

*Tom Daly, Mayor
Noah Washington Jr., Place 2
Becky Harris, Place 3*

*Kevin Hadas, Place 4
Jim Parma, Place 5
Ken Polasek, Mayor Pro Tem*



**MINUTES OF THE CITY COUNCIL
REGULAR MONTHLY MEETING & PUBLIC HEARING
Selma City Hall • 9375 Corporate Drive • Selma, Texas 78154
January 12, 2023 • 6:30 P.M. – 6:59 P.M.**

a. Call to Order

Mayor Pro Tem Ken Polasek called the Meeting to Order at 6:30 P.M. in the Selma City Hall.

b. Roll Call – Members of Council in attendance:

Councilwoman Becky Harris	Councilman Kevin Hadas
Councilman Noah Washington Jr.	Councilman Jim Parma
	Mayor Pro Tem Ken Polasek

Member(s) of Council absent: Mayor Tom Daly

City Staff in attendance:

Wyatt Agee, Assistant to the City Administrator
Jennifer Alexander, Human Resources Manager
Johnny Casias, City Administrator/City Secretary
Clifford Ellison, Police Sergeant
Robert Klaerner, Information Technologist
Kyle McAfee, Fire Chief
Larry Verner, Interim Director of Development Services & Infrastructure
Darrell Volz, Interim Chief of Police
Marc Schnall, City Attorney

c. Invocation and Pledge of Allegiance

Councilwoman Becky Harris gave the Invocation and led the Pledge of Allegiance.

d. Presentation of a Letter of Commendation to Police Officer Aaron Semlinger

Interim Police Chief Darrell Volz presented a letter of commendation to Police Officer Aaron Semlinger.

Citizens to be Heard

Mayor Pro Tem Ken Polasek called upon the individuals who signed up to speak. First, Jim Horner, 15617 Fox Lane, requested additional street lights at the intersection of Wiederstein Road and FM 1518. Mr. Horner expressed his concerns regarding safely turning onto FM 1518 from Wiederstein. Next, Maggie Titterington, President of The Chamber, recapped the first ribbon-cutting held at the Selma Visitor Center. Mrs. Titterington thanked the City of Selma for hosting the 2023 Leadership Core class on January 10, 2023. Lastly, Mrs. Titterington reminded

the audience of two upcoming events for January 2023. First, the Health & Home Show scheduled for January 28, 2023, will be held at the Schertz Civic Center. A ribbon-cutting for Operation Comfort is scheduled for January 18, 2023, at 4:00 PM.

1. Discussion/Possible Action on the Minutes of the Selma Regular Monthly City Council Meeting of December 8, 2022.

Councilwoman Becky Harris made a motion to approve the Minutes of the Selma City Council Meeting of December 8, 2022. Councilman Jim Parma seconded the motion. All members present voted in favor of the motion.

2. Public Hearing/Discussion/Possible Action on a recommendation from the Planning and Zoning Commission and on Ordinance Number 011223-01 regarding a change to the Zoning Ordinance amending Chapter 82, Article VI, Division 5, Sec. 82-722, "Application"; Sec. 82-724, "Planting and screening plans"; and Sec. 82-726, "Protection of existing trees", of the Selma Code of Ordinances.

Mayor Pro Tem Ken Polasek opened the Public Hearing at 6:42 P.M. After no one signed up to offer testimony, Mayor Pro Tem Ken Polasek closed the public hearing at 6:42 P.M. Councilman Jim Parma made a motion to accept the recommendation from the Planning and Zoning Commission and to approve Ordinance Number 011223-01, as presented. Councilman Kevin Hadas seconded the motion. All members present voted in favor of the motion.

3. Public Hearing/Discussion/Possible Action on a recommendation from the Planning and Zoning Commission and on Ordinance Number 011223-02 regarding the proposed re-zoning of approximately 8.1 acres of land being comprised of the following properties, all located in the Live Oak Hills Subdivision, Selma, Guadalupe County, Texas: Lots 16, 17, and 18, Block 5; Lots 1 through 18, Block 6; Lots 1 through 8 and Lot 19, Block 7; Lots 1 through 4, Lot 6, and Lot 13, Block 8; and Lots 7, 8, and 9, Block 9, to be changed from C-1 (Commercial) to R-1 (Single Family Dwelling District – High Density).

Mayor Pro Tem Ken Polasek opened the Public Hearing at 6:45 P.M. After no one signed up to offer testimony, Mayor Pro Tem Ken Polasek closed the public hearing at 6:45 P.M. Councilman Kevin Hadas made a motion to accept the recommendation from the Planning and Zoning Commission and to approve Ordinance Number 011223-02, as presented. Councilwoman Becky Harris seconded the motion. All members present voted in favor of the motion.

4. Public Hearing/Discussion/Possible Action on a recommendation to the City Council on proposed Ordinance Number 011223-03 regarding the proposed re-zoning of approximately 4.4 acres of land being the residue of a 93.30-acre tract of land called 91.778 acres recorded in Volume 696, Page 892, Official Public Records of Guadalupe County, Texas; a 0.507-acre tract recorded in Volume 696, Page 908; a 0.507-acre tract recorded in Volume 696, Page 925; and a 0.507-acre tract recorded in Volume 696, Page 663, all in the Official Public Records of Guadalupe County, Texas, being also out of the Toribio Herrera Survey Number 68, Abstract Number 153, Guadalupe County, Texas. The proposed re-zoning would be from R-1 (Single Family Dwelling District – High Density) to C-1 (Commercial District).

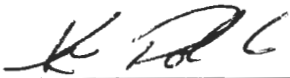
Mayor Pro Tem Ken Polasek opened the Public Hearing at 6:48 P.M. Mayor Pro Tem Ken Polasek called upon the individuals who signed up to speak. First, Robert Hobbs, 101 Hawks

Meadows, expressed his support for the agenda item. Mr. Hobbs was pleased that the developer would not build a gas station. Lastly, Mr. Hobbs requested assistance from the Council to repair FM 1518 or reach out to the agency responsible for the repair. Next, Caira Spenrath, 101 Hawks Meadows, expressed her support for the agenda item. Ms. Spenrath informed the City Council that she and her neighbors had other concerns and spoke on behalf of others in the neighborhood. Ms. Spenrath informed the City Council of the various dangers at the intersection of Savannah and FM 1518. Ms. Spenrath cited hazards such as wild animals, lack of street lights, vehicle crashes, and motorists driving on makeshift shoulders during rush hour traffic. Mayor Pro Tem Ken Polasek closed the public hearing at 6:54 P.M. Councilman Noah Washington Jr. made a motion to accept the recommendation from the Planning and Zoning Commission and to approve Ordinance Number 011223-03, as presented. Councilman Jim Parma seconded the motion. All members present voted in favor of the motion.

- 5. Public Hearing/Discussion/Possible Action on a recommendation from the Planning and Zoning Commission Ordinance Number 011223-04 regarding an application for a variance to Section 78-422 of the Subdivision Ordinance that would be applicable to the proposed Block 1, Lot 1, Selma Logistics Center Subdivision on the property described in the 2022 Guadalupe County Appraisal District as Property ID 64680, 25.436 acres having the legal description T. Herrera Survey, Abstract 153. Section 78-422 of the Subdivision Ordinance requires that every improved lot shall front onto a city street. The variance would allow no street frontage on a city street provided that there is access to a city street by means of an access easement.**

Mayor Pro Tem Ken Polasek opened the Public Hearing at 6:58 P.M. After no one signed up to offer testimony, Mayor Pro Tem Ken Polasek closed the public hearing at 6:58 P.M. Councilman Jim Parma made a motion to accept the recommendation from the Planning and Zoning Commission and to approve Ordinance Number 011223-04, as presented. Councilwoman Becky Harris seconded the motion. All members present voted in favor of the motion.

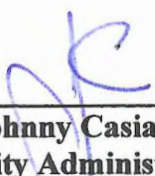
Mayor Pro Tem Ken Polasek adjourned the meeting at 6:59 P.M.



Ken Polasek
Mayor Pro Tem

I certify that this is a true and correct copy of the Minutes of the City Council of Selma, Texas meeting held on January 12, 2023.

Attest:



Johnny Casias
City Administrator/City Secretary

