

FEBRUARY 26, 2018

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, FEBRUARY 26, 2018 IN THE HELEN KLEBERG GROVES COMMUNITY ROOM 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 6:00 P.M.

CITY COMMISSION PRESENT:

Sam Fugate, Mayor
Edna Lopez, Commissioner
Arturo Pecos, Commissioner
Al Garcia, Commissioner
Diana Guerrero-Pena

CITY STAFF PRESENT:

Jesús Garza, City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Tom Ginter, Director of Planning & Development Services
Emilio Garcia, Health Director
Derek Williams, Systems Specialist
Diana Gonzales, Human Resources Director
Leo Alarcon, Tourism Director
Israel Vasquez, Maintenance Manager
Sharam Santillan, Capital Improvements Manager
Richard Flores, Golf Course Manager
Charlie Sosa, Purchasing Manager
Rudy Mora, Director of Engineering
Cynthia Martin, Downtown Manager
Manuel Buentello, Planning Inspector

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 6:00 P.M. with all five Commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

The invocation was delivered by Mrs. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

None.

II. Public Hearing - (Required by Law).¹

1. NONE.

III. Reports from Commission & Staff.²

*“At this time, the City Commission and Staff will report/update on all committee assignments which may include, but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, **Historical Board**, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial & Investment Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports, Utilities Billing Update; Police-Communications Update; Police & Fire Department – Grant Update, Police & Fire Reports; **Streets Update**; Public Works; Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Emergency Management, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, SEP, Legislative Update, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Landfill Update, Wastewater Treatment Plant, Water And Wastewater Rate Study Presentation, Demolition Update, **Planning Development Update**, Golf Course Update. No formal action can be taken on these items at this time.”*

Mr. Garza acknowledge the Journalism and Communication Class from Texas A&M University-Kingsville, who will be observing tonight’s meeting. These student have visited City Hall in the last two weeks to learn about local government. Garza announced and introduced the newly appointed Building Official, Mr. Manuel Buentello. Mr. Buentello was the Building Inspector for the City of Kingsville and has now moved up as Building Official. Garza further introduced the newly appointed Tourism Director Ms. Janine Reyes.

Ms. Janine Reyes commented that she finished her 15 year career in the media last Monday. She is eager and excited to begin her newly appointed position as Tourism Director.

Mrs. Cynthia Martin, Downtown Manager gave an update on the Historical District. Martin reported that the Downtown Historic District is being nominated as a district to the National Register of Historic Places. Part of the National Register process requires a public meeting at the local level to allow the opportunity for public comments. This meeting will be held on March 22nd at 5:30 p.m. in the Helen Kleberg Groves Community Room. Mrs. Martin stated that Judy George Garza is the Federal Programs Specialist for THC, to run the meeting. There will be no presentation at the meeting. The meeting is for Ms. George-Garza to meet with the public, answer their questions and gather their comments. These comments will be taken back with the nomination to the State Board.

Commissioner Pecos asked if the residents that will be affected by this been notified. Mrs. Martin responded that yes, and she has provided a list as Ms. George-Garza will be doing the notification. After the public comment meeting the property owners being affected will also be notified of when the nomination will be presented to the State Board. Martin commented that the State Board only meets three time per year. She further commented that the target time is for May.

Mayor Fugate asked why they wouldn't accept something like this. Mrs. Martin response was that they will accept it. It's only a matter of process.

Mr. Rudy Mora, City Engineer gave an update on Streets. He stated that there will be hot mix placed on Huisache, weather permitting. Next would be 19th Street, between King and Kenedy, which is one block. The next project would be patching in Zone 1 and 15. Sweeping of thoroughfares.

Mayor Fugate commented that he hasn't seen the sweeper in some time and further asked if both sweepers were operable.

Mr. Garza commented that he doesn't know about both sweepers, but can confirm with staff. He stated that one sweeper is working and the other, staff is in the process of getting a new one, which was approved in the budget.

Mr. Sosa commented that staff is dealing with two different manufacturer on the sweeper. Staff is only waiting to see which of the two will give a better deal. He further commented that staff would like to go down to McAllen and see the one they are using and see if it is something that would work for Kingsville.

Mr. Mora continued with his reporting on streets. He stated that the other item was curb and gutter for Zone 4, weather permitting. Other projects include: weed spray in Zone 12; mowing FM 1717; Sage Road/Young Drive; currently mowing highway bypass; and alley repairs by work orders. Special projects, worked on the past events for the Boxing and ground leveling at Well #19.

Mayor Fugate asked about the curb and gutter project by the Pavilion and asked if the city was going to come in and do that road. Mr. Garza responded yes. It is scheduled to be reconstructed once the concrete is completely done and it is cured.

Mr. Ginter updated the Commission on permits. Ginter reported that in 2016 they had 44 R1 Single-Family, in 2017 they had 29 and in 2018 they had 3. The two areas of emphasis will be Sage Road and Wildwood Trails, where they have had most of the work done in terms of R1. In 2016, they had 24 at Wildwood Trails and in 2017, they had 10. Ginter commented that with weather permitting, permits could be increased for R1.

Mayor Fugate asked if staff has visited with Phillip Steffey on this. Mr. Garza responded that staff has met with him about three months ago. Garza stated that there is a transition with people involved with that development. With Mr. Mark Dizdar leaving, Mr. Steffey is now stepping up to the plate and now serving in that role. Mayor Fugate commented that Mr. Ginter may need to visit with Mr. Steffey as he is the one with the answers. Garza stated that the most recent meeting occurred with himself and the City Attorney about the agreement that the City has with Zarsky for that development. It is Mr. Steffey's intention to attend a City Commission meeting and make a presentation with their marketing plan and their strategy on how they will get this development going forward.

Mr. Ginter continued to report that there is a total of 184 lots at Wildwood Trails that's between the tree, parks, estates and grand. Seventy-one have been built on which leaves 60% left. Ginter further stated that building has been trailing at Wildwood Trails for four years, there is progress being made. The three different areas of different size lots have

different prices. In the Multi-Family, a lot of them have been small units which are occurring near the University. Between those permits provided for building, around 45-55 are for additional units. Even though they are small, the occupancy rates are good for those developments.

Commissioner Garcia asked if there is any development in the Flato School, the whole block. Mayor Fugate responded that they have met with the owners, sometime back, and told them that the city was interested in what the city could do to help. Fugate further commented that once they could get their architect on board and get some plans, they would get back with the City. Mr. Ginter and Mr. Garza both commented that they haven't heard from them as of today.

Mr. Ginter continued with his report, with Commercial Permits. In this type of permit, there has been an increase from 2016 to 2017. In 2016 there was 7, 2017 had 13, and 2018 has 1 so far. Unfortunately the revenue gain from commercial permits does not make up for the R1 decrease. Ginter stated that when you have Commercial permit activity, you have jobs as well as an increase in property tax. As for the rezoning request, typically is a pre-cursor of development activity. As for the Historical District, there has been an increase in remodels and in Main Street there is an increase on signage, which has to do with façade agreements. Ginter further stated that in reference to the 10 year revenue comparison, the revenues for 2017 are kind of going back to 2013, in terms of the number in the amount of \$300,000. Years 2014, 2015, and 2016, especially 2014 where it was almost \$475,000 in revenue, but they started to decrease.

Mr. Garza commented that when you look at the 10 year history, if you were to look at an average of the revenues that came in from Planning between 2008 and 2013, staff would be looking at about \$230,000 to \$240,000 per year. In 2014 it increased to \$471,000. In 2015 it was \$390,000; in 2016 it was \$338,000 and in 2017, it was \$297,000. Years 2014 and 2016 were busy development years which could be attributed to the larger projects that have occurred in our community, such as the Legends Apartments, Oak Tree Apartments, and the new hotel. Garza further stated that the combination of the decrease and single-family homes as well as the decrease in the big projects is leading towards the decline of the revenues. Garza further stated that with a community like ours, can't sustain a new apartment complex every year, so these projects will be coming in phases.

Mrs. Alvarez reported that the next regular meeting is for March 12th. As it is Spring Break and a lot of the Commission members may be out, it doesn't appear that there will be a quorum for that meeting. Reschedule of that meeting is tentative for another date. However, the next meeting after that is scheduled for March 26th. As a reminder, prior to the next meeting on March 26th, the Wings Over South Texas will take place on March 24 and March 25th.

IV. Public Comment on Agenda Items.³

1. Comments on all agenda and non-agenda items.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions and ordinances not removed for individual consideration.)

Motion made by Commissioner Pecos to approve the consent agenda as presented, seconded by Commissioner Garcia. The motion was passed and approved by the following vote: Pecos, Garcia, Guerrero-Pena, Fugate voting "FOR". Lopez "ABSTAINED".

1. **Motion to approve final passage of an ordinance amending the City of Kingsville Code of Ordinances Chapter VII, Article 8, Section 3-Traffic Control Devices, providing for the authority to replace yield signs with stop signs on 20th Street at Kenedy Avenue and on 20th Street at Lott Avenue. (City Engineer).**

2. Motion to approve a resolution of the City of Kingsville authorizing the release of Chapter 59 Funds of the Kingsville Police Department for donation to the Boy Scouts of America Venado District. (Police Chief).

3. Motion to approve re-appointment Alonzo Lopez to the Civil Service Commission for a three-year term. (Human Resources Director).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

4. Consider awarding RFQ#18-09 for Wastewater System Improvements and authorize staff to negotiate a contract with LNV Engineering, Inc., as per staff recommendation. (Purchasing Manager).

Mr. Charlie Sosa, Purchasing Manager stated that this item authorizes the city to award RFQ#18-09 and to negotiate a contract with LNV Engineering for wastewater system improvements engineering services. Staff published a request for qualifications #18-09 in the newspaper on December 17, 2017 and December 24, 2017. Responses were accepted until 2:00 p.m. on January 16, 2018. Seven responses were received from LJA Engineering, SAMES Engineering, Alpha Engineering, Kimley Horn, Carollo Engineering, and Jacobs Engineering. Staff reviewed the responses received and found the information received to be responsive. The 2018 Wastewater System Improvements Selection Review Committee reviewed qualifications of the seven firms, based on experience, capacity to perform, and familiarity with Texas Water Development Board. The committee, which consisted of Jesús Garza, Courtney Alvarez, Rudy Mora, Bill Donnell, Frank Garcia, and Sharam Santillan selected four firms to be interviewed, LJA Engineering, LNV Engineering, Jacobs Engineering and Kimely Horn. Based on the interviews and the qualifications for each firm, the committee selected LNV Engineering to be the most highly qualified firm for the project. There is no financial impact at this time. Staff is recommending that the City Commission awarding the wastewater system improvements engineering services RFQ18-09 to LNV Engineering and authorize staff to negotiate a contract with LNV Engineering.

Motion made by Commissioner Garcia to approve awarding RFQ#18-09 for Wastewater System Improvements and authorize staff to negotiate a contract with LNV Engineering, Inc., as per staff recommendation, seconded by Commissioner Pecos. The motion was passed and approved by the following vote: Pecos, Garcia, Guerrero-Pena, Lopez, Fugate voting "FOR".

5. Consider awarding small purchase contract for CDBG Contract 7215270-Armstrong Waterline Improvements to Infinity Operations & Installations, LLC, as per staff recommendation. (Capital Projects Manager).

Mayor Fugate commented that this is a \$24,000 contract, and with the city having some money, staff is looking at doing some work on fire hydrants.

Motion made by Commissioner Garcia to approve awarding small purchase contract for CDBG Contract 7215270-Armstrong Waterline Improvements to Infinity Operations & Installations, LLC, as per staff recommendation, seconded by Commissioner Lopez and Commissioner Pecos. The motion was passed and approved by the following vote: Garcia, Guerrero-Pena, Lopez, Pecos, Fugate voting "FOR".

6. Consider a resolution authorizing the City Manager to execute an Unlimited Managed Services Contract with Barcom Technology Solutions. (IT Manager).

Mr. Garza stated that when this item was introduced at the last meeting, the Commission had some questions as to where the money was going to be coming from and how monies were going to be readjusted in order to pay for this service. At this time, information was given to the City Commission shows what is currently budgeted as well as cost for Barcom. Garza continued to state that this information shows in two specific timeframes, one being a twelve month period with the other being a seven month period. This will give the Commission an idea as to what the cost will be. Garza further stated that currently in the budget it already accounts for funds for a part-time help desk individual as well other funds that a utilized for support services, renewal of licenses, and other things of that sort.

Mayor Fugate commented that this will be an extra resource for the IT Department that is greatly needed.

Motion made by Commissioner Garcia to approve the resolution authorizing the City Manager to execute an Unlimited Managed Services Contract with Barcom Technology Solutions, seconded by Commissioner Pecos. The motion was

passed and approved by the following vote: Guerrero-Pena, Pecos, Garcia, Fugate voting "FOR". Lopez voting "AGAINST".

7. Consider introduction of an ordinance amending the Fiscal Year 2017-2018 budget to increase KFD Special Events Overtime for the NAS-Kingsville Wings Over South Texas Airshow. (Fire Chief).

Mr. Garza commented that this is an item for support services for the Wings Over South Texas Airshow. The services will include additional fire, rescue, and EMS coverage over the two day event. If approved, the Kingsville Fire Department will support the event by providing fully staffed Engine, MICU, and roving medic units throughout the duration of the event. The amount is for a total of \$1,300 to supplement the \$3,100 budget.

Commissioner Lopez asked where funds would be coming from. Mr. Garza responded that it will be coming from fund balance in the general fund. Garza further stated that when the budget is adopted, staff generally leaves a cushion of about \$300,000 which is money that staff uses in case of budget amendments come forward. Garza stated that not every budget amendment comes from fund balance, as sometimes budgets amendments are done from one place to a different place, but this one would be coming from fund balance.

Mayor Fugate commented that this is a big event for Kingsville which could bring in close to 100,000 people to Kingsville.

Lopez further asked if this request was only for Fire Department and not Police Department. Mr. Garza responded that it was only for Fire Department. Lopez further asked if KPD was ok. Mr. Garza responded that from his understanding, yes, but if that changes, staff will adjust accordingly.

Introduction item.

8. Consider acceptance of donation of \$25.00 from the Woman's Club for recreational opportunities and programs. (Parks Manager).

Motion made by Commissioner Garcia to approve the acceptance of donation of \$25.00 from the Woman's Club for recreational opportunities and programs, seconded by Commissioner Lopez and Commissioner Pecos. The motion was passed and approved by the following vote: Lopez, Pecos, Garcia, Guerrero-Pena, Fugate voting "FOR".

9. Consider introduction of an ordinance amending the Fiscal Year 2017-2018 budget to accept and expend Park donations from the Woman's Club. (Parks Manager).

Introduction item.

10. Consider resolution authorizing the City Manager to enter a Commercial Sponsorship Agreement between NAS-Kingsville's Morale, Welfare & Recreation Department and the City of Kingsville for the 2018 Wings Over South Texas Airshow. (City Manager).

Mr. Garza stated that this is an item authorizing the a sponsorship to the Wings Over South Texas Airshow in the amount of \$3,000. This specific sponsorship level comes with logos, ads, exhibit space and hospitality advantages and other access to the event. The financial impact is \$3,000 to be split between the general fund and tourism fund of \$1,500 each.

Commissioner Lopez asked if the city had made a donation in the past. Mr. Garza responded no, not cash sponsorship in the past.

Mayor Fugate commented that the city has done in-kind services in the past.

Motion made by Commissioner Lopez to approve the resolution authorizing the City Manager to enter a Commercial Sponsorship Agreement between NAS-Kingsville's Morale, Welfare & Recreation Department and the City of Kingsville for the 2018 Wings Over South Texas Airshow, seconded by Commissioner Pecos.

Mayor Fugate commented that the City Manager may want to give access to those employees that have been recognized as Employees of the Month. Mr. Garza responded that this would be a decision to be made by the Commission.

The motion was passed and approved by the following vote: Pecos, Garcia, Guerrero-Pena, Lopez, Fugate voting "FOR".

11. Consider introduction of an ordinance amending the Fiscal Year 2017-2018 budget to include a sponsorship for the NAS-Kingsville Wings Over South Texas Airshow. (City Manager).

Introduction item.

12. Discussion and consideration on street corridors, street capital improvement update, and recommendations. (City Manager).

Mr. Garza commented that over the last couple of years, staff has taking an approach that splits up the street improvements into two categories, one being neighborhood residential streets and separately there has been a corridor capital improvement plan that staff has tried to fund through other mean, such as the CO 2016 Series funds. Garza also stated that last year, staff was able to transfer some insurance proceeds that received from some natural disaster issues. The most recent corridor project, which is Santa Gertrudis between 6th Street and 14th Street has recently been completed, which was a complete reconstruction of the street at a cost of \$800,000. Staff is looking at the conditions of the remaining corridors and determine what type of work they need. A list of city corridor streets was given to the City Commission. This list identifies all the streets that have been a corridor street. A lot of the corridors are TXDOT maintained, which is identified by TXDOT. Garza discussed maps and a list of streets that was provided to the Commission and displayed through a PowerPoint presentation. Garza stated that the reason for this presentation, is to expose the City Commission to the streets that need improvements and their potential cost. He stated that no one has been pleased with the progress of the street division, in terms of the usage of the street user fund, but it does present an opportunity for staff to tap into the street user fund and assign to one of these projects, if the Commission chooses to do so. Currently, there is no other source to identify, if we choose to continue with these corridor streets. Garza commented that what he would like for the Commission to consider is the option to recategorize up to \$400,000 that is in the street user fund and transferring to address one of these corridor project. Long term thinking, every year the street user fee brings in about \$812,000 and from another strategy decision, which could come later, is whether or not to address one of the corridors each year. Half of the funds would go towards corridors and the other half goes towards streets.

Commissioner Garcia commented that the rest of the streets that go unrepaired due to the \$400,000 that was mentioned, he would like some indication of the impact that it will create for the rest of the streets in town.

Mayor Fugate commented that when this fund was created, he thought it was going to be more money that they can pave.

Mr. Garza commented that in fiscal year 2017, there was a carryover amount of \$230,000 that carried over to this year.

Mayor Fugate further commented that staff may want to consider is the NCAA Division II that will be coming in in 2019 and 2020, staff may want to look at streets around the University. He further commented that Santa Rosa and Corral Streets are in terrible shape which are two streets that are not on the list. Fugate asked staff if they have had any conversation with TXDOT regarding Corral.

Mr. Garza stated that staff has had conversations with TXDOT which they are currently scheduling to let out the project to do an overlay from Corral from I69 to Armstrong, which will be let out this Fall.

Commissioner Lopez commented that she understands that streets around the University are important due to the event that will be taking place. But, right now, our residents want to see their neighborhood streets repaired. There as streets that you when you make a turn into them, and you drive into potholes. Lopez further commented that citizens want their neighborhood streets repaired. She further commented that she understands that the event is important and will bring in money to the community, but the citizens of Kingsville, have not seen any improvements done on neighborhood streets. She stated that she receives complaints about this on a daily basis.

Mr. Garza commented that staff can provide a map at the next Commission meeting, showing all the neighborhood streets that have been completed since 2013, which is when the program began. He further stated that the problem is much greater than the capacity is financially and staff wise.

Commissioner Lopez commented that the Commission and staff understand the importance of certain streets, but the residents, because they are paying the street fee, they are expecting more.

Mr. Garza responded that one thing that staff can do is that if it's the policy direction from the Commission is to focus all those monies on residential streets.

Mayor Fugate commented that staff can't spend all the money. Fugate asked what one block would cost. Mr. Santillan responded \$30,000, for material only.

Mr. Garza stated that if it's the policy direction from the Commission is to utilize all the money for residential streets, staff can supplement the existing staff and take a look at some projects and outsourcing some neighborhood projects, as oppose to outsourcing corridors.

Mayor Fugate commented that he agrees with Commission Lopez on neighborhood streets being important, and feels that staff has made some progress in paving streets, but the corridors streets are as important as well. He further stated that a good resolution is to take a street that has some residential homes on it that's a corridor.

Mr. Garza commented that staff can look into that, and report back to the Commission at its next Commission meeting.

Motion made by Commissioner Pecos.

Mayor Fugate commented that this is not an action item. He further commented that the item did state "Discussion and consideration".

Mayor Fugate stated that he would like to give staff to present on this item at the next Commission meeting and report with more information on this.

Commissioner Pecos rescinded his motion.

Commissioner Pecos commented to the City Manager, to spend the money and outsource.

Commissioner Lopez commented that she agrees with that statement, but the street employees are thinned out doing other projects and maybe the city could outsource some of the work.

Mr. Garza stated that since the discussion is about the street user fund, this fund is specifically limited to using towards streets. So the idea of potentially outsourcing somethings, can't be done through the street user fund.

Mayor Fugate commented that it should only be used on streets.

13. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Section 15-6-21-Definitions to include a definition for Brewpub. (Director of Planning & Development Services).

Mr. Tom Ginter stated that Chris Flores approached him stating that he would like to develop a Brew Pub. He and his brother have been brewing beer at their home and feel that they have a pretty good taste on it. Ginter stated that there are no definitions in the Code of Ordinances, therefore, staff has worked on a definition and a recommendation for its location. This item has been taken to the Planning & Zoning Commission where they voted in favor of it with a 4-0 vote.

Mr. Chris Flores, 130 Corral, commented that he and his brother are in the project together. His brother has been brewing for about two years. He and his brother have created four craft beers that they are considering. They are looking at a five gallon system, which they will be providing to the local community as well as distribute. At this time, they are looking at distributing to Laredo.

Mayor Fugate asked if they had a name for this beer. Mr. Flores responded that they have no names at this time. Fugate also asked if this was only going to be a brewery or will there be a restaurant as well. Mr. Flores responded that there will be a food truck on site.

Commissioner Garcia asked how they plan to dispose of the by-product. Mr. Flores responded that they will offer to the local farmer to be used for feed to their farm animals.

Introduction item.

14. Consider introduction of an ordinance amending the City of Kingsville Code of Ordinances by amending Chapter XV, Article 6, Zoning, amending Appendix A-Land Use Categories to add Brewpub. (Director of Planning & Development Services).

Introduction item.

15. Discuss proposal to rezone part of the Historical Development District from R3-R1. (Director of Planning & Development Services).

Mr. Ginter displayed a map of the area. The Historic District is zoned R3 and now some of the building of multi-family structures are coming close to single family homes. Ginter stated that staff has met twice with the Planning and Zoning Commission and having provided them with several options to consider in terms of rezoning. He further stated that as the area is all R3, and what they are recommending is option 4 of the map that was given to the City Commission. Mr. Ginter does not mention the area verbally, rather displayed it on the projector. Ginter stated that there is already some transition which

is a block from Santa Gertrudis. He also stated that this follows some of the guidelines from the comprehensive plan. Highly traveled streets should be left for multi-family or other affordable housing options, which are not conducive towards R1 Single Family which is why they left it as R3. The Planning and Zoning Commission has recommended to rezone the area with hatch tags to R1.

Mr. Garza commented that it is important to note that this conversation took place with both with the Historical Board and Planning & Zoning Commission. This is was collaborate effort on the recommendation that is being presented to the Commission tonight.

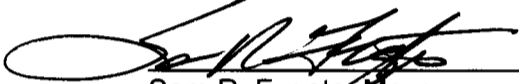
Mayor Fugate asked staff if Planning & Zoning Commission has already acted on this item. Mr. Ginter responded that not in terms of rezoning, just recommending the option so that the Commission is aware. Ginter further stated that this item will be on the agenda for the Planning & Zoning meeting on the second meeting in March.

Mrs. Alvarez commented that when you are looking at a rezoning, you always look at what uses are compatible in that area and it's also important that when you have the single-family district, you should try and maintain the integrity of the area. She further commented that you would look at density issues, parking, and traffic; so the higher level uses can interfere with what was intended for that area.

A map of what was discussed is attached to the minutes as Exhibit A.

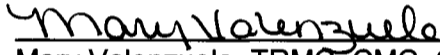
VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 7:02 P.M.



 Sam R. Fugate, Mayor

ATTEST:



 Mary Valenzuela, TRMC, CMC, City Secretary