with conditions to include landscaping; Councilman Wendt second the motion. Motion passed by a vote of: 6 For, 0 Against, 0 Abstained, 1 Absent.

C. Discussion and Appropriate Action to Consider the Variance Request from Richard W. Cooper (Owner) to allow placement of a new carport that will not conform with the front yard setback requirements specified in the Code-Section 50-137 Area Regulations, (a) Front Yard, located in a R-1 Single-family zoning district at 8627 8<sup>th</sup> Street, Converse, Texas 78109.  
Councilman Wendt made a motion approving the Variance; Councilwoman Silvas second the motion. Motion passed by a vote of: 6 For, 0 Against, 0 Abstained, 1 Absent.

D. Discussion and Appropriate Action on the City of Converse Order of General Election for the Purpose of Electing a Mayor and City Council Places 1, 3, and 5 for November 2021 Uniform Election. (City Manager)  
Councilman Gilbert made a motion Ordering the Election; Councilwoman James second the motion. Motion passed by a vote of: 6 For, 0 Against, 0 Abstained, 1 Absent.

**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. ADJOURNMENT:** Mayor Suarez adjourned the meeting at 7:51pm.

PASSED and APPROVED this 17 day of August, 2021.

Al Suarez  
Al Suarez, Mayor

ATTEST:

Lisa Hernandez  
Lisa Hernandez, City Secretary

