

**State of Texas  
County of Bexar  
City of San Antonio**



**DRAFT**

**Meeting Minutes  
City Council A Session**

City Hall Complex  
105 Main Plaza  
San Antonio, Texas 78205

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Thursday, September 7, 2017

9:00 AM

Municipal Plaza Building

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The City Council convened in a Regular Meeting. City Clerk Leticia Vacek took the Roll Call noting the following Councilmembers present:

**PRESENT:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

1. The Invocation was delivered by Most Reverend Gustavo García Siller, Archbishop of San Antonio, guest of Councilmember Ana Sandoval, District 7.
2. Mayor Nirenberg led the Pledge of Allegiance to the Flag of the United States of America.
3. Approval of Minutes for the Regular City Council Meetings of August 2 - 3, 2017.

Councilmember Viagran moved to approve the Minutes for the Regular City Council Meetings of August 2-3, 2017. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**CONSENT AGENDA ITEMS**

Items 7, 9A, 9B, 9C, 14, 17, 19A, and 19B were pulled for Individual Consideration. Councilmember Viagran moved to approve the remaining Consent Agenda Items. Councilmember Treviño seconded the motion.

Mayor Nirenberg stated that he would call upon the citizens registered to speak during their respective items.

Councilmember Sandoval highlighted the Trailhead Parking Expansion Project (Item 6) and thanked staff for their work to include Low Impact Development features such as a bioswale and rain garden.

The motion to approve the remaining Consent Agenda Items prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**2017-09-07-0626**

4. An Ordinance authorizing a contract with Sistema Technologies to provide the Department of Human Services with an automated contract management system for a total value of \$563,398.02, funded from the FY 2017 General Fund and Technology Tax Notes. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-07-0627**

5. An Ordinance authorizing the following contracts establishing unit prices for goods and services for an estimated annual cost of \$2,411,000.00: (A) BayScan Technologies, LLC for 3M Radio Frequency Identification (RFID) tags, (B) Safeway Oil Recovery for used coolant collection, transportation, recycling and disposal, (C) Bibliotheca, LLC for 3M RFID maintenance agreement, (D) Management Information Technology USA, dba ChildPlus Software for ChildPlus subscription, and (E) Doggett Freightliner of South Texas, LLC, Fox Truck World, LLC, Heil of Texas San Antonio, Industrial Brake & Clutch, Inc., River City Hydraulics, Inc., Rush Truck Centers of Texas, LP, Southern Tire Mart, LLC, and Strategic Fleet Solutions, LLC for on-call medium and heavy duty truck repairs. [Ben Gorzell, Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

**2017-09-07-0628**

6. An Ordinance accepting the lowest qualified bid and awarding a construction contract to Industrial Construction Co. in the amount of \$179,942.10 from the 2005 Sales Tax Venue funds and authorizing \$51,991.41 from the 2010 Sales Tax Venue funds for contingency and other project costs for a total amount of \$231,933.51 and appropriating funds in connection with the Leon Vista Trailhead Parking Expansion Project located in Council District 7. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks and Recreation]

**2017-09-07-0630**

8. An Ordinance authorizing execution of Amendment No. 2 to the Caretaker Lease Agreement with Dale Chumbley at Phil Hardberger Park, located in Council District 8. [María Villagómez, Assistant City Manager; Xavier D. Urrutia, Director, Parks & Recreation]
10. Consideration of the following Board, Commission and Committee appointments for the remainder of unexpired terms of office to expire May 31, 2019, to be effective immediately upon the receipt of eight affirmative votes, or, in the event eight affirmative votes are not received, ten days after appointment; or for terms and effectiveness as otherwise indicated below: [Leticia M. Vacek, City Clerk]
- A) Reappointing Karen L. Speer (District 5) and Sallie F. Scott (District 10) to the Animal Care Services Advisory Board.
- B) Appointing Jesus Diaz (District 3) to the SA2020 Commission on Education.
- C) Reappointing R. Mark Rogers (District 10) to the San Antonio Arts Commission.
- D) Reappointing Carlos J. Contreras, III (Mayoral) and Michael D. Asmus (District 10) to the Brooks Development Authority.
- E) Appointing Matthew Scott (District 10) to the City Commission on Veterans Affairs.
- F) Appointing Emma O. Guerrero (District 3) and Barbara Scheib (District 10) to the City/County Joint Commission on Elderly Affairs.
- G) Reappointing John Laffoon (District 10) to the Historic and Design Review Commission.

H) Reappointing Charles Michael Bartlett (District 3) and Sherri Dugas (District 10) to the Linear Creekway Parks Advisory Board.

I) Reappointing Naomi E. Miller (District 10) to the Mayor's Commission on the Status of Women.

J) Reappointing Marc K. Whyte (District 10) to the Port Authority of San Antonio.

K) Reappointing John M. Battiato (District 10) to the San Antonio Housing Trust.

L) Appointing Jonathan Delmer (District 10) to the Small Business Advocacy Committee.

M) Reappointing Joe Frank Nix (District 10) to the Zoning Commission.

N) Appointing Emilie Christian (District 10) to the Affirmative Action Advisory Committee.

O) Appointing Kevin Jackson (District 10) to the SA2020 Commission on Strengthening Family Well-being.

P) Appointing Diana M. Kenny (District 10), Matthew C. West (District 10), and reappointing Lloyd A. Denton, Jr. (District 10) to the Tax Increment Reinvestment Zone No. 33 - Northeast Corridor.

Q) Reappointing Debra A. Guerrero (District 3) to the Capital Improvements Advisory Committee.

R) Reappointing Rodney Van Kirk (District 10) to the Ethics Review for the remainder of an unexpired term of office to expire April 25, 2019.

- 11.** Consideration of the following appointments of Councilmembers to Boards, Commissions and Committees as requested by Mayor Ron Nirenberg for the remainder of unexpired terms of office concurrent with their respective terms of office unless otherwise indicated below: [Leticia M. Vacek, City Clerk]

A) Appointing Councilmember Clayton H. Perry (District 10) to the Military Transformation Task Force.

B) Appointing Councilmember Ana E. Sandoval (District 7), Councilmember Manny Peláez (District 8), and Councilmember Clayton H. Perry (District 10) to the Alamo Area Council of Governments (AACOG) Board of Directors.

C) Appointing Mayor Ron Nirenberg to the Project Quest Board.

D) Appointing Mayor Ron Nirenberg, Chair, Councilmember Rebecca J. Viagran (District 3), and Councilmember Shirley Gonzales (District 5), Alternate, to the Committee of Six.

E) Appointing Councilmember Roberto C. Treviño (District 1), Committee Member, and Councilmember Ana E. Sandoval (District 7), Alternate, to the Air Improvement Resources (AIR) Executive Committee.

**2017-09-07-0036R**

12. A Resolution nominating Roberto C. Treviño to serve on the Bexar Appraisal District Board of Directors for a term of office to expire December 31, 2019. [Leticia M. Vacek, City Clerk]

**2017-09-07-0634**

13. An Ordinance authorizing an Interlocal Agreement in the amount of \$899,965.00 for the Bexar Cares Program, with an in-kind match of \$899,965.00 to be provided by the Center for Health Care Services, for the period of September 30, 2017 through September 29, 2018, and amendments based on additional grant awards or program improvements. [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

**2017-09-07-0635**

15. An Ordinance authorizing an Household Hazardous Waste Collection, Characterization, Packaging, Transportation, Recycling and Disposal agreement with Clean Harbors Environmental Services, Inc. in an amount not to exceed \$1,500,000.00 annually, to provide collection, characterization, packaging, transportation, and disposal services of the City of San Antonio Household Hazardous Waste (HHW) Program funded by the Solid Waste Operating and Maintenance Fund. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

**2017-09-07-0636**

16. An Ordinance authorizing an agreement with Goodwill Industries of San Antonio in an amount not to exceed \$80,000.00 annually, to provide recycling of electronic equipment services for the City of San Antonio. Program funded by the Solid Waste

Operating and Maintenance Fund. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

**2017-09-07-0638**

18. An Ordinance authorizing the execution of a professional services agreement for public relations consulting services with Komet Marketing Communications, Inc. for a term of one year, with an option to renew the agreement for up to two one-year periods, in an amount not to exceed \$150,000.00 annually in support of Vision Zero and Transportation Planning. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**CONSENT ITEMS CONCLUDED**

**ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

City Clerk Vacek read the caption for Item 7:

**2017-09-07-0629**

7. An Ordinance declaring 27 properties located in Council Districts 4, 5, 7, 8, and 10, as well as the City of San Antonio extraterritorial jurisdiction, Elmendorf, Texas, Somerset, Texas, Boerne Texas, and a tract adjacent to Trumbo Road in Atascosa County as surplus and authorizing their disposition by the San Antonio Water System. [Peter Zaroni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

Councilmember Courage asked if there were restrictions on employees purchasing properties. Bruce Haby of SAWS stated that they had an internal policy at SAWS that no SAWS Employee could make an offer on the properties.

Councilmember Courage moved to adopt the Ordinance for Item 7. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Items 9A and 9C were addressed jointly. City Clerk Vacek read the captions for Items 9A and 9C:

9. Consideration of the following Ordinances, on behalf of SAWS, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property and declaring the projects to be

public use projects and a public necessity for the acquisitions.[Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]

**2017-09-07-0631**

- 9A.** An Ordinance authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property and declaring the project to be for public use and a public necessity for the acquisitions related to the Hume Road Water Main Project located east of the intersection of the Union Pacific Railroad (UPRR) tracks and Hume Road to the west end of Hume Road and Pleasanton/Old Pleasanton Road intersection, outside the city limits.

**2017-09-07-0633**

- 9C.** An Ordinance authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property and declaring the project to be for public use and a public necessity for the acquisitions related to the Flores Street and Pleasanton Road Project located at the SAWS sewer main pipeline starting within the right-of-way of Emilie Street, extending east to the right-of-way of Flores Street near S.W. Military, located in Council District 3.

Councilmember Viagran moved that the City of San Antonio authorize the use of the power of eminent domain to acquire privately owned real property for two public use projects for the SAWS Flores Street and Pleasanton Road Project and the Hume Road Water Main Replacement Project by acquiring the following properties described by the City Clerk and incorporated as part of this Motion. Councilmember Shaw seconded the motion.

City Clerk Vacek read the property descriptions noting that the privately owned properties are out of the following:

Item No. 9A – County Block 5491 located in Bexar County, Texas and Atascosa County Survey No. 709, Abstract No. 1242 and 813 located in Atascosa County, Texas.

Item No. 9C – New City Blocks 9472 and 9477 in Bexar County, Texas.

These properties are depicted in the Overall Project Drawing Maps and route shown in Exhibits A-1 and A-2 for each item, respectively, attached to the Ordinances and incorporated as part of this motion.

The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 9B:

**2017-09-07-0632**

- 9B.** An Ordinance authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, of privately-owned real property and declaring the project to be for public use and a public necessity for the acquisitions related to the Highway 90 Water Main Project located near Luckey Road extending west along the southern right-of-way of U.S. Highway 90 to just east of Highway 211, outside the city limits.

Councilmember Saldaña moved that the City of San Antonio authorize the use of the power of eminent domain to acquire privately owned real property for a public use project for the SAWS Highway 90 Water Main Extension Project by acquiring the following properties described by the City Clerk and incorporated as part of this Motion. Councilmember Treviño seconded the motion.

City Clerk Vacek read the property description noting that the privately owned property is out of the following: County Blocks 4342, 4342B, 4342C, and 5681 in Bexar County, Texas. These properties are depicted in the Overall Project Drawing Maps and route shown in Exhibits A-1 and A-2, respectively, attached to the Ordinance and incorporated as part of this motion.

The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 14:

**2017-09-07-0037R**

- 14.** A Resolution of the City of San Antonio Declaring September Celebrate San Antonio Seniors Month [María Villagómez, Assistant City Manager; Melody Woosley, Director, Human Services]

Councilmember Viagran stated that she was pleased to bring the item forward declaring September Celebrate San Antonio Seniors Month. She recognized Dr. Bill Gonzaba, Founder and CEO of Gonzaba Medical Group and thanked him for his great work with Seniors in the community. Dr. Gonzaba thanked the City Council for the recognition and stated that he was 83 years-old and had been serving the Southside Community for 58 years. He noted that their new clinic had 60 providers to serve the elderly population and



spoke of the quality care they provide. Melody Woosley spoke of the events that would be held at the Comprehensive Senior Centers and highlighted the Diez y Seis Dance at the Convention Center.

The City Council thanked Councilmember Viagran for bringing the item forward and recognized Dr. Gonzaba for his great work. Mayor Nirenberg added his thanks to Dr. Gonzaba and the City/County Commission on Elderly Affairs.

Councilmember Viagran moved to approve the Resolution for Item 14. Councilmember Sandoval seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

City Clerk Vacek read the caption for Item 17:

**2017-09-07-0637**

17. An Ordinance authorizing three On Call Solid Waste Consulting Services agreements with Burns & McDonnell Engineering Company, Inc., MSE Group, LLC, and Resource Recycling Systems, Inc., for a total amount not to exceed \$150,000.00 annually, for as-needed projects in various Council Districts, funded by the Solid Waste Operating and Maintenance Fund. [Roderick J. Sanchez, Assistant City Manager; David W. McCary, Director, Solid Waste Management]

Councilmember Shaw asked if there was a presentation. David McCary replied that there was not but he was available to answer questions.

Mayor Nirenberg called on the citizens registered to speak.

Elizabeth Eguia-Garcia, Executive Director of the Entrepreneur Center, stated that they served small, minority, women, and veteran-owned businesses in the city. She noted that she was supportive of the contract award to the MSE Group who was a tenant client.

TC Calvert representing the Fair Contracting Coalition stated that they were in support of the contract award to the MSE Group. He spoke of the great progress the city was making with regard to providing opportunities for small, minority, and women-owned businesses and commended the City Council.

Christopher Herring stated that he was part of the Fair Contracting Coalition and a member of the Small Business Advocacy Committee in support of the contract award to the MSE Group.

Gene Marck, President of Vista World Travel, spoke in support of the contract award to the MSE Group.

Rhett Smith stated that he was also supportive of the contract award to the MSE Group.

Councilmember Shaw stated that it was important to assist small, minority and women-owned businesses throughout the city. He commended city staff for their work on said item and added that he firmly believed that small businesses build communities.

Councilmember Shaw moved to adopt the Ordinance for Item 17. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Items 19A and 19B were addressed jointly. City Clerk Vacek read the captions for Items 19A and 19B:

**19.** Consideration of the following items related to the Downtown Public Improvement District: [Lori Houston, Assistant City Manager; John Jacks, Director, Center City Development & Operations Department]

**2017-09-07-0639**

**19A.** Public Hearing and consideration of an Ordinance approving the levy of a Special Assessment for the Downtown Public Improvement District; levying an assessment rate for the Fiscal Year 2018 at \$0.15 per \$100 value of real property in the Downtown Public Improvement District & \$0.09 per \$100 value of residential condominiums; and approving the Fiscal Year 2018 Service & Assessment Plan for the Downtown Public Improvement District.

**2017-09-07-0640**

**19B.** An Ordinance authorizing the First Amendment to the Contract for Improvements and/or Services in the Downtown Public District.

John Jacks presented an overview of the Downtown Public Improvement District (PID). He stated that the PID was authorized through September 30, 2023 and contracted with Centro San Antonio for management and administration. He noted that staff recommended approval of the FY 2018 Assessment Rate of \$0.15 per \$100 for Commercial and \$0.09 for Residential, as well as the FY 2018 Service and Assessment Plan. He provided a map of

the area and highlighted core services to include maintenance, beautification, and hospitality. He reported various accomplishments since 2014 such as Business Recruitment & Retention, and Downtown Outreach. He mentioned enhancements for 2018 and added that \$267,597 was included in the FY 2018 Proposed Budget.

Mayor Nirenberg opened the public hearing and called upon the citizens registered to speak.

David Adelman, Chair of the PID, stated that he was speaking in support of the PID as a property owner. He highlighted the great work to keep downtown operating at the highest level possible.

Brian Dillard stated that he was a downtown employee and used multi-modal transportation such as bicycling, walking, and the VIA Bus System. He noted that he was in support of the PID and the services provided.

Cathy Siegel, Executive Director of Houston Street Charities, spoke in support of the PID. She highlighted the Cocktail Conference, a large event they host to raise money for children's charities, which is held in the downtown area.

Reverend Ron Brown spoke in support of the PID and stated that it had been a blessing for Haven for Hope and reaching out to the homeless community.

Valerie Salas stated that she was a Downtown Outreach Specialist for Haven for Hope and supportive of the PID. She spoke of her personal experience being homeless in 2013 and now working in partnership with Centro to reach out and assist other homeless individuals.

Ruben Martinez stated that he was supportive of the PID and asked the City Council to always keep families in mind when making decisions.

Kris Keller stated that he was opposed to the PID as he owned property on the edge of the boundary line and did not benefit from the services.

Mayor Nirenberg referenced a letter received from the Familia Cortez in favor of the PID.

Mayor Nirenberg stated that there being no further citizens to speak; the Public Hearing was declared closed.

Councilmember Treviño expressed his support and stated that he was grateful for the momentum occurring downtown. He recognized the work of Centro San Antonio and invited Pat DiGiovanni to speak. Mr. DiGiovanni stated that he was pleased with the partnership with the City of San Antonio and Haven for Hope and highlighted their work in

the downtown area.

Councilmember Saldaña expressed his support and recognized Reverend Brown and Valerie Salas for their work and compassion. Councilmember Gonzales also expressed her support and asked if there were any changes to the contract. Mr. Jacks confirmed that there was no change to the contract. Councilmember Gonzales asked if businesses and individuals moving into the area were made aware of the assessment. Mr. Jacks replied that they would have to perform due diligence and inquire about their potential taxes or assessments prior to purchasing the property. He added that participation was mandatory.

Councilmember Treviño noted that 23 Centro Ambassadors were graduates of Haven for Hope. Mayor Nirenberg spoke of the transformation in the downtown area and recognized the partnership with Haven for Hope.

Councilmember Treviño moved to adopt the Ordinances for Items 19A and 19B. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Pelaez, Courage and Perry

**ABSENT:** 1 - Sandoval

## **20. City Manager's Report**

### **STD PREVENTION PROGRAM AWARDED MODEL PROGRAM STATUS**

Mrs. Sculley reported that the Sexually Transmitted Disease (STD) Prevention Program's Public Health Follow Up Team was awarded the "Model Program" Designation by the Texas Department of State Health Services. She noted that the designation signifies the program's continuous commitment to providing excellent service in the community. She mentioned that the Public Health Follow Up Team was responsible for preventing the spread of STDs by conducting thorough disease investigations. She noted that the designation from the State makes the local program a training site for the Texas Department of State Health Services. She congratulated Metro Health's STD Public Health Follow Up Team for earning the prestigious designation and keeping the community safe from the spread of STDs.

### **WORLD HERITAGE FESTIVAL 2017**

Mrs. Sculley reported that the 2nd Annual World Heritage Festival kick off occurred the previous day. She stated that the five-day festival celebrates the anniversary of the San Antonio Missions Designation as a UNESCO World Heritage Site in 2015. She indicated that proceeds from the festival support non-profit organizations and projects preserve, promote,

and connect the Missions and River. She noted that the festival also provides an opportunity for locals and visitors to celebrate San Antonio's unique history, heritage, and culture through various fun and family-friendly events. She highlighted events to include the San Antonio Living Heritage Symposium led by the Office of Historic Preservation. She recognized Councilmember Viagran for her support of the San Antonio Missions and World Heritage Festival and the many partners that helped host the 2nd Annual Event. Councilmember Viagran encouraged everyone to attend the World Heritage Festival.

### **EXECUTIVE SESSION**

Mayor Nirenberg recessed the meeting into Executive Session at 11:04 am to discuss the items not reached in Executive Session the previous day to include:

- A. Economic development negotiations pursuant to Texas Government Code Section 551.087 (economic development).
- B. The purchase, exchange, lease or value of real property pursuant to Texas Government Code Section 551.072 (real property).
- C. Discuss legal issues relating to settlement offers in lawsuits against the City by Jose Samaniego and Arthur Vargas, pursuant to Texas Government Code Section 551.071 (consultation with attorney).

### **RECONVENED**

Mayor Nirenberg reconvened the meeting at 2:05 pm and announced that no action had been taken in Executive Session. He addressed the Consent Zoning Items.

### **CONSENT ZONING ITEMS**

Zoning Items P-1, Z-3, Z-4, Z-6, Z-7, Z-9, Z-10, P-4, and Z-12 were pulled for Individual Consideration. Councilmember Courage moved to approve the remaining Consent Zoning Items. Councilmember Sandoval seconded the motion.

Mayor Nirenberg called upon Jack M. Finger to speak on Consent Zoning Items.

Mr. Jack M. Finger spoke in opposition to the Alcohol Variance due to its close proximity to an elementary school (Item 21). He stated that he was opposed to Items Z-4 and Z-12 noting that there was opposition from the respective neighborhoods. He spoke against the used car lot requested in Item Z-9.

The motion to approve the remaining Consent Zoning Items prevailed by the following vote:

**AYE:** 10 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

**2017-09-07-0641**

**21.** ALCOHOL VARIANCE # AV2017007 (Council District 8): An Ordinance granting a Variance to City Code 4-6(c)(1, 3, and 4), 4-6(d)(1), 4-6(d)(6), and 4-6(e)(1) of the City Code and authorizing the sale of alcoholic beverages on Lot 2, Block 110, NCB 16386, located at 23534, 23610, 23702, 23718, and 23814 US IH-10 West for on-premise consumption within three-hundred (300) feet of Leon Springs Elementary, a public education institution located within the Northside Independent School District.

**2017-09-07-0642**

**Z-1.** ZONING CASE # Z2017200 CD (Council District 1): An Ordinance amending the Zoning District Boundary from "MF-33 H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District to "MF-33 CD H UC-5 AHOD" Multi-Family Monte Vista Historic Main Avenue/McCullough Avenue Urban Corridor Airport Hazard Overlay District with Conditional Use for a Professional Office on the North 83.33 Feet of Lot 8 and Lot 9, Block 11, NCB 1836, located at 2621 North Main Street. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: THE NORTH 83.33 FEET OF LOT 8 AND LOT 9, BLOCK 11, NCB 1836 TO WIT: FROM MF-33 H UC-5 AHOD" MULTI-FAMILY MONTE VISTA MAIN AVENUE/MCCULLOUGH AVENUE URBAN CORRIDOR HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 CD H UC-5 AHOD" MULTI-FAMILY MONTE VISTA HISTORIC MAIN AVENUE/MCCULLOUGH AVENUE URBAN CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR A PROFESSIONAL OFFICE.

**2017-09-07-0643**

**Z-2.** ZONING CASE # Z2017192 (Council District 1): An Ordinance amending the Zoning District Boundary from "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on Lot 28, Block 21, NCB 2084,

located at 918 Culebra Road. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 28, BLOCK 21, NCB 2084 TO WIT: FROM "O-1 AHOD" OFFICE AIRPORT HAZARD OVERLAY DISTRICT AND "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "MF-33 AHOD" MULTI-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

**POSTPONED BY THE APPLICANT**

- P-2.** PLAN AMENDMENT CASE # 17014 (Council District 3): An Ordinance amending the Highlands Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Low-Density Residential" to "Community Commercial" on 1.6142 acres out of NCB 3815 and NCB 3819 and to "Neighborhood Commercial" on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff recommends Approval. Planning Commission recommends Denial. (Associated Zoning Case Z2017049) (Continued from August 3, 2017)

**POSTPONED BY THE APPLICANT**

- Z-5.** ZONING CASE # Z2017049 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.6142 acres out of NCB 3815 and NCB 3819 and to "O-1 AHOD" Office Airport Hazard Overlay District on 0.0826 acres out of NCB 3819, located in the 3100-3200 Block of Gevers Street, 303 Channing Ave, and 202 Cosgrove Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment (Associated Plan Amendment 17014) (Continued from August 3, 2017)

**2017-09-07-0647**

- P-3.** PLAN AMENDMENT CASE # 17060 (Council District 3): An Ordinance amending the Stinson Airport Vicinity Land Use Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Mixed Use Center" to "Regional Commercial" on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and Loop 410 Intersection. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017198)

**2017-09-07-0648**

- Z-8.** ZONING CASE # Z2017198 (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard

Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 5.664 acres out of NCB 11156, generally located northwest of the Roosevelt Avenue and the Loop 410 intersection. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17060)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 17 AND THE WEST HALF OF LOT 16, BLOCK 1, NCB 1665 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 H CD AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR FOUR (4) DWELLING UNITS.

**2017-09-07-0651**

**Z-11.** ZONING CASE # Z2017181 S (Council District 7): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "C-2 S" Commercial District with Specific Use Authorization for Fitness Center/ Health Club, Gymnasium, Natatorium, Sport Court- Outdoor Uses Permitted on Lot P-1 and P-1C, NCB 16047, located at 9488 Leslie Road. Staff and Zoning Commission recommend Approval. (Continued from August 17, 2017)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT P-1 AND P-1C, NCB 16047 TO WIT: FROM "R-6" RESIDENTIAL SINGLE-FAMILY DISTRICT TO "C-2 S" COMMERCIAL DISTRICT WITH SPECIFIC USE AUTHORIZATION FOR FITNESS CENTER/ HEALTH CLUB, GYMNASIUM, NATATORIUM, SPORT COURT- OUTDOOR USES PERMITTED.

**POSTPONED BY THE APPLICANT**

**Z-13.** ZONING CASE # Z2017149 S (Council District 10): An Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Car Wash on P-133, NCB 13740, located in the 3300 Block of Thousand Oaks Drive. Staff and Zoning Commission recommend Approval with Conditions. (Continued from August 17, 2017)



**ZONING ITEMS PULLED FOR INDIVIDUAL CONSIDERATION**

Items P-1 and Z-3 were addressed jointly:

**2017-09-07-0644**

**P-1.** PLAN AMENDMENT CASE # 17059 (Council District 2): An Ordinance amending the Arena District/Eastside Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from “Medium Density Residential” to “Community Commercial” on 0.254 acres out of NCB 652, located at 915 South Hackberry Street. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017197)

**2017-09-07-0645**

**Z-3.** ZONING CASE # Z2017197 (Council District 2): An Ordinance amending the Zoning District Boundary zoning from "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.2541 acres out of NCB 652, located at 915 South Hackberry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17059)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 0.2541 ACRES OUT OF NCB 652 TO WIT: FROM "C-3R AHOD" GENERAL COMMERCIAL RESTRICTIVE ALCOHOLIC SALES AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT.

Councilmember Shaw recused himself from Items P-1 and Z-3 by exiting the chambers and noting he submitted the recusal forms to the City Clerk.

Melissa Ramirez presented Item P-1 and stated that it would amend the Arena District/Eastside Community Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-3, she stated that staff and the Zoning Commission recommended approval. She reported that of 38 notices mailed; two were returned in favor and two in opposition. She noted that the Denver Heights Neighborhood Association was in support of the request.

Mayor Nirenberg called upon Aubrey Lewis to speak.

Mr. Aubrey Lewis, President of the Denver Heights Neighborhood Association, spoke in support of Items P-1 and Z-3 noting that the project would provide a boost to the community.

Councilmember Treviño moved to approve Items P-1 and Z-3. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 9 - Mayor Nirenberg, Treviño, Viagran, Saldaña, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ABSENT:** 1 - Gonzales

**ABSTAIN:** 1 - Shaw

**2017-09-07-0646**

**Z-4.** ZONING CASE # Z2017111 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot 17 and West 25 feet of Lot 16, Block 1, NCB 1665, located at 1115 Nolan Street. Staff recommends Approval. Zoning Commission recommendation forwarded as a Denial due to lack of a motion. (Continued from August 3, 2017)

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOT 17 AND THE WEST HALF OF LOT 16, BLOCK 1, NCB 1665 TO WIT: FROM "R-6 H AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT TO "R-6 H CD AHOD" RESIDENTIAL SINGLE-FAMILY DIGNOWITY HILL HISTORIC AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR FOUR (4) DWELLING UNITS.

Melissa Ramirez presented Item Z-4 and stated that staff recommended approval while the Zoning Commission recommendation was forwarded as a denial due to the lack of a motion. She reported that of 35 notices mailed; 14 were returned in favor and 11 in opposition. She noted that the Dignowity Hill Neighborhood Association was in support of the request.

Mayor Nirenberg called upon the citizens registered to speak.

Rob Killen stated that he was speaking on behalf of the homeowners in support of their request and they were amending the zoning request to R-6 CD with a conditional use. He submitted an amended site plan and thanked the Dignowity Hill NA for their feedback.

Brian Dillard, President of the Dignowity Hill NA, spoke in support of the request.

Brandon Beidel spoke in support of the request and stated that the property owners were excellent stewards of their property.

Cullen Jones spoke in opposition to the request noting that the change would transform a residential neighborhood into commercial development.

Liz Franklin stated that she was a member of Dignowity Hill in support of the amended request. She thanked Councilmember Shaw for helping them reach a compromise.

Barbara Garcia stated that she lived at 932 Pine Street and was supportive of the request. She noted that the zoning change would transform Dignowity Hill.

Natasha Bakunda spoke in support of the request noting that the homeowner should have the opportunity to make changes to his property.

Gavin Rogers stated that he owned property close to the subject property and was supportive of the request. He noted that the project would be transformational and was consistent with the goals of the neighborhood.

Councilmember Gonzales entered the meeting at this time.

Lauren Mongeon, Property Owner, spoke of her and her husband's involvement in the community. She noted that the development would provide additional space that would blend into other downtown neighborhoods.

Chris Mongeon, Property Owner, thanked the Dignowity Hill Neighborhood Association for working with them on the request. He asked the City Council to approve their request.

Rebecca Thunberg stated that she lived in Dignowity Hill and was supportive of the request.

Seth Teel stated that he owned property near the subject property and was supportive of the request.

Mickey Conrad stated that he was the Chair of the Architectural Advisory Committee in King William and was in support of the request. He applauded the Mongeon's efforts and

investment noting that it would be great for their neighborhood.

Alexander Rivard stated that he lived in the neighborhood and was supportive of the request. He noted that the Mongeon's were wonderful neighbors and reflected the values of the community.

Councilmember Shaw thanked everyone involved in the process and stated that he was pleased that they were able to reach a compromise.

Councilmember Shaw moved to approve the zoning change to R-6 CD with a conditional use for four family dwelling units. Councilmember Treviño seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**CONTINUED TO SEPTEMBER 20, 2017**

**Z-6.** ZONING CASE # Z2017176 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-2" Commercial District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "NP-10" Neighborhood Preservation District, and "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-4" Residential Single-Family District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 32.238 acres out of NCB 10881, located in the 7800 Block of SE Loop 410. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-6 and stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; three were returned in favor and one in opposition.

Councilmember Viagran moved to continue Item Z-6 to September 21, 2017. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**CONTINUED TO SEPTEMBER 20, 2017**

**Z-7.** ZONING CASE # Z2017178 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3" General Commercial District to "R-4" Residential Single-Family District on 3.29 acres out of NCB 10847, located in the 7300 Block of S WW White Road. Staff and Zoning Commission recommend Approval.

Melissa Ramirez presented Item Z-7 and stated that staff and the Zoning Commission recommended approval. She reported that of 7 notices mailed; four were returned in favor and none in opposition.

Councilmember Viagran moved to continue Item Z-7 to September 21, 2017. Councilmember Shaw seconded the motion. The motion to continue prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**2017-09-07-0649**

**Z-9.** ZONING CASE # Z2017202 CD (Council District 4): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Motor Vehicle Sales on Lots 1 and 2, Block 13, NCB 15504, located at 339, 341, 343 Altitude Drive. Staff recommends Denial. Zoning Commission recommends Approval with Conditions.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: LOTS 1 AND 2, BLOCK 13, NCB 15504 TO WIT: FROM "R-6 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT TO "C-2 CD AHOD" COMMERCIAL AIRPORT HAZARD OVERLAY DISTRICT WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES.

Melissa Ramirez presented Item Z-9 and stated that staff recommended denial while the Zoning Commission recommended approval with the following conditions: 1) No access to the property from Altitude Drive; 2) No temporary signs; 3) A six foot solid screen fence adjacent to residential uses; 4) Downward lighting; and 5) A Type C Landscape Buffer adjacent to residential uses and along street frontage. She reported that of 29 notices mailed; one was returned in favor and none in opposition. She added that the Lackland Terrace Neighborhood Association was in support of the request.

Councilmember Saldaña moved to approve Item Z-9 with the five stated conditions. Councilmember Viagran seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**2017-09-07-0650**

**Z-10.** ZONING CASE # Z2017199 (Council District 4): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 62.14 acres out of NCB 18044, located in the 8200 Block of SW Loop 410. Staff and Zoning Commission recommend Approval.

AMENDING CHAPTER 35 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN AS: 62.14 ACRES OUT OF NCB 18044 TO WIT: FROM "I-1 AHOD" GENERAL INDUSTRIAL AIRPORT HAZARD OVERLAY DISTRICT TO "R-5 AHOD" RESIDENTIAL SINGLE-FAMILY AIRPORT HAZARD OVERLAY DISTRICT.

Melissa Ramirez presented Item Z-10 and stated that staff and the Zoning Commission recommended approval. She reported that of 91 notices mailed; one was returned in favor and two in opposition.

Councilmember Saldaña noted that his staff had worked with the developer to build a road that allows residents to have direct access to South Loop 410 and the construction of the access road will coincide with the construction of the first unit of the Sims Tract Development. Mrs. Ramirez confirmed that was her understanding.

Councilmember Saldaña moved to approve Item Z-10. Councilmember Shaw seconded the motion. The motion prevailed by the following vote:

**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

Items P-4 and Z-12 were addressed jointly:

**CONTINUED TO SEPTEMBER 20, 2017**

**P-4.** PLAN AMENDMENT CASE # 17048 (Council District 8): An Ordinance amending the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use from "Rural Estate Tier" to "Suburban Tier" on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Planning Commission recommend Approval. (Associated Zoning Case Z2017147) (Continued from August 17, 2017)

**CONTINUED TO SEPTEMBER 20, 2017**

**Z-12.** ZONING CASE # Z2017147 (Council District 8): An Ordinance amending the Zoning District Boundary from "R-6 MSAO-1 MLOD-1" Residential Single-Family Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District to "PUD RM-4 MSAO-1 MLOD-1" Planned Unit Development Residential Mixed Camp Bullis Military Sound Attenuation Overlay Camp Bullis Military Lighting Overlay District on 6.117 acres out of NCB 18333, located in the 7200 Block of Heuermann Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17048) (Continued from August 17, 2017)

Melissa Ramirez presented Item P-4 and stated that it would amend the North Sector Plan. She noted that staff and the Planning Commission recommended approval.

For Item Z-12, she stated that staff and the Zoning Commission recommended approval. She reported that of 10 notices mailed; three were returned in favor and five in opposition. She noted that the Friends of Friedrich Wilderness Park were opposed to the request and that the case would require 9 votes for approval due to the amount of opposition.

Mayor Nirenberg called upon the citizens registered to speak.

Hai Rao stated that he lived near the subject property and was opposed to the request. He noted that the area was not paved and he was concerned with additional traffic.

David Pugsley stated that he was the Project Manager for Terra Falls and supportive of the request. He presented a map of the area and confirmed that the density would remain at seven units per acre. He added that they had attended mediation with Cresta Bella Representatives and had conceded to several of their requests.

Will Tucker, Project Manager for Partners in Building, stated that they were a custom home builder that owned 11 of the lots that backed up to the subject property. He spoke against the request due to uncertainty such as potential drainage issues and tree removal.

Lloyd Soyars stated that he owned 40 acres along the east side of the Terra Falls Project and was supportive of the request. He noted that the development would impact his future plans but believed the amenities and green space of Terra Falls would be more desirable than another subdivision.

Robert Pugsley stated that he was one of the owners of the subject property and asked the City Council to support their request. He noted that there was no debt on the land purchases

and they had strong financing for the project.

Sage Gibson stated that she lived across the street from the subject property and was also the Project Designer for Terra Falls. She noted that this was a smart development that addressed issues such as affordability and green building practices. She asked the City Council to approve their request.

James Griffin stated that he represented the Cresta Bella Homeowners Association in opposition to the request. He noted that the Terra Falls Project was not responsible or compatible development for the area and would allow for extremely dense development on an environmentally-sensitive property.

Councilmember Pelaez stated that this was a difficult case and there was impasse between parties. He noted that they had multiple discussions and utilized mediation to try to reach an agreement.

Mayor Nirenberg stated the he had spent a lot of time on this area when he was the District 8 Councilmember and it was very challenging due to its proximity to Camp Bullis as well as canopy, water supply, and habitat issues. He asked of the notification to property owners. Mrs. Ramirez replied that they sent 10 notices with three being returned in favor and five in opposition. Mayor Nirenberg asked of the density. Mr. James Griffin stated that if the zoning change was approved; the density would increase significantly. Mayor Nirenberg asked of the opinion of Joint Base San Antonio (JBSA). Meg Reyes of JBSA stated that they had asked the developer to consider using the Southern Edwards Plateau Compliance Form and also recommended that they perform a habitat assessment. She noted that the assessment had been initiated but was not yet complete. Rod Sanchez added that the Endangered Species Ordinance would take effect upon platting or through Master Plan Development requirements. Mayor Nirenberg stated that he had some concerns and would benefit from additional time.

Councilmember Courage stated that he had the opportunity to discuss the development with Mr. Pugsley and was convinced that staff had done their due diligence. He noted that the developer was trying to build affordable housing in an area that would benefit from it and was supportive of the request.

Councilmember Perry asked that the developer work closely with the neighborhood on a compromise for both parties.

Councilmember Pelaez moved to continue Items P-4 and Z-12 to September 21, 2017. Councilmember Viagran seconded the motion. The motion to continue prevailed by the following vote:



**AYE:** 11 - Mayor Nirenberg, Treviño, Shaw, Viagran, Saldaña, Gonzales, Brockhouse, Sandoval, Pelaez, Courage and Perry

**ADJOURNMENT**

There being no further discussion, Mayor Nirenberg adjourned the meeting at 3:26 pm.

APPROVED

RON NIRENBERG  
MAYOR

ATTEST:

LETICIA M. VACEK, TRMC/CMC/MMC  
CITY CLERK