

**CITY OF CHINA GROVE  
REGULAR MEETING  
MINUTES**

**DATE: May 2, 2024  
TIME: 7:00 P.M.  
PLACE: 2412 FM 1516 S**

**CALL TO ORDER**

The meeting was called to order at 7:00 pm by Mayor, Mary Ann Hajek. Members Present at the meeting were Mayor Pro-Tem, Larry Keller, David Windhorst, David Johnson and Mark Dubay. Gail Beaver was absent.

**Minutes:**

**Consider and act on** approval of the minutes of the City Council meeting held: **April 4, 2024**. Mayor Pro-Tem Larry Keller made a motion to approve the minutes. David Johnson seconded the motion. All voted in favor.

**STAFF REPORTS**

**Consider and possible action on:**

- **Financial Report & Municipal Court:** Melinda Saucedo
  - Financial Report and Municipal Court report ready by City Secretary.
- **Police Department:** Chief Ralph Sramek
  - Chief Ralph Sramek gave a brief discussion on police coverage.
  - Sgt. Vickers provided a slide show of activity from the CGPD which included a private property crash at China Grove Dairy Queen, CGPD assisted with a fallen tree and assisted in a family violence dispute. Reserved officer Ramon Rivera received an award for exceptional services. CGPD Lt. Amadin participated in a memorial bike ride from San Antonio to Austin.
- **China Grove Fire & Rescue:** Fire Chief Winfield
  - reported a total of 29 calls for the month. 15 for the city, 9 for the county and 5 mutual aids. The total number of EMS calls was 17, Acadian transported 7 from the city and 4 from county area and there was 1 motor vehicle accidents.
- **Animal Control/Code Compliance:** Justin Torres
  - Code compliance is being monitored. Discussed a dog barking which was creating a nuisance was under review.

**CITIZENS TO BE HEARD:**

This time is provided for citizens to address the 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.**

- Fred Bean gave a briefing and opinion of the upcoming development on agenda items A, B and C.
- Frank Bennett made a brief statement of tax revenue coming into the city, and how Heb was on foster before Foster Commerce.

- Ramsey Hatter stated growth for the city is a good opportunity.

## DISCUSSION/ACTION

- A. Discussion and action on a request for approval of a Replat of Lot 2, Block 1, of Foster Commerce Center Phase 1 Subdivision, being approximately 41.7 acres of land located on South Foster Road and also known as Bexar County Appraisal District property ID numbers 331533 and 1395179, City of China Grove, Bexar County.**

*(City Planner Bryce Cox stated the replat is a combination of lots, no new creation, all development was in original plans)*

*David Johnson* Motioned for approval of a Replat of Lot 2, Block 1, of Foster Commerce Center Phase 1 Subdivision, being approximately 41.7 acres of land located on South Foster Road and also known as Bexar County Appraisal District property ID numbers 331533 and 1395179, City of China Grove, Bexar County. **Mayor Pro-Tem Larry Keller** seconded the motion. All voted in Favor.

### **\*\*OPEN PUBLIC HEARING ITEM B: 8:01\*\***

*Mayor recused herself due conflict of interest. (Owning an adjacent property)*

- B. Public hearing, discussion, and possible action on an ordinance amending the official zoning map by rezoning approximately 18.18 acres of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, also known as 2042 South Foster Road, City of China Grove, Bexar County, from “Class-1” Low Intensity Land Use District to “Class-2” Medium Intensity Land Use District.**

-Bryan Bettice, stated supports the zoning and warehouses

-David Wieder, states Heb is the main starter for development and does not like seeing animosity amongst the city.

-Margie Holisky, stated believes eventually all of foster will be commercial.

-Fred Bean, stated the properties could be used for other development instead of warehouses.

-Sandra Lopez, questioned what options could she take to stop warehouses from building and affecting residential areas.

*David Johnson* motioned to **table** on an ordinance amending the official zoning map by rezoning approximately 18.18 acres of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, also known as 2042 South Foster Road, City of China Grove, Bexar County, from “Class-1” Low Intensity Land Use District to “Class-2” Medium Intensity Land Use District. **David Windhorst** seconded the motion. **(DEAD MOTION)**

**Mark Dubay** motioned to **accept** an ordinance amending the official zoning map by rezoning approximately 18.18 acres of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, also known as 2042 South Foster Road, City of China Grove, Bexar County, from “Class-1” Low Intensity Land Use District to “Class-2” Medium Intensity Land Use District. **David Windhorst** seconded the motion. 3 in favor and 1 opposed.

### **\*\*CLOSE PUBLIC HEARING ITEM B: 8:59\*\***

**\*\*OPEN PUBLIC HEARING ITEM C: 9:10\*\***

**C. Public hearing, discussion, and possible action on an ordinance authorizing a Conditional Use Permit to allow Warehousing and Storage land use at 2042 South Foster Road being an approximately 18.18-acre tract of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, City of China Grove, Bexar County.**

-Citizens statements included, how residents who are not being affected by rezoning are the ones having an opinion, not lots of money is being made like citizens think, the public also heard from Stephanie Keno, Kemp, Alonzo Thompson, Mike and Shannon Sport. Additional statements included that zoning is a positive growth for the city, and once Heb started development, the area already began to change.

**David Johnson** motioned to table for June Meeting. **(DEAD MOTION)**

**David Windhorst** motioned to accept on an ordinance authorizing a Conditional Use Permit to allow Warehousing and Storage land use at 2042 South Foster Road being an approximately 18.18-acre tract of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, City of China Grove, Bexar County. **Mark Dubay** seconded the motion.

**David Windhorst** motioned to reconsider due to no conditions were stated as stipulations, which were recommended by city planner Bryce Cox. **David Johnson** seconded the motion to reconsider. **Motion Vacated.**

**David Windhorst** motioned to accept an ordinance authorizing a Conditional Use Permit to allow Warehousing and Storage land use at 2042 South Foster Road being an approximately 18.18-acre tract of land situated in the A.A. Gardenier Survey No. 56, Abstract 275, County Block 5126, City of China Grove, Bexar County. **With conditions.** **Mark Dubay** Seconded the motion. 3 Voted in favor, 1 opposed.

**\*\*CLOSE PUBLIC HEARING: 9:35\*\***

**D. Action item on amending the budget to provide 72 more hours of police coverage, for the citizens of China Grove by increasing paid officers from 32hrs. per week to 40 hrs. a week.**

*David Johnson* motioned to change paid officers from 32 hrs. to 40 hrs. a week, subject to benefits not mandatory. Amendment of budget not needed due to funds available due to no benefit coverage at this time. Mayor Pro Tem Larry Keller seconded the motion. All voted in favor.

**E. Action item on amending the budget to provide an hourly rate increase for officers in order to compete with neighboring communities and attract more police personnel.**

*Mark Dubay* motioned to provide an hourly rate increase for officers in order to compete with neighboring communities and attract more police personnel at a 5% increase starting the next pay period. Mayor Pro Tem Larry Keller seconded the motion. All voted in favor.

**F.** *Discussion with Ronald Bullock regarding car lot located at 6835 US HWY. 87 E. (No formal action will be taken, since no permits to be voted on)  
Ronald Bullock was advised to take the necessary procedural steps in completing an application with the permit officer.*

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

- A.** Mayor/Council-
- B.** Chief of Police-
- C.** Fire Chief-
- D.** City Secretary/Administrator-

**ADJOURN**

Mayor Pro-Tem Larry Keller made a motion to adjourn the meeting. David Johnson seconded the motion. All voted in favor.

*Mary Ann. Hajek*

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Mayor