

**CITY OF CHINA GROVE  
REGULAR MEETING  
MINUTES**

**DATE: May 4, 2023  
TIME: 7:00 P.M.  
PLACE: 2412 FM 1516 S.**

The meeting was called to order by Mayor, Mary Ann Hajek at 7:00 p.m. Present for meeting was Larry Keller, Mayor Pro-tem, council members Gail Beaver, Margie Holisky, Frank Bennett and David Windhorst. None were absent.

The Invocation was led by Frank Bennett and the Pledge of Allegiance was led by Larry Keller.

**Minutes:**

Consider action to approve the minutes from **April 13, 2023. Special Meeting**  
Larry Keller made a motion to approve the minutes with the change of wording for Discussion Item B. to read as follows: A motion was made by David Windhorst to **affirm Miguel Quiroz, Jr as a NON PAID RESERVE OFFICER** for the China Grove Police Department. Margie Holisky seconded the motion. All voted in favor. The motion was seconded by Margie Holisky. All voted in favor.

**STAFF REPORTS**

**Financial Report & Municipal Court Report** were read by City Administrator/City Secretary – *Susan Conaway*

**Police Department** Chief Ralph Sramek briefed council on activities for the month. Lt Amadin reported on some code compliance issues and offered additional information regarding shooting report within city limits. It is believed to be the same person who has been randomly shooting in other nearby cities.

**China Grove Fire & Rescue:** Fire Chief Winfield was absent but submitted a written report read by Mayor Hajek

**Animal Control/Code Compliance:** Officer, Justin Torres reported several calls for stray or loose dogs. However, there are no facilities accepting animals at this time and the city does not have adequate facility to hold any animals at this time.

**OPEN PUBLIC HEARING** at 7:15 pm

- 1. A PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM THE PUBLIC ON THE MERITS OF AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 6890 U.S. HIGHWAY 87 E (RIGSBY AVE.), CHINA GROVE, TX 78263 TO AUTHORIZE MANUFACTURING AND FABRICATING AS A CONDITIONAL USE.**

- Hear public comments From:
- Fred Bean
- Pastor of Experian Church neighbor to this facility.

Tracy Fletcher, President of Lone Star Bakery and Mike Brehm were present to answer questions from public.

**2. A PUBLIC HEARING TO RECEIVE TESTIMONY AND COMMENTS FROM THE PUBLIC ON THE MERITS OF AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 2438 SOUTH FOSTER ROAD, CHINA GROVE, TX 78220 TO AUTHORIZE WAREHOUSING AND STORAGE AS A CONDITIONAL USE.**

- Hear public comments From:
- Fred Bean
- Reynaldo Benitez

Kendall Smith daughter of Ward Smith, owner of Texas Enterprises, were present Kendall addressed the council and public with brief description of the company and it's operations and plans. She and Mr. Smith also answered questions from the public.

**CLOSE PUBLIC HEARING 7:53**

**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.**

- Reynaldo Benitez – regarding code compliance notice he received and complaints about Mack Dr.
- Fred Bean submitted a copy of his written opinion statement and read the statement for the public as well
- Jose Benitez – regarding code compliance notice he received
- Dennis Parma – questions regarding financial and PFIA reports

**DISCUSSION/ACTION**

**A. Consider action on ORDINANCE 23-0504-1 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 6890 U.S. HIGHWAY 87 E (RIGSBY AVE.), CHINA GROVE, TX 78263 TO AUTHORIZE MANUFACTURING AND FABRICATING AS A CONDITIONAL USE.**

David Windhorst made a motion to approve the Conditional Use Permit Ordinance #23-0504-1with the following conditions:

1. The conditional use must comply with the Updated Site Plan attached hereto as **Exhibit "B"**
2. The building must pass a certificate of occupancy inspection.
3. The use begins operation within two (2) years of the approval date of this Conditional Use Permit

Larry Keller seconded the motion. All voted in favor.

**A. Consider action on ORDINANCE 23-0504-2 AMENDING THE ZONING ORDINANCE BY REZONING PROPERTY LOCATED AT 2438 SOUTH FOSTER ROAD, CHINA GROVE, TX 78253 TO AUTHORIZE WAREHOUSING AND STORAGE AS A CONDITIONAL USE.**

Margie Holisky made a motion to approve the Conditional Use Permit Ordinance #23-0504-2 with the following conditions:

1. The conditional use must comply with the Updated Site Plan attached hereto as Exhibit "B"
2. The building must pass a certificate of occupancy inspection.
3. The use begins operation within three (3) years of the approval date of this Conditional Use Permit

David Windhorst seconded the motion. All voted in favor.

**B. Consider action on ORDINANCE 23-0504-3 TO ADOPT THE FLOOD INSURANCE STUDY (FIS) FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS DATED July 19, 2023, with accompanying Flood insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM AND/OR FBFM) DATED July 19, 2023 and any revisions thereto.**

Mayor Hajek briefed the council and residents on the Flood Damage Prevention Ordinance. The new FIRM-(map) was also available for review.

David Windhorst made a motion to ADOPT ORDINANCE #23-0504-3 FLOOD DAMAGE PREVENTION ORDINANCE AND THE FLOOD INSURANCE STUDY (FIS) FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS DATED July 19, 2023, with accompanying Flood insurance Rate Maps and/or Flood Boundary-Floodway Maps (FIRM AND/OR FBFM) DATED July 19, 2023 and any revisions thereto. Larry Keller seconded the motion. All voted in favor.

**ANNOUNCEMENTS MAYOR/COUNCIL/STAFF-COMMENTS OR STATEMENTS**

- A.** Mayor/Council -Member David Windhorst announced that he had met with engineer to discuss repairs for Mack Dr.
- B.** Chief of Police
- C.** Fire Chief
- D.** City Secretary/Administrator

**ADJOURN**

Motion to adjourn was made by Frank Bennett and seconded by Margie Holisky. All voted in favor.

Mary Ann Hajek  
Mayor

