

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,  
TEXAS, SEPTEMBER 06, 2011**

The City Council of the City of Leon Valley, Texas, met on the 06<sup>th</sup> day of September, 2011 at 6:30 p.m. at the Leon Valley City Council Chambers, at 6400 El Verde Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

**SPECIAL CITY COUNCIL MEETING – 6:30 P.M.**

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**Call to Order.**

Mayor Riley called the Special City Council Meeting to order at 6:34 p.m. and asked that the minutes reflect that the following members of City Council were present: Hill, Reyna, Baldrige, Dean, and Biever.

City Manager Longoria, City Attorney McKamie, Human Resources Director Caldera, Library Director Trent, and Police Chief Wallace, were also present.

**The City Council of the City of Leon Valley will Convene in Executive Session Pursuant to Section 551.074, Personnel Matters, to Deliberate the Duties and Responsibilities of Public Officers, the City of Leon Valley Economic Development Corporation Board Members, Related to the Upcoming Appointments to the Board of the City of Leon Valley Economic Development Corporation, M&C# 09-01-11.**

The Mayor announced at 6:35 p.m. that the City Council move into executive session. The Mayor stated that the City Council reconvened into open session at 7:06 p.m. Councilman Reyna made a motion, seconded by Councilman Biever to direct the City Manger to implement Option C, which establishes staggered terms for the Leon Valley Economic Development Corporation (LVEDC) Board of Directors. The LVEDC Board of Directors places 1, 3, 5, and 7 terms will expire on odd number of years and places 2, 4, and 6 will expire on even number of years. Effective as soon as staff can bring it back to Council. The Mayor did note that places 2, 4, and 6 will be extended for one year expiring on September 30, 2012 and the terms of places 1, 3, 5, and 7 will expire on September 30, 2011; further, she stated that the places were determined alphabetically.

Upon unanimous affirmative vote, Mayor Riley announced that the motion carried.

Hearing no further business, Mayor Riley announced the meeting adjourned at 7:09 p.m.

**REGULAR CITY COUNCIL MEETING – 7:00 P.M.**

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**Call to Order and Pledge of Allegiance.**

Mayor Riley called the Regular City Council Meeting to order at 7:09 p.m. and asked that the minutes reflect that the following members of City Council were present: Hill, Reyna, Baldrige, Dean, and Biever.

City Manager Longoria, City Attorney McKamie, Human Resources Director Caldera, Development Director Flores, Grant Writer Word, Fire Chief Irwin, Police Chief Wallace, and

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Library Director Trent, were also present.

Mayor Riley asked Boy Scout Troop 911, Colton Noles, Daniel McElaney, Paul Bleistein, and Seth McGraw from Calvary Hills Baptist Church to lead the assembled group in the pledge of allegiance.

**Citizens to be Heard and Time for Objections to the Consent Agenda.**

Mayor Riley asked Councilmembers if they wished for anything on the Consent Agenda to be removed for further discussion. Hearing no requests, Mayor Riley then asked if anyone in the audience wished to address the Council.

Leon Valley Resident and President of the LVEDC Mike Davis, informed City Council of his concerns involving the City's town center project. Mr. Davis suggested that the Leon Valley community is in need of a major retail area to assist with increasing sales tax and to compete with the adjacent communities. Further, Mr. Davis requested that the development agreement be brought for action at the next regular City Council meeting.

Seeing no one else come forward for the "Citizens to be heard" portion of the meeting, Mayor Riley asked for a motion to approve the following Consent Agenda items:

**Consent Agenda**

**Consider Approval of the Meeting Minutes of the August 16, 2011 City Council Meeting. (Willman)**

**Consider Action on M&C # 09-02-11, with Attached Resolution, a Request to Re-Schedule the Tuesday, October 4, 2011 City Council Meeting(s) to Monday, October 3, 2011, Due to a Conflict with National Night Out. (Willman)**

**Consider Action on M&C # 09-03-11, Appointing Members to the City of Leon Valley Boards, Committees, and Commissions; Business Managers' and Owners' Alliance Committee (BOMA). (Mayor Riley)**

A motion was made by Councilman Dean, seconded by Councilwoman Baldrige, to approve the full Consent Agenda, as listed above. Upon vote, Mayor Riley announced that the motion carried and that all Consent Agenda items were approved.

**Regular Agenda**

**Conduct a Public Hearing and Consider Action on M&C # 09-04-11 for Zoning Case # 2011-386 with Attached Ordinance, a Request by Elizabeth Calderon-Urdiales, Applicant and property owner, to Rezone Approximately 1.21 Acres of Land, from B-2 (Retail) to R-1 (Single-Family Dwelling), Being Lots 6 and 7, Block 4, CB 9904, Rollingwood Estates Subdivision, at 5320 Blackberry. (Flores)**

Community Development Director Kristie Flores presented the particulars for this request to rezone approximately 1.21 acres of land, from B-2 (retail) to R1 (single-family dwelling), Rollingwood Estates subdivision at 5320 Blackberry. Ms. Flores presented information on the surrounding zoning, land uses and history of the property. In addition, Ms. Flores did comment that the applicant should be prepared to possibly have a B-2 neighbor which will generate additional activities such as light, noise and traffic in the area.

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Ms. Flores reported that eight letters were sent to surrounding property owners with one received in favor of the request, and one letter received in opposition of the request, and none were returned undeliverable.

Zoning Chairman Guerra reported that on August 23, 2011, the Zoning Commission recommended approval of Zoning Case 2011-386 by a vote of 6 to 1. Chairman Guerra explained that there was nothing regarding this case that raised enough significant concern that the Zoning Commission could not recommend approval of the request.

Mayor Riley opened the Public Hearing at 7:32 p.m. and invited anyone in the audience to address Council on this request.

Leon Valley resident and Zoning Commissioner, Mike Davis stated that he was the individual on the Zoning Commission that was not in favor of this request. He explained that the City of Leon Valley has a plan and the plan should be followed; if, the plan is no longer valid or effective then the Zoning Commission and Council should be tasked with reviewing and making appropriate changes.

Applicant Elizabeth Calderon-Urdiales explained they were uninformed of the zoning of this property when they purchased the land. Further, she stated they are aware of all the risks involved in building a home on this property, and graciously ask for the Council to approve the request for rezoning.

Hearing no one else, Mayor Riley closed the public hearing at 7:37 p.m.

A motion was made by Councilman Dean, seconded by Councilman Biever, to approve Zoning Case # 2011-386 with attached Ordinance, a request by Elizabeth Calderon-Urdiales, applicant and property owner, to rezone approximately 1.21 acres of land, from B-2 (retail) to R-1 (single-family dwelling), being lots 6 and 7, block 4, CB 9904, Rollingwood Estates Subdivision, at 5320 Blackberry.

Councilman Reyna amended the motion, seconded by Councilman Dean to include, under the direction of Development Director Flores to have the Planning and Zoning Commission evaluate the area to see if any changes need to be addressed in the City's Master Plan. Upon vote, Mayor Riley announced the amendment to the motion carried.

Upon vote, Mayor Riley announced that the original motion to approve the rezoning of the property was approved unanimously.

**Consider Action on M&C # 09-05-11, a Sign Variance Request by Dr. Edmund Meier, Applicant and Property Owner, for a Variance to Chapter 14, "Zoning," Section 14.02305, "Regulations for All Districts," Sub-section (m), "Overlay Districts," Appendix C, Section G(2.i), "Prohibited Signs," to Allow an Electronic Reader Board Sign at 6701 Bandera Road. (Flores)**

Development Director Flores presented the information on a sign variance request by Dr. Edmund Meier, to allow an electronic reader board sign at 6701 Bandera Road. She explained that the proposed sign does not appear to be a substantial change from the existing sign; it

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would also be convenient for the applicant and would give the sign a modern and updated look.

Councilman Reyna noted that legislature passed a law that stated that municipalities had to outlaw L.E.D signs by a specific date or the city would be precluded from doing so in the future. Therefore, Leon Valley City Council decided to outlaw all of them and handle L.E.D signs on a case by case basis by variance.

Development Director Flores explained that Dr. Meier's electronic reader board would not have bright, flashy, or distracting items on the sign. Dr. Meier's reiterated Ms. Flores's statement and added that the main reason for the request was to update the outdated sign, as well as, diminish the unwanted profanity that gets displayed on his current sign, which has removable hardware.

A motion was made by Councilman Reyna, seconded by Councilman Dean, to approve the sign variance. Upon vote, Mayor Riley announced that the motion carried.

**Consider Action on M&C # 09-06-11, a Public-Private Partnership With The Friends Of Leon Valley Public Library for the Purpose of Completing The Leon Valley Public Library Children's Wing Expansion and Authorizing the City Manager to Represent the City of Leon Valley in the Partnership and to Allocate Fiscal Year 2012 Budget Dollars as Needed on the City's Behalf. (Trent/Word)**

Grant Writer Word communicated that this item formalizes the existing relationship between the City of Leon Valley and The Friends of the Library, providing confirmation of the partnership when soliciting funds for the library expansion project.

A motion was made by Councilwoman Baldrige, seconded by Councilman Dean, to approve public-private partnership with The Friends of Leon Valley Public Library for the purpose of completing the Leon Valley Public Library children's wing expansion and authorizing the City Manager to represent the City of Leon Valley in the partnership and to allocate Fiscal Year 2012 budget dollars as needed on the city's behalf. Upon vote, Mayor Riley announced that the motion carried.

**Discussion Agenda**

**City Manager's Report (Longoria)**

**A. Informational Issues.**

City Manager Longoria provided a review of the Fiesta Dodge Dealership Land Use Planning Workshop, held on August 31, 2011. He presented an overview of the technical panel involved and their suggested uses for the site. Further, Mr. Longoria explained that all the options that were provided by the panel were for mixed use development, to include upscale high density units.

Mr. Longoria concluded that the next step would be to host a public forum to present these options to the citizens, in order to engage in a dialogue for the best use of the property.

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**Other informational issues**

City Manager, Longoria announced the following upcoming events:

1. Diez Y Seis de Septiembre, Children's Wing Benefit dinner theater on September 16, 2011 at 6:30 p.m. at the Conference Center.
2. Rabies Vaccination Clinic on Saturday, September 10, 2011 from 10a.m. – 12p.m. at the Leon Valley Community Center.

**B. Future Agenda Items.**

City Manager Longoria announced the following future agenda items:

1. National Night Out Proclamation, September 20, 2011.
2. Renewal of Juvenile Curfew Ordinance, October, 2011
3. Towing Contract, November, 2011.
4. Library Architecture Design Service Contract.
5. Zoning Amendments, September 20, 2011

**Citizens to be Heard.**

Economic Development Director Ryan, stated that FRUZEN a new frozen yogurt business in Leon Valley is having their grand opening on September 10, 2011 at 10am and encouraged attendance.

**Announcements by the Mayor and Council Members**

Councilman Reyna invited the Council to TML's semiannual meeting to be held in Pearsall on Friday, September 9, 2011 at 5:30p.m.

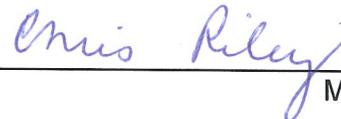
Councilwoman Baldrige announced that the Historical Society will be hosting its annual fund raiser on October 28, 2011. She stated that the tickets are \$35 for and Italian dinner and silent auction. Further, she asked if the city could review a no smoking ordinance.

Mayor announced the following community events:

- A. Grandparents Day Celebration, September 11, 2011, 2 – 4 p.m., Leon Valley Community Center, 6427 Evers Road, Leon Valley, 78238.
- B. September 11, 2011 Patriot Day Remembrance Ceremony, 4 – 7 p.m., Leon Valley Conference Center, 6421 Evers Road, Leon Valley, 78238.
- C. Councilman Paul Biever's Birthday, August 20, 2011.

**Adjourn**

Hearing no further business, a motion was made by Councilwoman Hill, seconded by Councilwoman Baldrige to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 8:42 p.m.

  
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Mayor

ATTEST:

  
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Human Resources Director

