

**NOTICE IS HEREBY GIVEN THAT THE TOWN COUNCIL (MAYOR AND BOARD OF ALDERMEN)
OF THE TOWN OF BAYVIEW, TEXAS, PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS
GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, WILL MEET:**

**Thursday, April 17, 2014
6:30 pm
Girl Scout Camp Bayview, West Building
102 South San Roman Road, Bayview, Texas**

PUBLIC HEARING

The Town of Bayview will conduct a Public Hearing to receive public input on matters listed here:

Possible amendment of Zoning Ordinance to expressly permit churches and schools as allowable and/or conditional uses in the Residential "A" District and/or the Commercial "C" District. The alternatives under consideration are:

- A. Churches and schools are expressly allowed as conditional uses in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a specific use permit. Churches and schools are expressly permitted as an allowable use in the Commercial "C" District.
- B. Churches and schools are expressly permitted as allowable uses only in the Commercial "C" District.
- C. Churches and schools are expressly permitted as allowable uses in the Commercial "C" District, and churches only are expressly permitted as a conditional use in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a specific use permit.

The Town of Bayview is following and will continue to follow the procedures specified in Texas statutes relative to amendment of the zoning ordinance which include public hearings on the proposed amendment. The Town Council may take action to amend the ordinance at its regular meeting immediately following the public hearing.

This is an opportunity for citizens to address the Town Council on these specific matters that will be considered by the Town Council in a subsequent meeting. Town officials may make presentations and provide information to the public during the course of the hearing; however, the Mayor/Aldermen may not engage in debate with speakers or among themselves or act on any matters during the Public Hearing.

1. Call the Public Hearing to order.
2. Presiding Official's welcoming comments.
3. Public Comments. *Note: Speakers are required to state their names for the record and to limit their comments to three minutes.*

**Town of Bayview
Thursday, April 17, 2014**

4. Adjourn the Public Hearing

REGULAR MEETING

GENERAL

1. Call to order.
2. Pledge of Allegiance.
3. Mayor's welcoming comments.
4. Presentation to the Town Council by representatives of Cornerstone Church by the Bay for informational purposes only, with possible questions from the Council.
5. Public Comments and Announcements: *This is an opportunity for citizens to address the Town Council on matters relating to Town business, issues, concerns, or interests, including items on the agenda. Speakers are required to state their names for the record and to limit their comments to three minutes. Note: State law does not permit the Mayor/Aldermen to discuss, debate, or act on items that are not on the agenda. Persons making comments and announcements may be referred to Town Staff for follow up or to have items placed on the agenda for a future Town meeting.*

ACTION ITEMS

EXECUTIVE SESSION

The Town Council may go into Executive Session as authorized by Subchapter D of the Open Meetings Act for deliberations regarding certain agenda items:

- a. Section 551.071: Consultations with Attorney

Old Business (matters carried forward from a previous meeting or meetings):

6. Discussion and possible action on matters related to the Town's proposal to FJW Construction for final payment on FJW's claims relative to (1) reduction in the amount of liquidated damages assessed for late completion of the work and (2) additional work performed at various locations.

New Business, including discussion and possible action on matters discussed in the Executive Session.

7. Discussion and possible action on authorizing the Mayor and the Town Attorney to draft an amendment to the Bayview Zoning Ordinance to expressly permit churches and schools as allowed and/or conditional uses in the Residential "A" District and/or the Commercial "C" District, as follows:

Town of Bayview
Thursday, April 17, 2014

- a. Churches and schools are expressly allowed as conditional uses in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a specific use permit. Churches and schools are expressly permitted as an allowable use in the Commercial "C" District;
 - b. Churches and schools are expressly permitted as allowable uses only in the Commercial "C" District; or,
 - c. Churches and schools are expressly permitted as allowable uses in the Commercial "C" District, and churches only are expressly permitted as a conditional use in the Residential "A" District subject to obtaining a specific use permit based on a case-by-case determination that the specific site is suitable for the intended activities, considers all of the applicable requirements of Bayview's ordinances, and makes certain requirements a prerequisite in order to obtain a specific use permit.
8. Discussion, progress reports, and possible action on matters related to acquiring and installing a modular building to house the Town Office on the 5 acres of land the Town owns along S. San Roman Road:
- a. Site plan — authorized March 20, 2014; work by Mejia & Rose, Inc.
 - b. Septic system installation — tank acquired as authorized March 20, 2014; Lupe Longoria,(341-4148) will do the installation for around \$800
 - c. Electrical service including security lighting — temporary service will costs approximately \$2,000
 - d. Potable water service — working with ERHWSC to minimize installation costs
 - e. Acquisition of a building — BSD excess property is a possibility
 - f. Building slab/foundation
 - g. Clearing and grading
 - h. Parking area
 - i. Fencing
 - j. Other needs
9. Approval of the Consent Agenda: Note: Items in the consent agenda will be approved as a group without discussion unless an Officer or the report presenter specifically requests that an item or items be separated from the consent agenda for discussion or other action individually:
- a. Minutes of Town Meeting(s) of: March 20, 2014
 - b. Financial reports for month(s) of: March 2014
 - c. Building Inspector Report and fees in the amount of: none
 - d. Payment of billing from The Rentfro Law Firm in the amount of: \$1,618.75
 - e. Revised Position Description for the Bayview Town Secretary

Town of Bayview
Thursday, April 17, 2014

- f. Accept PUC's 2014 CPI adjustment of municipal telecommunications ROW access lease rates as Bayview did in 2013

DISCUSSION ITEMS:

- 10. Discussion and update on matters related to the Cornerstone Church proposal for a church and school to be located at the site of the Madison Grove Subdivision Sports Center.
- 11. Progress report on the ordinance updating process following the Ordinance Review Workshop held February 15, 2014.
- 12. Progress report on the status of lease / property use discussions with the Girl Scouts of South Texas.
- 13. Development of an action plan for installing speed bumps on N. San Roman Road.
- 14. Citizen complaints:
 - a. Republic Services/Allied Waste brush truck leaking hydraulic fluid on Bayview streets
 - b. Orchard service trucks leaking oil on Bayview streets
 - c. Speeding vehicles on N. San Roman Road
- 15. Reports:
 - a. Building and Standards Commission
 - b. Emergency Management, including Flood Mapping and Hurricane risks
 - c. Citizen Corps/Community Emergency Response Team (CERT) program
 - d. Cameron County Coastal Task Force
 - e. Regional Small Cities Coalition

ADJOURN

This to certify that I, Konnie Hooton, posted this agenda on the bulletin board of the Town of Bayview's office by noon on April 14, 2014 and it shall remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Konnie Hooton, Acting Town Secretary