

**CITY COUNCIL MEETINGS OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, DECEMBER 2, 2008**

The City Council of the City of Leon Valley, Texas, met on the 2nd day of December 2008 at 5:30 p.m. at the Leon Valley Conference Center, at 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

SPECIAL CITY COUNCIL WORKSHOP - 5:40 P.M.

Call to order.

Mayor Riley called the meeting to order at 5:40 p.m. and asked that the minutes reflect that all members of Council were present: Manea, Reyna, Baldrige, Dean, and Nelson.

City Manager Lambert, City Secretary Feutz, Assistant City Secretary/HR Officer Caldera, Fire Chief Irwin, and Assistant City Attorney Onion were also present.

Presentation and discussion with representatives from the Bexar County and the City of San Antonio on the Bexar County Flood Control Project and its coordination with the City of San Antonio's Parks and Recreation Department's programs and plans for the Crystal Hills Park area and status report on Huebner Creek Enhanced Conveyance Project progress.

Mayor Riley explained that she had asked that an update be given from Bexar County on how the proposed Huebner Creek project may affect the planned joint park with San Antonio at the Crystal Hills area.

Art Villarreal, from Bexar County Infrastructure Services, and Marty Christofaro, a consultant to Bexar County for the flood control project, were present along with Jamaal Moreno - Landscape Architect for Park Projects Services Division of the San Antonio Parks and Recreation Department, Raymond Castro - Acting Assistant Director of Park Operations, and Brandon Ross - Special Projects Manager of Linear Creek Greenways.

Mr. Villarreal reviewed the history of Bexar County's involvement with Leon Valley in regards to the Huebner Creek Enhanced Conveyance Project. He stated that since he last met with City officials and residents in 2007, Bexar County did hire a consultant, studies have begun, and now they have received the preliminary engineering report which looks at options to minimize flooding along Huebner Creek. Mr. Villarreal explained that when Leon Valley adopted FEMA maps, they adopted a floodway, which does not permit any building in the floodway, but does allow some building in the floodplain. He explained that this was different from the City of San Antonio ordinance, which had adopted flood zones. He also noted that when these maps were adopted, the homes along Huebner Creek were already built. Mr. Villarreal reported that the preliminary engineering report indicates there is a 99% chance of property buyouts as part of the flood control project. He stated that Bexar County has more confidence now in making a recommendation to buyout properties but there would be no Bexar County action without an interlocal agreement with Leon Valley that will need City Council's approval. Mr. Villarreal also explained that with removal of some homes from the floodway, other homes currently in the floodway may then be considered out of the floodway and into the floodplain zone. Mr.

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Villarreal stated that after the draft report comments are returned to Bexar County, they will send a copy of the recommendations to Leon Valley.

Discussion continued on how properties are bought out which will include a fair market value set with a licensed appraiser and an environmental site assessment. A letter with the appraisal offer goes to the landowner and then the landowner can also get their own appraisal. Mr. Villarreal stated that more details would be researched to give to City Council.

Marty Christofaro explained that the study took 4-6 months and that study showed that, in the Leon Valley area, there is insufficient capacity in Huebner Creek to prevent flooding. He stated that some of the study recommendations will recommend property buyouts along Huebner Creek and channel improvements that will widen the channel to a 300-foot wide bottom and about ten feet deep. Mr. Christofaro stated that the channel will be grass lined with gently sloping sides with some aquatic features and trees and grass.

Mr. Villarreal stated that the proposed property buyout and channel revisions would save about 70 homes by moving them out of the floodway when about 30 homes were purchased and removed from the floodway. He stated that a public meeting is needed to move forward and the City will be asked to consider a resolution to support the buyouts as a flood control option. He then would also schedule the public meetings with the public to inform the public of the recommendations of the study and the option available to them. Answering questions from Council, Mr. Villarreal stated that there are no payments to the City for lost ad valorem tax revenue with the removal of any homes.

Mr. Lambert stated that there were four things that Leon Valley wanted Bexar County to consider in this flood control project: potential detention ponds north of Bandera Road, soccer fields that can also be used as detention ponds at the end of El Verde Road, hike and bike trails along the creek, and to protect the integrity of the Raymond Rimkus park.

Mr. Villarreal stated that the report on the project should be complete by February 2009, then three to four months would be taken for comments and he expected that by the end of summer 2009, the project would be ready to move forward with any buyouts and channel work.

Councilmembers expressed their concern for any plans for buyouts until the residents involved were presented with all the solutions to be considered for the flood control project. Mr. Villarreal stated that he would need City Council approval to even offer the buyout as an option for the homeowners.

Councilman Reyna stated that he didn't feel that Council would object to Bexar County laying out all the options for the property owners and that Council would have to review the project report to see how proposed flood control improvements would affect the entire city.

Discussion shifted to the impact of the flood control measures on the proposed Crystal Hills Park at the border of Leon Valley and San Antonio. Brandon Ross reported on his work to monitor flood control work to minimize impact on the environmentally sensitive park area by preserving trees and vegetation along the creek bed corridors.

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Resident Hubert Lange asked if there were any plans to raise Evers Road and to put large creek flow ducts under a raised road to prevent future road closures and to allow for a walkway under the roadway. No plans for road changes were presented

Resident Al Uvietta asked if the creek bed rim will be wide enough to allow for hike and bike trails. Mr. Ross stated that after decisions are made regarding the final creek bed area, these issues could be addressed.

Brief discussion followed on the use of part of the City of San Antonio's Crystal Hills Park for a Leon Valley March 2009 Volksmarch and questions were directed to Raymond Castro for follow-up.

Mr. Villarreal stated that after the preliminary engineering reports review is completed, a report will be sent to Leon Valley, probably in January - February 2009, and then a meeting should be set up for the citizens to be hear the findings.

Adjourn.

Mayor Riley thanked everyone for bringing the information to Council. Hearing no further comments, a motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to adjourn the meeting, and Mayor Riley announced the meeting adjourned at 6:35 p.m.

REGULAR CITY COUNCIL MEETING - 7:00 P.M.

Call to order and Pledge of Allegiance.

Mayor Riley called the meeting to order at 7:00 p.m. and asked that the minutes reflect that the following members of Council were present: Manea, Reyna, Baldrige, Dean, and Nelson.

City Manager Lambert, City Secretary Feutz, HR Officer/Assistant City Secretary Caldera, Fire Chief Irwin, Community Development Director Flores, Economic Development Director Ryan, and Assistant City Attorney Onion were also present.

Mayor Riley asked members of Boy Scout Troop 685, to lead the assembled group in the pledge of allegiance and then thanked them for their help.

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 from that agenda for further discussion. Hearing no requests, Mayor Riley then asked if anyone in the audience wished to address the Council.

Resident Walter Geraghty addressed Council reporting that plastic drinking cups with advertisements had been thrown into driveways throughout the Pavona Place Subdivision from Papa John's Pizza at 6387 Babcock Road. Mr. Geraghty asked when does advertising become littering and asked the City to help stop this activity.

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Resident Rudy Garcia reminded Council that the citizens voted for the Economic Development sales tax and asked Council to consider the impact of their decisions on economic development in Leon Valley.

City Manager Lambert introduced the new Animal Control Officer, Ricky Williams, to Council and the audience. He reported on Mr. Williams' work experience and Mr. Williams thanked Council for the opportunity to work with Leon Valley.

Seeing no one else to 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 action to approve minutes of the Special City Council Meeting of November 13, 2008 and the Regular City Council Meeting of November 18, 2008 (Feutz).

Consider M&C # 12-01-08 with attached ordinance - a request to approve the tax roll for the City of Leon Valley, Texas for the year 2008 (V. Wallace).

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

Regular Agenda

Specific Use Permit Case No. # 08-262 with attached ordinance - a request by Jackie Castillo, applicant, to allow "operation of a child care facility," in a B-1 (Small Business) zoning district, being Lot 2, Block 2, 4446G, Peterson Subdivision, located at 7305 Huebner Road (Flores). The Zoning Commission recommended approval of the request, by a vote of 7 to 0 on November 25, 2008 (Flores).

A. Public Hearing on Specific Use Permit Case # 08-262.

Community Development Director Flores addressed Council stating that the case was a request from applicant Jackie Castillo to allow the operation of a Child Care Facility in a B-1 (Small business) zoning district at 7305 Huebner Road. Ms. Flores reviewed the surrounding zoning and land uses and the platting and zoning history of the property. She reported that the applicant's site plan met the minimum requirements for site plan development and the Traffic Impact Analysis submitted by the applicant indicated that the proposed use will generate less than 100 peak hour trips. Ms. Flores reported that ten letters were mailed to property owners within 200 feet of the site and no letters were returned in favor of nor in opposition to the case and that two letters had been returned as undeliverable.

Zoning Commission Chair Guerra reported that on November 25, 2008, the Zoning Commission asked questions during their review as to the hours of operations, the number of children, was the play area safe with Huebner Road traffic close by, and all questions were answered to the Commission's satisfaction. He reported that the Commission voted seven to zero to recommend approval of Specific Use Permit Case # 08-262.

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Mayor Riley opened the public hearing at 7:17 p.m. and invited anyone in the audience to come forward to address Council on the case. See no one come forward, Mayor Riley closed the public hearing at 7:18 p.m.

B. Council to consider action on Specific Use Permit Case # 08-262 and attached ordinance.

A motion was made by Councilmember Dean, seconded by Councilmember Nelson to approve Specific Use Permit Case # 08-262 as presented. Upon vote, Mayor Riley announced the request was approved.

Specific Use Permit Case # 08-263 with attached ordinance - a request by Chris Charo, agent for the applicant, to allow "new construction of a shopping center adjacent to a residential zoning district," in a B-2 (Retail) zoning district being Lot 31, Block 9, CB 4432, Leon Valley HEB Shopping Center Subdivision, located in the 6900 block of Bandera Road. The Zoning Commission recommended approval of the request by a vote of 7 to 0 on November 25, 2008. (Flores).

A. Public Hearing on Specific Use Permit Case # 08-263.

Community Development Director Flores addressed Council presenting case information for Specific Use Permit Case # 08-263, a request to allow new construction of a shopping center adjacent to a residential district in a B-2 (Retail) zoned district in the 6900 block of Bandera Road. She reviewed surrounding zoning and land uses and the platting history of the property. She reported that the proposed shopping center will be 10,500 square feet and she reported that the site plan met the minimum requirements for site plan development. Ms. Flores reported that eighteen letters were mailed to property owners within 200 feet of the site and no letters were returned in opposition to nor in favor of the case. She also reported that one letter had been returned as undeliverable.

Zoning Commission Chair Guerra reported to Council that on November 25, 2008, the Commission reviewed this case and voted seven to zero to recommend approval of Specific Use Permit Case # 08-263 as presented. He reported on the questions raised by the Commission and that they had taken into consideration SDAT recommendations when reviewing the case.

Applicant Chris Charo was present and answered questions on the construction and proposed tenants for the facility. He reported on possible tenants for the building's three suites. He stated that Gabriel's Liquor store is under contract, he is in negotiations with another tenant at this time and one suite is still not under contract. He explained that the building is 10,500 square feet of concrete tilt wall construction. Ms. Flores noted that the applicant has been notified of the requirement for an eight-foot fence between his business and residential properties abutting his site.

Mayor Riley opened the public hearing at 7:26 p.m. and invited anyone from the audience to come forward to address Council on the case.

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Resident Nancy Marin addressed Council asking that perhaps with the Sustainable Design Assessment Team's (SDAT's) recommendation for the city center to be located close to this area, a decision on the case should be postponed until the final SDAT recommendations are received.

Resident Ashmeena asked about the size of the building and if tenants had already committed to leases. Mr. Charo reviewed that building size and prospective tenants as previously stated.

Resident Anke Sanchez reported many problems with other businesses in that area who have fences in disrepair, early hours of trash removal disturbing the neighbors, and birds gathering for the trash discarded by those businesses. The resident was encouraged to contact Code Enforcement for those issues.

Seeing no one else to come forward, Mayor Riley closed the public hearing at 7:35 p.m.

B. Council to consider action on Specific Use Permit Case # 08-263 and attached ordinance.

A motion was made by Councilmember Nelson, seconded by Councilmember Dean, to approve Specific Use Permit Case # 08-263 as presented. Upon vote, Mayor Riley announced the motion carried.

Zoning Case # 08-381 with attached ordinance - a request by A&H Best Investments LLC, applicant, to rezone approximately 5.35 acres of land from B-2 (Retail) to MX-1 (Mixed Use), being Lots 3, 4, and the remainder of Lot 5, Block 1, Ginger Subdivision, in the 7400 block of Huebner Road, at the intersection of Evers Road. The Zoning Commission recommended denial of the request by a vote of 4 to 3 on November 25, 2008.

A. Public Hearing on Zoning Case # 08-381.

Community Development Director Flores addressed Council presenting the case particulars for Zoning Case # 09-381, a request by A&H Best Investments, LLC, to rezone approximately 6.2 acres of land from B-2 (Retail) to a MX-2 (Mixed Use) zoning district in the 7400 Block of Huebner Road, at the intersection of Evers Road. Ms. Flores explained that surrounding zoning and land uses and the history of other rezoning cases involving portions of this property: B-2 (Retail) to B-3 (Multiple -Family Dwelling) denied in 1979, R-1 (Single Family) to B-1 (Small Business) - approved in 1984, and from B-1 (Small Business) and B-2 (Retail) to R-3 (Multiple Family Dwelling) - denied in 1991. Ms. Flores also reviewed the uses allowed in Mixed Use development, as she reported that this rezoning case would be the first new MX-1 (Mixed Use) zoning district in the City. Ms. Flores also reviewed the Master Plan recommendations for the Huebner Road Corridor, the Canterfield Area, and the Pavona Place Area.

Zoning Commission Chair Guerra reported to Council that the Commission had considered this zoning case on November 25, 2008 and had considerable discussion. He described the issues brought up to include: the slope of the land and stormwater runoff issues, parking issues - particularly alleyway parking, narrow streets and fears of overflow parking in surrounding neighborhoods, increased traffic on Huebner Road, and the high percentage of residential uses

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proposed for this project (75%) versus business development (25%). He also stated concerns that the Zoning Code's information on mixed use development does not provide guidance on the percentages of residential/business uses acceptable for "mixed use" zoning. Mr. Guerra explained that the Zoning Commission looked at the zoning change request knowing that the developer will have to return with a Specific Use Permit before any development of the project can begin and with the Specific Use Permit, the developer could change the number of residential areas and business areas. Mr. Guerra also reported the Zoning Commission's vote, on November 25, 2008, of 4 to 3 to recommend denial of the zoning case.

Ms. Flores reported that of the required 43 letters were mailed to property owners within 200 feet of the proposed rezoning site, and of those, no letters were returned in favor of the project, six (6) letters were returned opposed to the rezoning, and one letter was returned as undeliverable. She reported that 843 postcards were mailed to the entire Pavona Place Subdivision, Grass Valley Subdivision, and the Canterfield Subdivision, Units 1, 2, and 4 as directed by Council at their November 18, 2008 meeting. Additionally, Ms. Flores reported that following an August 6, 2008 Town Hall Meeting conducted by the applicant to inform the public of their proposed mixed use development, the City received 91 form letters in opposition to the proposal; thirteen of those letters were duplicates and four of the letters were from property owners within the 200 feet of the proposed rezoning site.

Agents for the applicant, David Salazar and Don Griffin, addressed Council explaining that their project met the minimum requirements for a mixed use zoning district. Mr. Salazar indicated that their project proposes a gated community with private 30-foot wide roads as an amenity. He stated that stormwater concerns would be addressed by their engineer during the Specific Use Permit (SUP) portion of their development case. He described how the developers addressed concerns for all traffic ingress and egress to Huebner Road and were now changed to offer one entrance for the residential community to Evers and one to Huebner Road. Additionally, there would be one drive to retail areas from Evers Road. Mr. Salazar stated that they were also waiting for the final SDAT report so that they could incorporate recommendations from that study into their project. He stated that all front yard maintenance would be handled by professional landscaping company as part of the homeowners' dues. He addressed property values of surrounding residential areas and proposed that his residential project would have \$80 - \$85 per square foot starting costs which he reported would be higher than current surrounding development.

Councilmembers asked about green space that had been shown on other variations of the proposed development plan, a pavilion with a detention pond on original plans, and about the types of exterior building material to be used for the project. Councilmembers also questioned if there were any provisions in the code for allowing a zoning decision to be reversed if the follow-on specific use permit is not approved for the site and who could apply for the zoning designation to be reversed. Councilmembers expressed their concerns for the Master Development Plan prepared by the applicant as part of the mixed use zoning case.

City Attorney Onion indicated that to reverse a zoning designation, a new zoning case would have to be filed. Ms. Flores indicated that the City could be the applicant for the rezoning case. Mr. Onion stated that the matrix for the MX-1 (Mixed Use) zoning district indicates that the application for the mixed use zoning district will include a Master Development Plan layout and

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it appears that the Master Development Plan is approved with the zoning case for Mixed Use zoning.

Agents Griffin and Salazar asked if the zoning could be made conditional upon the Specific Use Permit approval and stated that they would love to work with the City but needed some better guidelines. They stated that they have made 14 renditions of the proposed Master Plan to meet requests and they need 62-70 residential units in the project plan to make the retail portion of the project viable.

Mayor Riley opened the public hearing at 8:45 p.m. and invited members of the audience to address Council on the case.

Resident Liz Maloy, 7411 Chenal Point, addressed Council stating that Pavona Place residents had submitted their input for the Pavona Place Master Plan provisions that did not include multi-family zoning near it. She expressed her opposition to the case citing proposed changes to Evers Road with a recent MPO Grant application, increased traffic on Huebner and within Pavona Place Subdivision that she would attribute as negative effects from the high density, multi-family zoning proposed within this mixed use development.

Resident Jeton Kellogg, 6615 Fontana Point, addressed Council stating that she had collected the petition in opposition to the project which was given to the City following the Town Hall Meeting in August. She stated that residents are concerned about the properties becoming rental properties for low income individuals, opposed to increased traffic in the area, and feared that the residential portion of the project would be built first and the retail portion would never be finished.

Resident Walter Geraghty of 7315 Ellerby Point, addressed Council expressing his opposition to the project and complained about the late arrival of the notice of the meeting. He asked Council to stick with the 2003 Master Plan recommendations for the property and to vote against the zoning change.

Resident Angelina Lopez, 6739 Peach Tree Drive, addressed Council expressing her opposition to the case due to the existing high density of the area, water issues, and increased work for current police and fire services and traffic.

Resident Nancy Marin, 7222 Forest Meadow, addressed Council expressing her opposition to the rezoning case citing rental property concerns and street maintenance issues.

Resident Louise Malouff, Fontana Point, addressed Council stating that she did not receive the post card announcing the meeting, and she expressed her opposition to the rezoning request.

Resident Kellogg returned to the podium reminding Council of the almost 100 residents had submitted letters in opposition to the rezoning case earlier in the year.

Resident Lopez also returned to the podium asking how the developer proposed to address ADA parking with such limited parking areas on the plan.

Hearing no one else, Mayor Riley closed the public hearing at 9:05 p.m.

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B. Council to consider action on Zoning Case # 08-381 with attached ordinance.

Councilman Reyna asked Counsel how a zoning decision could be reversed and City Attorney Onion answered that a new zoning case would have to be filed. Mr. Onion again reminded Council that they did not have a Master Development Plan that is required with the mixed use zoning case, but only a "preliminary" plan.

Councilmembers expressed their concerns about approving any zoning district change to mixed use zoning without a firm Master Development Plan, protecting the property for its best commercial use, the percentage of residential versus commercial development for mixed use zoning, and their expectations that at least 35% - 45% of the property would be developed with commercial uses.

City Manager Lambert indicated that in other cities with planned unit districts, the master development plan is approved before the zoning is approved and that he felt that the mixed use zoning application requiring a Master Development Plan was intended to give the same results for Leon Valley.

Discussion continued on zoning code requirements for Council action on the case until a motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to table action on the case. Following discussion, both Councilmembers withdrew their motions.

City Manager Lambert addressed Council regarding complaints of late delivery of meeting notice. He reminded Council that they voted on the evening of November 18, 2008 to also notify residents of the Pavona Place, Canterfield, and Grass Valley subdivisions of the Council meeting hearing. He stated that the notices went to press and mailing on November 19, 2008 and that those who were required to be notified within 200 feet of the case site, had already been notified prior to that date.

A motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to postpone action on the case to a later date to be determined. Following discussion, a motion to amend the motion was made by Councilman Reyna, seconded by Councilman Dean, to postpone Council action until the first regular City Council meeting of March 2009.

Upon a roll call vote, Councilmembers Manea, Reyna, Baldrige, Dean, and Nelson all voted to approved postponing Council action until the first regular City Council meeting of March 2009. Mayor Riley announced that by unanimous vote, action on the rezoning request would be postponed until the first regular City Council meeting of March 2009.

At 9:35 p.m., Mayor Riley asked for a five minute intermission.

Consider action on M&C # 11-04-08 - a request by Ali Khalil, owner of \$5 Carwash for a variance to Chapter 5, "Signs," Section 5.3.3, "Free-Standing Signs," to allow two (2) free-standing sign poles with the addition of an LED sign on less than 250-feet of frontage at 6780 Bandera Road. This case was originally heard on November 18, 2008, but action was postponed until December 2, 2008 for additional information from the applicant. (Flores).

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Reconvening Council to open session, Mayor Riley asked for this case to be presented. Community Development Director Flores addressed Council reminding them that on November 18, 2008, they considered this case and action was postponed until this meeting. She reminded everyone of the current situation with two (2) free-standing pole signs on the \$5 Car Wash property and the requirements of the current codes restricting free standing signs on properties with 250 feet or less of frontage to only one free standing sign. She stated that the carwash frontage is approximately two hundred feet (200') long and the second free-standing sign pole is in non-conforming status. Ms. Flores stated that with the request to change signs, the business must request a variance to the Sign Code or remove one of the existing poles with its sign. She reported that the applicant now has changed his request so that signs on the existing 32-foot pole will be removed to allow a LED sign which will now measure approximately 57.75-square feet and the pole will be reduced to measure 19-ft in height.

Ms. Flores reviewed the reasons for variances according to the code and showed photos of the business site.

The business manager, Curtis Herbsled, addressed Council stating that they are not adding a sign, but rather putting up a more attractive, larger sign with the LED sign and hope that it improves his business. He requested Council's favorable approval of the sign variance.

Council discussion involved clarification of what signs would remain, no further installation of signs for other tenants in the building, and that the signs were 131 feet apart currently.

A motion was made by Councilmember Dean, seconded by Councilman Reyna, that the variance would be for: the LED sign is to be no larger than 55 total square feet, that the pole will be no higher than 19 feet, that other signs on that pole will be removed, and that the new sign must be installed within 120 days of this date. Upon vote, Mayor Riley announced that the motion carried.

Consider action on Resolution # 08-008 - a City of Leon Valley external web links policy (City Attorney).

City Attorney Onion addressed Council explaining that this resolution will provide guidance for posting non-City weblinks on the City's website.

Following brief discussion, a motion was made by Councilmember Dean, seconded by Councilman Reyna, to approve the resolution. Upon vote, Mayor Riley announced the motion carried.

Consider action on an Ordinance dedicating certain municipal real property as a natural area park (City Attorney).

City Attorney Onion explained that with the new ordinance the 36.739 acres owned by the City and currently leased to the Leon Valley Historical Society, would be dedicated as a natural area park. He explained that only after a public hearing and vote by the City Council, the City could utilize and enhance that property by granting easements for municipal and private utilities and other improvements. Mr. Onion also informed Council that the natural area currently known as the Huebner-Onion Natural Area Park would remain a natural area for the benefit of

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the citizens of the city until a citywide election was held and a majority of the voters agreed to change the use of the park.

Mayor Riley asked that a definition of "natural area" be included in the ordinance. She recommended wording from the Texas Parks and Wildlife Code and the Texas Local Parks Land Grant Programs Manual from January 2008 to better define "natural area" in the ordinance.

Natural Areas are defined as sites having valuable or vulnerable natural resources, ecological processes, or rare, threatened, or endangered species of vegetation or wildlife and are areas that are significant for their relatively undisturbed ecosystem which exhibit regionally representative geological, floral, faunal, or hydrological features. Further, natural areas have the potential to serve recreation needs and can serve as greenbelts/open spaces; locations for passive activities; preservation areas for unique natural features; and interpretive sites which highlight or explain ecosystem processes.

A motion was made by Councilmember Baldrige, seconded by Councilmember Nelson, to approve the ordinance amended with recommended definitions of "natural area". Upon vote, Mayor Riley announced that the ordinance with the definition amendment was approved.

Discussion Agenda

Street engineers to make presentation on Poss Road traffic control issues (De La Garza/Gonzalez/Lambert).

Mr. Lambert addressed Council to report on information given by engineer Edward De La Garza regarding his review of the intersection of Poss Road and Evers Road and traffic control issues for said intersection. For a traffic signal installation, the cost estimate was \$130,000 and for a flashing beacon, similar to one at the intersection of Evers Road and Seneca Road, the estimated cost was \$50,000. Mr. Lambert stated that traffic calming speed humps could be used on Poss Road or the less effective installation of stop signs could provide minor traffic calming for the intersection of Trotter Lane at Poss Road.

Resident Pete West, of 7215 Poss Road, recommended that traffic calming devices be placed about three-quarters of the way down Poss Road between the intersections of Poss/Trotter and Poss/Evers Roads. It was also recommended that any trees blocking the view of traffic control devices be trimmed. Mr. Lambert also reported that the stop signs at Evers/Poss all had red flags on them to attract drivers' attention.

Following discussion, it was recommended that staff return with an ordinance for Council's consideration for two stop signs to be placed at the Poss Road and Trotter Lane intersection.

City Manager's report (Lambert).

- A. **Introduction of new Animal Control Officer, Ricky Williams.**
See Citizens to be Heard above.

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B. Update on the 2009 Community Leadership Program.

Mr. Lambert announced that the 2009 program dates would be 8:30 a.m. - 12:30 p.m. on Saturdays, February 7, and 21, 2009. He stated that application information would be in the next Lion's Roar and on the website. It was agreed that the class must have eleven (11) students in order for the class to be held.

C. Update on SDAT final report.

Mr. Lambert reported that they had not received word yet from the American Institute of Architect's SDAT regarding the final report, but that a workshop date was being considered for working on the SDAT recommendations, the El Verde by 2020, and the strategic plan.

D. Report on holiday closure dates.

Mr. Lambert announced that City offices would be closed on December 25 and 26, 2008 for the Christmas holidays. He noted that emergency services would continue regular service. He also announced City Hall would be closed Thursday, January 1, 2009, but open for a half-day schedule on Friday, January 2, 2009. Councilmembers suggested that the City Manager consider closing City Hall for the half-day on January 2, 2009 and give the employees off for that additional day.

Citizens to be heard.

Mayor Riley asked if anyone in the audience wished to address Council.

Resident, Vicki Jamvold, of Poss Road, addressed Council stating that her tree at Poss/Evers Road does not block traffic's view of the signage. She stated that she would prefer flashing red lights and reported that there was an accident at the intersection two weeks ago.

Resident Walter Geraghty, of Pavona Place, addressed Council concerning "beggars" at the Wurzbach and Bandera Road area. He reported that the individuals are there in the Taco Cabana area between 3:00 p.m. - 4:00 p.m. working traffic and the restaurant parking lot and then hop on the bus and leave after about 20-30 minutes. He asked Council about no soliciting rules in commercial areas. Mr. Geraghty also asked the City to address a homeless man who he reported is living in front of the storefront at the empty Western Auto Shop on Bandera Road. Mr. Geraghty stated that new business owners are not going to look at relocating to one of our vacant business sites if there are homeless individuals sleeping in front of the businesses. Mr. Geraghty also announced that a new American Legion Post # 336 will have a get-together on Wednesday, December 17, 2008 at 7:30 p.m. in the City Council Chambers. He asked Councilmembers to help welcome this new addition to Leon Valley and he thanked the Mayor for her support of the new American Legion Post.

Hearing no one else, Mayor Riley asked for announcements from Councilmembers.

Announcements.

- A. Reports of holiday activities in the City: December 1, 2008 - Holiday Lighting Event, Breakfast with Santa (12/06/08), Holiday Concert (12/14/08), Trade & Market Day (12/13/08).**

**CITY COUNCIL MEETINGS OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,
TEXAS, DECEMBER 2, 2008**

Mayor Riley reported on the Holiday Lighting Ceremony of December 1, 2008, She also announced Breakfast with Santa on December 6, 2008, Trade and Market Days on December 13, 2008, and the Holiday Concert of December 14, 2008.

- B. Report on correspondence received from Walter Geraghty, Commander of the new American Legion Post No. 336 inviting Council to attend their first meeting to be held on Dec. 17, 2008 at 7:30 p.m. in the Council Chambers.**

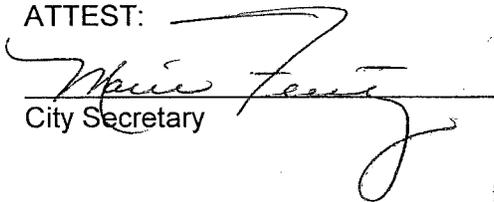
Mayor Riley again thanked Mr. Geraghty for inviting Council to participate in the new American Legion Post 336's get together on December 17th.

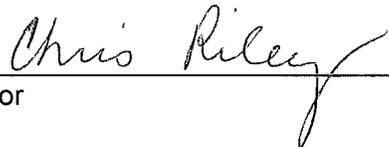
Councilman Reyna asked for clarification on the City's policy for replacing old traffic signs in the City. Mr. Lambert said he would look into the matter.

Adjourn.

Hearing no further business, a motion was made by Councilman Reyna, seconded by Councilmember Dean, to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 10:50 p.m.

ATTEST:


City Secretary


Mayor

