

**CITY COUNCIL MEETING OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY,  
TEXAS, JULY 14, 2008**

The City Council of the City of Leon Valley, Texas, met for a Special City Council Meeting on the 14<sup>th</sup> day of July 2008 at 4:00 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 - 4:00 P.M.**

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**Call to Order.**

Mayor Riley called the meeting to order at 4:10 p.m. and asked that the minutes reflect that the following members of Council were present: Manea, Baldrige, and Dean. Mayor Riley announced that Councilman Reyna was running late and had notified her and that Councilmember Nelson would not be in attendance.

City Manager Lambert, City Secretary Feutz, and Interim Development Director Flores were also present.

**Presentation and discussion on potential development of vacant property at Huebner and Evers Roads.**

Mayor introduced visitors to the meeting, David Salazar, whom she stated that she and the City Manager had met with about a week before. Mayor Riley also welcomed residents in attendance.

Mr. Salazar handed out maps of the conceptual plan for a proposed mixed use development planned for the corner of Evers and Huebner Roads. Mr. Salazar introduced other members of his team in attendance: Donald H. Griffin Sr. of Land Development Services, Adolfo Garza of A&A Best Investments.

Mr. Salazar reviewed research and studies done of other successful mixed use developments in the area, the advantages of the proposed development site, and market to which this development would target as homeowners. He explained that the development team is in the feasibility study portion of the project to see if Council will support the idea of a mixed use development for this site within the time constraints for purchase and financing of the project so that the project development is economically feasible. He stated that he understood that a zoning change would have to be approved before this site was developed as a mixed use site.

Councilman Reyna arrived at 4:15 p.m.

Mr. Salazar presented an illustration and description of their proposed development project that included a mixture of proposed town homes and retail businesses to include a corner green site that would be donated to the City.

Mayor Riley proposed that the development wait until after the Sustainable Design Assessment Team project be completed this Fall. Mr. Salazar reported that he has reviewed other studies that the American Institute of Architects has recently done and this development team felt that their proposed project would fall in line with AIA development projects. He reported that the project hoped to bring a design that was environmentally efficient and sensitive to the area's needs, including stone and masonry, copper awnings, with possible life tile roofs. He also

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reported that there were discussions of using recycled water for irrigation and possible rain runoff collections from metal rooftops. He displayed drawings of an entry from Huebner Road to parking for retail spots, and the proposed entry and access into the residential areas.

When questioned about the types of retail businesses would be targeted for the site, Mr. Salazar stated that they would be as allowed under the zoning and would be targeted to also be supported by the area residents, including those living in the planned development. Mr. Salazar stated that the property was 5.35 acres and was too small to have a planned town square. He stated that typically one needs at least 12 acres for a town square. He did state that the corner area to be donated to the City could be used as a site for the City to use for an identity marker and the City Parks Department to maintain.

General discussion included proposed value of planned town homes to be in the \$150,000 range as two-story town homes. Mr. Salazar proposed that the residential properties would have development front yard maintenance and would be a gated residential area. Mr. Salazar stated that once the financing was in place, he estimated about 18-24 months to project completion, with actual building construction being phased in with residential units to begin first. Mr. Griffin indicated that the proposed development would have 35' wide streets with one-way traffic flow which will allow for space for on-street parking without interfering with traffic flow. He also described fencing and wall-type fencing in some areas for noise control. Mr. Salazar indicated that the demographics of the area will drive the types of retail businesses that will succeed at this site.

Resident Liz Maloy commended the project for parking planned to be inside the project rather than immediately off Huebner or Evers Road and Mr. Salazar stated that he will need a variance to the 25' setback requirements with that rear building parking plan. Ms. Maloy asked about the percentage of homes will be allowed as investment owner properties and Mr. Salazar stated that investor owners would be discouraged for residential properties for financial reasons. Ms. Maloy also raised the question of safety for proposed development traffic exiting the development onto Huebner Road and she proposed that the entrance to the project be moved further east on Huebner Road so as not to conflict with the existing Pavona Place development traffic, and with Huebner traffic heading west that already stacks in the afternoons for the left turn lane at Huebner at Evers. She expressed her concerns about traffic exiting from this development and using the Pavona Place development as their cut-through to get back to Evers Road. A suggestion was made by Councilman Reyna to consider an exit-only access onto Evers Road from the development and Mr. Salazar stated that they would work with the City on the traffic circulation issues.

City Manager Lambert asked the development team again if they would wait until January 2009 to begin this project and they answered, "No." When asked if development incentives would help them wait, their answer was still not favorable to any delay with the project. When asked about a "drop dead date," Mr. Salazar stated that they have about a 30-60 day feasibility window to move on this project. Mr. Salazar indicated that their original development design was for traditional retail development with asphalt parking, but that the development team was also not trying to be adversarial to the City's wishes.

Resident Maloy asked if the City would consider extending the 200-foot notification requirement for the zoning hearings for this project which will be bordering on three established neighborhoods.

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Mayor Riley and Councilman Reyna recommended a town hall meeting with area residents to allow the developers to present their project and to hear concerns of the residents before their project comes for formal hearing before Council and the Zoning Commission. Councilmembers asked the City Manager to assist with the coordination of the town hall meeting for the development team.

**Adjourn.**

After thanking the development team for their presentation and for being responsive to requests by the City in their development plans, and hearing no further business, a motion was made by Councilman Reyna, seconded by Councilmember Baldrige, to adjourn the meeting. Hearing no objections, Mayor Riley announced the meeting adjourned at 5:25 p.m. and thanked everyone for their participation in the meeting.

ATTEST:

Chris Riley  
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Mayor

Marie Feutz  
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City Secretary

*Approved by City Council unanimous vote at the August 5, 2008 Regular City Council Meeting*