

# NOTICE OF PUBLIC MEETING

## AGENDA

### LEON VALLEY CITY COUNCIL MEETING

TUESDAY, APRIL 3, 2012, 7 P.M.

LEON VALLEY CITY HALL, CITY COUNCIL CHAMBERS  
6400 EL VERDE ROAD, LEON VALLEY, TEXAS 78238

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#### REGULAR MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 7 P.M.

1. **Call the City of Leon Valley Regular City Council Meeting to Order, Determine a Quorum is Present, and Pledge of Allegiance. (Mayor Riley)**
2. **Citizens to be Heard and Time for Objections to the Consent Agenda.**  
*"Citizens to be Heard" is for the City Council to receive information on issues that may be of concern to the public. The purpose of this provision of the Open Meetings Act is to ensure that the public is always given appropriate notice of the items that will be discussed by the Council. Should a member of the public bring an item to the Council for which the subject was not posted on the agenda of that meeting, the Council may receive the information, but cannot act upon it at that meeting. They may direct staff to contact the requestor or request that the issue be placed on a future agenda for discussion by the Council.*

**Note:** City Council may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however City Council may present any factual response to items brought up by citizens [Attorney General Opinion – JC 0169].

#### Consent Agenda

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Council or have been previously discussed in Open Session and will be enacted with one motion. There will be no separate discussion of these items unless a Council Member so requests.*

3. **Consider Approval of the Meeting Minutes of the March 20, 2012 Leon Valley Regular City Council Meeting.** *This agenda item will allow the City Council to consider approval of the draft minutes of the Leon Valley Regular City Council Meeting of March 20, 2012. (Willman)*
4. **Consider Approval of the Meeting Minutes of the March 24, 2012 Leon Valley Special City Council Meeting.** *This agenda item will allow the City Council to consider approval of the draft minutes of the Leon Valley Special City Council Meeting of March 24, 2012. (Willman)*

#### Regular Agenda

5. **Conduct a Public Hearing and Consider Specific Use Permit Case # 2012-270, with Attached Ordinance, a Request by Barry Williamson, Applicant and Property Owner, for a Specific Use Permit to Construct and Operate an "Office" Specifically a Department of Public Safety Driver's License Mega-Center Adjacent to an R-1 (Single-Family Dwelling) Zoning District," on a B-2 (Retail) Zoned Property, in the 7400 Block of Huebner Road, Being 3.4 Acres of a 5.3 Acre Tract in the Sustainability Overlay, M&C # 03-10-12. On**

**March 27, 2012, the Zoning Commission recommended approval of the request by a vote of 4 to 3.** *This agenda item will allow the City Council to conduct a public hearing and consider approval of Specific Use Permit Case # 2012-270, with attached Ordinance, a request by Barry Williamson, Applicant and Property Owner, for a Specific Use Permit to construct and operate an "office" specifically a Department of Public Safety Driver's License Mega-Center adjacent to an R-1 (Single-Family Dwelling) Zoning District, on a B-2 (Retail) Zoned Property, in the 7400 Block of Huebner Road, Being 3.4 Acres of a 5.3 Acre Tract in the Sustainability Overlay. On March 27, 2012, the Zoning Commission recommended approval of the request by a vote of 4 to 3. (Flores)*

- A. **Discussion by the City Council.**
- B. **Open Public Hearing.**
- C. **Close Public Hearing.**
- D. **City Council to Consider Action.**

### Discussion Agenda

- 6. **City Manager's Report. (Longoria)**
  - A. **Informational updates, as may be required**
  - B. **City Council/City Manager Retreat/Work Session, May 18, 2012 at 9 a.m. at the Kinman House, 6417 Evers Road, Leon Valley, 78238.**
  - C. **Town Hall Meeting, April 14, 2012 at 9 a.m. at City Hall, 6400 El Verde Road, Leon Valley, 78238, with City Hall Tours immediately following.**
  - D. **Town Hall Meeting, April 28, 2012 at 9 a.m. at City Hall, 6400 El Verde Road, Leon Valley, 78238, with City Hall Tours immediately following.**
  - E. **Approved Minutes of City-Affiliated Boards, Committees, and Commissions.** *This agenda item will allow the City Council to review the work of City-affiliated boards, committees, and commissions through the publication of approved meeting minutes on an ongoing basis.*
    - (1) Community Events Committee, January 19, 2012 Approved Meeting Minutes.
    - (2) Community Events Committee, February 16, 2012 Approved Meeting Minutes.
    - (3) Earthwise Living Committee, December 13, 2011 Approved Meeting Minutes.
    - (4) Leon Valley Economic Development Corporation, October 11, 2011 Approved Meeting Minutes.
    - (5) Leon Valley Economic Development Corporation, February 22, 2012 Approved Meeting Minutes.
    - (6) Leon Valley Zoning Commission, February 28, 2012 Approved Meeting Minutes.
    - (7) Tree Advisory Board, January 18, 2012 Approved Meeting Minutes.
    - (8) Tree Advisory Board, February 22, 2012 Approved Meeting Minutes.
  - F. **Future Agenda Items.**
    - (1) Agreement with CPS Energy regarding use of the Community Improvement Economic Development (CIED) Funds, April 17.
    - (2) Leon Valley Historic Society Annual Report, April 17.
    - (3) Executive Session, Elijah Group versus the City of Leon Valley, April 17.
- 7. **Citizens to be Heard.**
- 8. **Announcements by the Mayor and Council Members.**

*At this time, reports about items of community interest regarding which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as:*

*expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley Council or a City official.*

**Community Events:**

- April 7:** Next Quarterly Walk with the Mayor. Meet at Tellez, 6501 Bandera Road, at 8:30 a.m. The walk will wind through Seneca Estates (Seneca I).
- April 14:** Pet Vaccination Clinic, 10 a.m. – 12 Noon, Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78238.
- May 19:** Annual Pet Parade, 10 a.m. – 12 Noon, Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78238.
- May 20:** Taste of Leon Valley, 2 p.m. - 6 p.m., Leon Valley Community & Conference Centers, 6421 & 6427 Evers Road, Leon Valley, Texas 78238.

**Executive Session**

9. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations, 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).
10. **Adjourn.**

I hereby certify that the above NOTICE OF PUBLIC MEETING AND AGENDA OF THE LEON VALLEY CITY COUNCIL were posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on March 30, 2012 by 1:00 p.m. and remained posted until after the meeting hereby posted concluded. This notice was likewise posted on the City website at [www.leonvalleytexas.gov](http://www.leonvalleytexas.gov). This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours ahead of the meeting. To make arrangements call (210) 684-1391, Ext. 216.



  
Janie Willman, City Secretary

## Agenda Item 3

### CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS MARCH 20, 2012

The City Council of the City of Leon Valley, Texas, met on the 20<sup>th</sup> of March, 2012 at 7:00 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:

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#### **REGULAR MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 7:00 P.M.**

**1. Call the City of Leon Valley Regular City Council Meeting to Order, Determine a Quorum is Present, and Pledge of Allegiance.**

Mayor Riley called the Regular City Council Meeting to order at 7:00 p.m. with all City Council Members in attendance: Hill, Reyna, Baldrige, Dean, and Bieber.

City Staff in attendance: City Manager Longoria, City Attorney McKamie, City Secretary Willman, Community Development Director Flores, Economic Development Director Mora, Finance Director Wallace, Fire Chief Irwin, Police Chief Wallace, and Assistant Public Works Director Stolz.

Boy Scout Isiah Hough, Troop 680, a student of Communication Arts High School, led the assembly in the Pledge of Allegiance.

**2. Citizens to be Heard and Time for Objections to the Consent Agenda.** No citizens came forward to address the City Council.

#### **Consent Agenda**

**3. Consider Approval of the Meeting Minutes of the March 6, 2012 Special Joint Leon Valley City Council and City of Leon Valley Economic Development Corporation Board Meeting.** The City Council approved the draft minutes of the March 6, 2012 Special Joint Leon Valley City Council and City of Leon Valley Economic Development Corporation Board Meeting.

Motion by Councilman Reyna and second by Councilman Bieber to approve Consent Agenda Item 3. The motion carried on unanimous vote of the City Council. There were no votes against and no abstentions. Mayor Riley announced the motion carried.

#### **Regular Agenda**

**4. Consider a Request by the Los Leones Student Arts Festival Planning Team for a Fee Waiver Allowing Participants to Pay Only Half the Amount Required for Temporary Food Permits, M&C # 03-06-12.** The City Council approved a request to waive the cost of the temporary food permits for participants of Los Leones to pay only half of the cost of the current fees at \$20 per permit.

Community Development Director Flores introduced this item to the City Council. Ms. Flores introduced Dave Gannon who was present from Northside Independent School District to speak on behalf of the request. Mr. Gannon explained that all ten vendor groups are student organizations that use the event as a fund raiser. He noted that the

**CITY COUNCIL MEETINGS OF THE CITY OF LEON VALLEY, TEXAS  
MARCH 20, 2012**

increase in fees would impact the student organizations. It was noted that both Council Members Hill and Reyna are members of the Northside Independent School District Foundation and are not benefitting from voting on the matter this evening. City Attorney McKamie noted that it is not necessary for City Council Members to recuse themselves from voting on a matter because they are members of a related non-profit board.

Motion by Council Member Baldrige and second by Council Member Hill to approve the granting of the waiver of half the cost of the current \$20 fees because of the partnership between the Northside Independent School District, the City of Leon Valley and the public purpose of supporting fine arts education. The motion carried on unanimous vote of the City Council. There were no votes against and no abstentions. Mayor Riley announced the motion carried.

5. **Consider Authorizing the City Manager to Enter into a Contract for Incident Management and Consent Tows, along with Towing for the City of Leon Valley's Vehicle Fleet with Banis Towing, M&C # 03-07-12.** The City Council authorized the City Manager to enter into a contract with Banis Towing for private consent tows as well as towing for the City of Leon Valley's vehicle fleet for an initial five year period with one five year extension.

Police Chief Wallace introduced this agenda item to the City Council. Chief Wallace made a presentation to the City Council detailing the process used in determining Banis Towing as the selected vendor.

There was a question about what happens if the contractor doesn't perform in terms of meeting response times due to the recommended five year contract period. Chief Wallace indicated that the contract language under consideration would allow for the City monetary incentives if the vendor does not meet response times. An attendant question was raised about granting and renewing a contract of this nature, whether it could be for three periods, or be ongoing if satisfactory performance is obtained. There was staff and other City Council input affirming the five year length of the contract recommendation as being in proportion to the capital costs involved in acquiring and maintaining very expensive equipment for the operation of a towing business.

City Attorney McKamie responded to the question raised about the options to renew a contract of this nature, noting that a five year contract with five year extensions up to a 15 year maximum is an acceptable range, if the City Council so desires. He said that it is inappropriate to have ongoing contracts.

Motion by Councilman Dean and second by Councilman Bieber to authorize the City Manager to enter into a contract for Incident Management and Consent Tows along with towing for the City of Leon Valley's vehicle fleet with Banis Towing for a period of five years with a five year extension. The motion carried on unanimous vote of the City Council. There were no votes against and no abstentions. Mayor Riley announced the motion carried.

6. **Consider an Ordinance Repealing and Replacing Appendix A Fee Schedule Article A11.000 Water and Sewer Fees, Section A11.001, Subsection (g) Edwards Aquifer Authority Fee, of Ordinance No. 11-018, and Providing a Conflicts Provision to Increase the Edwards Aquifer Authority (EAA) Fee from \$.1637 per 1,000 gallons**

## Agenda Item 3

### CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS MARCH 20, 2012

to **\$.2578 per 1,000 gallons as mandated by the EAA, M&C # 03-08-12.** The City Council adopted Ordinance 12-003, increasing the Edwards Aquifer Authority (EAA) Fee from \$.1637 per 1,000 gallons to \$.2578 per 1,000 gallons as mandated by the Edwards Aquifer Authority.

Assistant Public Works Director Stolz made a presentation to the City Council on this agenda item.

Motion by Councilman Dean and second by Council Member Hill to adopt the Ordinance approving the Edwards Aquifer Authority increase in water fees for Fiscal Year 2012. The motion carried by a vote of 4 in favor and 1 abstention. Voting Aye: Hill, Reyna, Baldrige, and Dean. Abstaining: Bieber. Mayor Riley announced the motion carried.

City Attorney McKamie recommended to staff that the adopted Ordinance caption include an effective date of the first day of the water billing cycle for April, 2012, with publication, as required by law, and providing a conflicts provision, as noted in the body of the enabling ordinance.

Adopted Ordinance No. 12-003, "Repealing and Replacing Appendix A Fee Schedule Article A11.000 Water and Sewer Fees Section A11.001, Providing an Effective Date of the First Day of the Water Billing Cycle for April, 2012, with Publication, as Required by Law, and Providing a Conflicts Provision."

### Discussion Agenda

#### 7. **City Manager's Report. (Longoria)**

**A. Informational updates, as may be required.** Mr. Longoria informed the City Council about the voter informational flyer developed and reviewed by counsel. He informed the City Council about the Notices of Election to be published in English and Spanish in the upcoming City Lion's Roar. He invited those present to attend the Special Town Hall Meeting on March 24 at 9 a.m. followed by City Hall Tours.

Mr. Longoria asked the City Council about scheduling the City Council – City Mahnager Retreat Work Session. Staff will be calling the City Council to determine a preferred date to enable the entire City Council to attend.

Mr. Longoria informed the City Council that four major contracts are up for renewal this year including: Solid Waste Management, City Engineers, City Attorney Services, and the City Audit Contract.

Council Member Hill asked about the progress of a procedure for reviewing City contracts. City Manager Longoria indicated there is a first draft developed but it is still under review with hopes to bring it back to the City Council within the next two months.

**B. Monthly Departmental Reports.** There were no questions raised about the Monthly Departmental Reports.

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- C. Financial Statement for the Month of February 2012.** Finance Director Wallace made a presentation on the Financial Statement for the Month of February 2012.
- D. Approved Minutes of City-Affiliated Boards, Committees, and Commissions.** This agenda item allows the City Council to review the work of City-affiliated boards, committees, and commissions through the publication of approved meeting minutes on an ongoing basis.
- (1) BOMA, Leon Valley Business Owners' and Managers' Association Meeting Minutes, September 13, 2011, and January 10, 2012 Meeting Minutes
  - (2) Earthwise Living Committee, January 31, 2012, February 7, 15, and February 21, 2012 Meeting Minutes.
  - (3) Park Commission, October 10 and November 14, 2011 Meeting Minutes. Park Commission, January 9, 2012 Meeting Minutes.
- E. Future Agenda Items.**
- (1) Agreement with CPS Energy regarding use of the Community Improvement Economic Development (CIED) Funds.
- 8. Citizens to be Heard.** Following the vote, Mr. Don Banis, Banis Towing, 6213 Grissom, and former City Council Member Cathy Nelson, 6702 Yellow Rose, thanked the City Council for voting to contract with Banis Towing.
- 9. Announcements by the Mayor and Council Members.**
- Community Events:**
- March 24: Public Safety and Support Services Open House Tour, 6400 El Verde Road, Leon Valley, 78238, 9:00 a.m.-1:00 p.m.
  - March 31: 16<sup>th</sup> Annual Los Leones Student Arts Festival, Leon Valley Community & Conference Centers, 6421 & 6427 Evers Road, Leon Valley, 78238, 8:30 a.m.-2:00 p.m.
  - April 7: Next Quarterly Walk with the Mayor, re-scheduled from March 31 due to conflict with Los Leones. Meet at Tellez, 6501 Bandera Road, at 8:30 a.m. The walk will wind through Seneca Estates (Seneca I).
  - April 14: Pet Vaccination Clinic, 10 a.m. – 12 Noon, Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas 78238.

Councilman Bieber noted that there is a federal law that impacts public swimming pools that mandates having a wheelchair lift being installed.

Council Member Baldrige noted that the Forest Oaks Garden Club cleared about \$500 for the Garden Club's projects.

Councilman Reyna received a \$50 gift card to Barnes and Noble as an appreciation for his participating in a conference. He donated it to the City of Leon Valley.

Council Member Hill invited those present to the Town Hall Meeting on March 24 at 9 a.m. She also invited those present to attend the Commemoration Planning Meeting on Saturday at the Leon Valley Public Library.

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MARCH 20, 2012**

Mayor Riley mentioned the upcoming DPS Mega Center on the Zoning Commission's meeting and a possible tour, depending on the progress of the Pflugerville Mega Center which is under construction. The City Manager will check and inform the City Council.

**Executive Session**

10. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

There was no Executive Session held under this agenda item.

11. **Adjourn.** Motion to adjourn without objection at 7:55 p.m. by Mayor Riley. There being other business to come before the City Council, Mayor Riley adjourned the meeting.

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Mayor Chris Riley

ATTEST:

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Janie Willman, City Secretary

## Agenda Item 4

### CITY COUNCIL MEETING OF THE CITY OF LEON VALLEY, TEXAS MARCH 24, 2012

The City Council of the City of Leon Valley, Texas, met on the 24<sup>th</sup> of March, 2012 at 9:00 a.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:

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#### **SPECIAL MEETING OF THE CITY OF LEON VALLEY CITY COUNCIL, 9:00 A.M.**

**1. Call the City of Leon Valley Special City Council Meeting to Order, and Determine a Quorum is Present.**

Mayor Riley called the Special City Council Meeting to order at 9:09 a.m. with the following City Council Members in attendance: Hill, Baldrige, and Dean.

City Staff in attendance: City Manager Longoria, City Secretary Willman, Economic Development Director Mora, Fire Chief Irwin, and Police Chief Wallace.

**2. Citizens to be Heard.** No citizens came forward to address the City Council.

#### **Town Hall Agenda**

**3. Conduct a Town Hall Meeting on the Proposed Public Safety & Support Services Facility, and Special Bond Election scheduled for May 12, 2012, M&C # 03-09-12.**

*This agenda item will allow the City Council to conduct a Town Hall Meeting to present information on the Proposed Public Safety & Support Services Facility and the Special Bond Election on May 12, 2012, regarding proposed improvements to the City Fire, Police, and Support Services facilities. (Yarnell, Dean, Hill, Chief Wallace, Chief Irwin, and City Manager Longoria)*

Mayor Pro Tem Dean briefed the assembly on the history of how this issue came to the City Council since the Town Hall Meeting in January 2011. Mayor Pro Tem Dean introduced Council Member Hill who detailed the work of the Capital Facilities Committee and how it developed a plan and recommendations that forms the basis of the Bond Election to be held on May 12, 2012. Council Member Hill introduced Capital Facilities Committee Chair Olen Yarnell. Mr. Yarnell introduced the Capital Facilities Committee Members. Mr. Yarnell introduced City Manager Longoria.

City Manager Longoria made a brief presentation to the assembly which included the history of former bond elections held in the City of Leon Valley through the current City facilities. Mr. Longoria introduced Fire Chief Irwin. Fire Chief Irwin made a brief presentation to the assembly. Fire Chief Irwin introduced Police Chief Wallace. Police Chief Wallace made a brief presentation to the assembly.

Randall Iglehart, 5832 Grass Hill Drive, asked questions of clarification involving cost overruns and the start date if the Bond passes. Mr. Longoria responded to the questions including the contingency costs factored in. He noted that if the Bond passes, the sale of bonds could be as soon as June with construction as early in January to February in 2013 with completion by 2014; or about 18 months to two years, from start to finish.

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MARCH 24, 2012**

Myra Whitlock, 7111 Forest Pine, asked if the Bond Election would be a standalone election. Mayor Riley responded that there would a General Election for City Council Place 2, Place 4, and the Mayor.

- 4. Adjourn.** Mayor Riley made a motion to adjourn without objection at 10:10 a.m.

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Mayor Chris Riley

ATTEST:

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Janie Willman, City Secretary

## Agenda Item 5

### MAYOR AND COUNCIL COMMUNICATION

DATE: April 3, 2012

M&C: # 03-10-12

TO: MAYOR AND CITY COUNCIL

SUBJECT: CONDUCT A PUBLIC HEARING AND CONSIDER SPECIFIC USE PERMIT CASE #2012-270, WITH ATTACHED ORDINANCE, A REQUEST BY BARRY WILLIAMSON, APPLICANT AND PROPERTY OWNER, TO CONSTRUCT AND OPERATE AN "OFFICE," SPECIFICALLY A DEPARTMENT OF PUBLIC SAFETY (DPS) MEGA CENTER, ADJACENT TO R-1 (SINGLE-FAMILY DWELLING) ZONED DISTRICT, BEING 3.4 ACRES OF A 5.3 ACRE SITE, IN THE 7400 BLOCK OF HUEBNER ROAD

#### **PURPOSE**

The applicant and property owner, Barry Williamson, has applied for a Specific Use Permit to construct and operate an "office," specifically a Department of Public Safety (DPS) Mega Center, adjacent to an existing R-1 (Single-Family Dwelling) district. Per Section 14.02.662, "Exceptions," Part (a), "where the proposed new construction of freestanding buildings...abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit."

The site plan meets the minimum requirements for streetscape/landscape, parking, lighting, trash receptacles, 8-foot vision proof fence with landscape buffering, traffic circulation and impact, and other overlay design requirements.

Per the 200-foot legal notification requirement fifty (50) property owners were notified of the Specific Use Permit request. There were seventeen (17) notices received in opposition to the request, one (1) letter was received in favor and two (2) were returned undeliverable. Additionally, as directed by the City Council in M&C 02-06-12, extended notification beyond the 200-foot requirement was sent to 315 property owners in the surrounding area. Several petitions from the extended notification resulted in 126 signatures in opposition to the project. There were also 45 signatures via petition that were beyond the extended notification area.

#### **FISCAL IMPACT**

The applicant paid \$500 for the consideration of the Specific Use Permit Application.

#### **PROPERTY TAX IMPACT**

The building is estimated to be valued at \$2.5 million which translates to approximately \$13,300 in property tax revenue to the City.

#### **RECOMMENDATION**

On March 27, 2012 the Zoning Commission recommended approval of SUP #2012-270 noting that the request was consistent and compatible with the Master Plan, protected the health, safety and welfare of the general public and protected and preserved the rights of property owners affected by the request, by a vote of 4-3.

**Agenda Item 5**

**S.E.E IMPACT STATEMENT**

***Social Equity*** –The Specific Use Permit application is allowing the applicant’s request to be considered, as well as allowing for comment from adjacent neighbors affected by the proposed center. The DPS Office will provide licensing, driver’s records, and address change services to the Leon Valley community and the northwest area. In addition to this the DPS Office provides law enforcement support and regulatory services which could be a helpful partnership between the Leon Valley Police Department and the State.

***Environmental Stewardship*** – The applicant is landscaping by adding trees, shrubbery and plants to the area enhancing the environment and promoting carbon neutrality.

***Economic Development*** – The DPS Office will not generate sales tax; the property on which the building would be constructed however, would generate ad valorem taxes. The State presence within the City of Leon Valley is also an attractive element to potential developers that may be interested in bringing their business to Leon Valley.

APPROVED: \_\_\_\_\_

DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING COMMENTS: \_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Janie Willman, City Secretary



CASE WORKSHEET  
Specific Use Permit Case No. 2012-270  
 (page 1 of 2)

Applicant:	Barry Williamson, applicant (att.1).
Request:	To allow the construction and operation of an "Office," specifically a Department of Public Safety Driver's License Mega-Center adjacent to an R-1 (Single-Family Dwelling) zoning district," on a B-2 (Retail) zoned property in the Sustainability Overlay. Per Chapter 14, "Zoning Ordinance," Section 14.02.381, "Permitted Use Table," this use is allowed by right in the B-2 (Retail) zoning district with a Specific Use Permit (att.3).
Site:	3.4 acres of a 5.3 acre tract (out of the Manuel Tejada Survey No. 89, abstract No. 74, section 5, CB 4445), located in the 7400 block of Huebner Road in City of Leon Valley, Bexar County, Texas and more particularly described in the deed recorded in volume 3711, page 1427, real property records of Bexar County, Texas (att.1&2).
Surrounding Zoning/Land Use:	Surrounding zoning consists of: To the north, developed and undeveloped R-1 (Single-Family Dwelling) and developed R-6 (Garden Homes) - <i>Pavona Place Subdivision</i> ; to the south developed B-2 (Retail) and developed R-1 (Single-Family Dwelling) - <i>Grass Valley Subdivision</i> ; to the east, developed R-1 (Single-Family Dwelling) - <i>The Canterfield Subdivision Units 1 and 4</i> ; and to the west developed and undeveloped B-2 (Retail) and developed R-6 (Garden Home) (att. 4).
History:	<ul style="list-style-type: none"> <li>➤ 1979 - request to rezone from B-2 (Retail) to R-3 (Multiple-Family Dwelling) - DENIED</li> <li>➤ 1984 - request to rezone an adjacent property from R-1 (Single-Family Dwelling) to B-1 (Small Business) - APPROVED</li> <li>➤ 1991 - request to rezone from B-1 (Small Business) and B-2 (Retail) to R-3 (Multiple-Family Dwelling) – DENIED</li> <li>➤ 2008 – request to rezone from B-2 (Retail) to a MX-1 (Mixed Use) zoning district (att.1&amp;2) - DENIED</li> </ul>
Master Plan:	The 2009 Master Plan, Section 5CC, Huebner Road Corridor and Section 7N Canterfield Area address this area in general noting that any development of vacant areas zoned B-2 (Retail), should be considered for rezoning to R-1 (Single Family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden Home), R-7 (Multi-Family Medium Density) and MX-1 (Mixed Use). Additionally, development along Huebner is not to have an outlet for traffic through the Canterfield Subdivision.
Staff Comments:	<ul style="list-style-type: none"> <li>➤ As a basic planning principle B-2 (Retail) is meant to act as a buffer for residential zoning. Retail zoning is intended to furnish goods and "services" to residential areas, is less intense in nature than B-3 (Commercial) zoning and limits the amount of outside storage and intrusion a use can have on an area.</li> <li>➤ The applicant's site plan meets the minimum site plan development standards.</li> <li>➤ This property will need to be platted prior to building permit issuance. A plat application is in processing.</li> </ul> <p>Per Chapter 14, "Zoning Ordinance," Section 14.02.551(4b), "Traffic Impact Analysis," the applicant submitted a Level 1, Traffic Impact Analysis, which indicated that the proposed activity generates more than 100 peak hour trips.</p>

Attachments: 1) Application 2) Design Statement 3) Location Map 4) Zoning Map 5) Site Plan 6) letters/petitions



CASE WORKSHEET  
Specific Use Permit Case No. 2012-270  
**(page 2 of 2)**

200-Foot Property Owner Notification	Letters Mailed: <u>50</u> Mailed <u>1</u> In Favor <u>17</u> Opposed <u>2</u> Returned, unable to deliver <u>18</u> Total responses received as of March 29, 2012 <u>315</u> Courtesy Notices were Sent to Property Owners Outside 200-feet
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<b>Specific Use Permit#: 2012-270</b>		
<b>Response from Constituents</b>		
<b><i>Within 200 Feet (50 Letters x 2)</i></b>		
Opposition	Support	Returned
17	1	2
<b><i>Extended Notice (315 Letters x 2)</i></b>		
Opposition	Support	Returned
126	0	2
<b><i>Beyond Extended Notice</i></b>		
Opposition	Support	
45	0	
<b>Total Responses</b>		<b>144</b>

<b>Assumptions:</b>		
Letters Sent		Response Rate
Within 200 Feet	100	18%
Extended Notice	630	20%
<b>TOTAL</b>	<b>730</b>	<b>20%</b>

ORD. NO. \_\_\_\_\_

AN ORDINANCE

GRANTING A SPECIFIC USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF AN "OFFICE" SPECIFICALLY A DEPARTMENT OF PUBLIC SAFETY (DPS) MEGA-CENTER, ADJACENT TO AN R-1 (SINGLE-FAMILY DWELLING), BEING 3.4 ACRES OUT OF A 5.3 ACRE TRACT OF LAND IN THE 7400 BLOCK OF HUEBNER ROAD

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

1. A Specific Use Permit is granted allowing the construction and operation of an "Office," specifically a Department of Public Safety (DPS) Mega-Center adjacent to an R-1 (Single-Family Dwelling) zoning district," on a B-2 (Retail) zoned property in the Sustainability Overlay, being 3.4 acres out of a 5.3 acre tract of land in the 7400 block of Huebner Road, (out of the Manuel Tejada Survey No. 89, abstract No. 74, section 5, CB 4445) and particularly described in case file Specific Use Permit Case No. 2012-270 and M&C 03-10-12.
2. The City staff is hereby authorized to issue said Specific Use Permit when all conditions imposed by the City Council and as reflected in the Specific Use Permit Case No. 2012-270 have been complied with in full.

PASSED and APPROVED this the 3<sup>rd</sup> day of April, 2012.

\_\_\_\_\_  
Chris Riley, Mayor

ATTEST:

\_\_\_\_\_  
Janie Willman, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

# LEON VALLEY

## SPECIFIC USE PERMIT APPLICATION FORM (please print or type in black)

### Personal Information

Name of Applicant: ALAMO PARK PROPERTIES, LLC, Barry Williamson, Mgr.

Address: 8226 Bee Cave, Austin, TX 78746

Phone No: Home ( ) Work (512) 306-9171 Fax (512) 306-1308

Status (check one):  Owner  Agent (if agent, attach notarized Letter of Authorization)

### Property Description

Address: 7400-7420 (?) Huebner Rd, Leon Valley, TX

Legal Description: See attached

Current Zoning: B2

Proposed Use & Description: Office building

Existing Property Use or State None: None

Acreage and/or Square Footage: 5.349 ac

Does owner own adjacent property?  Yes  No

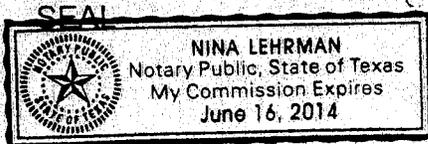
Structure (check one):  Addition to existing building - \_\_\_\_\_ sf OR  New construction

I hereby certify that I have read and examined this application and the attached instruction sheet and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with whether specified herein or not. I agree to be bound by, and to comply with any terms or conditions imposed by such permit. I further acknowledge that the granting of a Specific Use Permit does not presume to give authority to violate or cancel the provisions of any other state of local law regulating the use of the property.

Barry Williamson 1/26/12  
Signature of Applicant Date

BEFORE ME, A Notary Public in and for Texas County, TX, on this date personally appeared Barry Williamson (Applicant) who duly states that all facts on this application are true to the best of his/her knowledge.

SWORN TO and SUBSCRIBED before me this 26<sup>th</sup> day of January, 2012.



Nina Lehrman  
Notary Public, Bexar County, Texas  
My Commission expires: 6-16-2014

## DEVELOPMENT DESIGN STATEMENT

In accordance with the "Specific Use Permit" application requirements of the City of Leon Valley, Alamo Park Properties, LLC does hereby State:

The nature of our proposed development is to construct a 25,000 square foot office facility in accordance with all local, City, and State codes including any special requirements of the City of Leon Valley. The End-user will be the State of Texas, Department of Public Safety. The office building will be used for issuance and matters related to holders of a Texas Driver License.

Our Architects and Engineers have prepared the Plans and Specifications for your review, using the "Staff Review Criteria" and the "Detailed Site Plan Requirements Checklist" from page(s) 5-7 of the "Specific Use Permit Application" as well as the criteria outlined in the Leon Valley "Sustainability Overlay" and the City's Master Plan. We have confirmed that access to all public and private utilities can be achieved. Ingress/Egress considerations have been made and the design submitted for your approval. Screening for mechanical units as well as fencing to separate the development from residential will be installed. In our plan, all existing natural features will be preserved and a "New Landscaping Plan" is attached as part of our submittal. Our plan also includes accommodations for non-motorized travel.

By using the checklist(s) provided and following all the aforementioned ordinances and standards, we have completed preliminary plans for the proposed development.

We sincerely appreciate all the kind assistance that we have received from the Community Development Department of the City of Leon Valley. Please address any request for information and all questions to our Project Manager, Thomas R Robertson. 806.576.6141

HOURS OF OPERATION

8A - 5P M-F

(TR)

## ALAMO PARK PROPERTIES LLC

8226 Bee Cave Rd

Austin, TX 78746

March 21, 2012

Citizens of Leon Valley,

The Texas Facilities Commission has completed an agreement with Alamo Park Properties, LLC, to locate the Newest Texas Department of Public Safety Mega Driver License Service Center in Leon Valley. The new location is a now vacant 3 acre tract of land owned by Alamo Park in the southeast corner of the Huebner and Evers intersection. We wanted to take this opportunity to provide you all with information regarding this project which may help you better understand what this project is about and what it will provide for the City.

In an effort to meet the growing need for more efficient Driver license services, the State has developed a new facilities design concept that will allow quicker service and ease of access. What makes this project unique is that the State will be leasing the facility from a private property owner, Alamo Park Properties. Alamo Park will be required to meet all local, City and State requirements for design and appearance including the Leon Valley Sustainability Overlay and the Specific Use Permit Requirements; all part of the permitting process in the City of Leon Valley. The preliminary construction design is complete and has been submitted to the Community Development department in accordance with their strict requirements. The design submittal includes a Traffic Impact Analysis, completed by a professional registered Engineer. Now that the City Community Development Department requirements have been met, the City's Planning and Zoning Council has scheduled the Specific Use Permit hearing for Tuesday, March 27, 2012.

While other locations could have been considered for this facility, Leon Valley was selected as an appropriate location to serve the surrounding communities' needs. With Leon Valley being selected, it will reap the benefits a facility such as this brings to a community. Driver License offices bring economic development opportunities. The City of Pflugerville desired the economic advantages the Mega Centers bring so much that they offered economic incentives to the developer and site development considerations. While the owner did not ask the City of Leon Valley for any such incentives or considerations, the City will still receive all the benefits, including a strong law enforcement presence on the site. The troopers in the Driver License Mega Center can arrest and detain people with outstanding warrants. These people would be detained in one of four holding cells in the facility and then be transported to jails elsewhere. No one will be locked up overnight at the Mega Center; it is not a jail.

The construction of this facility is anticipated to be completed by September 2012 at a cost of several million dollars. Once completed, the facility will house 52 full time employees serving the public 5 days a week. With several million dollars added to the Leon Valley tax roll and an estimated 25 million dollars spent citywide by patrons over the next ten years, the sales and Real Estate tax benefits will be substantial. This tax revenue will enhance the City's ability to fund its stated Mission. Among the many locations which were considered for this facility, the State felt Leon Valley was an appropriate selection deserving of all the benefits.

We believe our project is consistent with and supportive of Leon Valley's stated economic development mission:

***"To facilitate economic development activities that assist in developing and sustaining businesses to create a strong local economy, in an effort to provide a better quality of life for the citizens of Leon Valley, as well as focusing on redevelopment to enhance the community, revitalize the Bandera Road corridor, and increase sales tax revenue."***

Alamo Park Properties appreciates all the support we have received from the citizens and municipal leaders of Leon Valley. We understand that there may have been some misunderstandings about our development plan. However, when all the facts are considered, we think you will agree that this is a great project. We look forward to talking with you and hope to earn your support.

If you have unanswered questions or concerns please feel free to contact myself or our Project Manager, Thomas Robertson, at 806-576-6141 or our general contractor, Cliff Woerner at 512-458-3000. Thank you for your consideration.

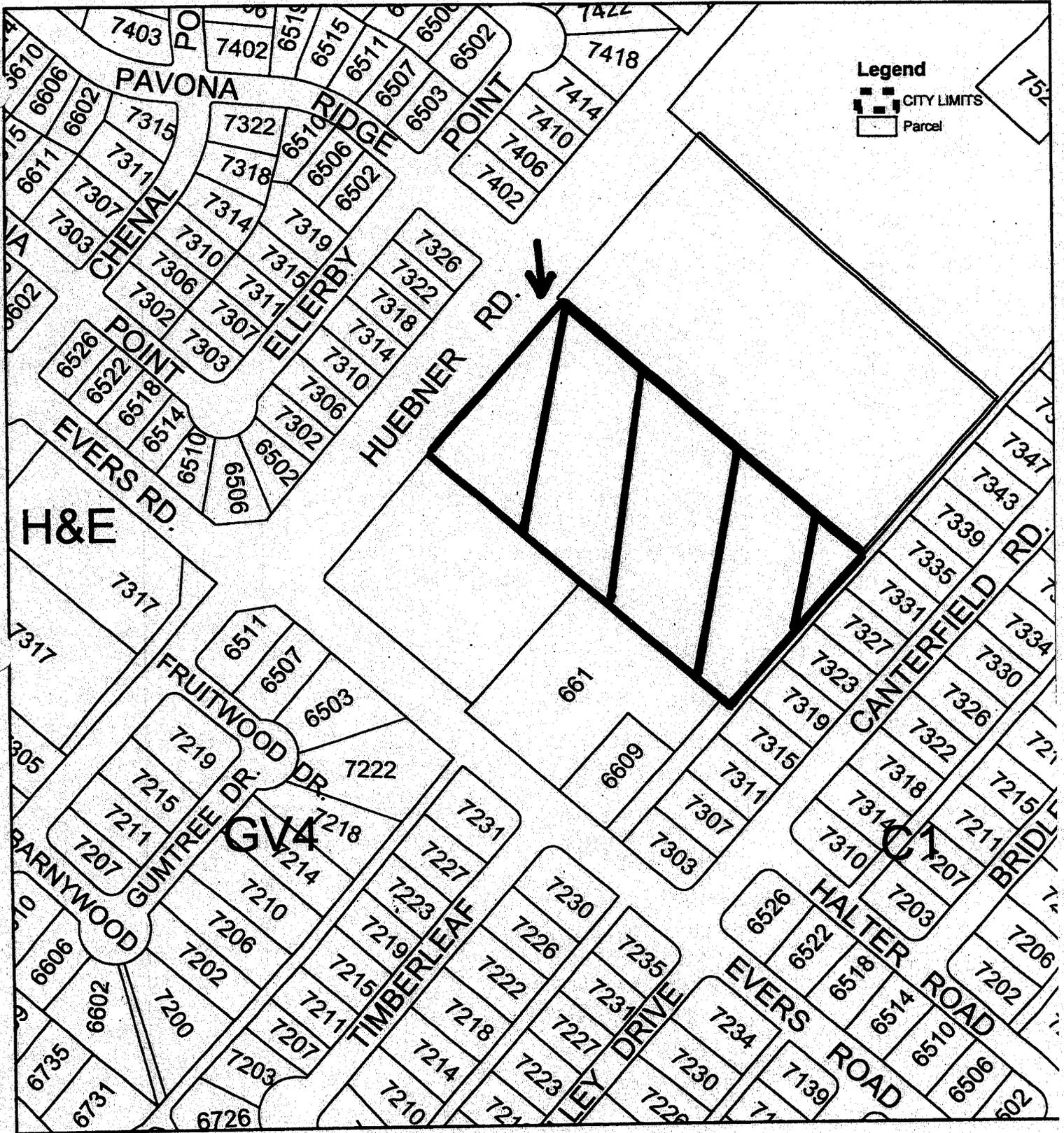
Very truly yours,

Barry Williamson, Manager, Alamo Park Properties LLC

Cliff Woerner, President , Kiki Constructors, LLC

Thomas R. Robertson, Project Manager

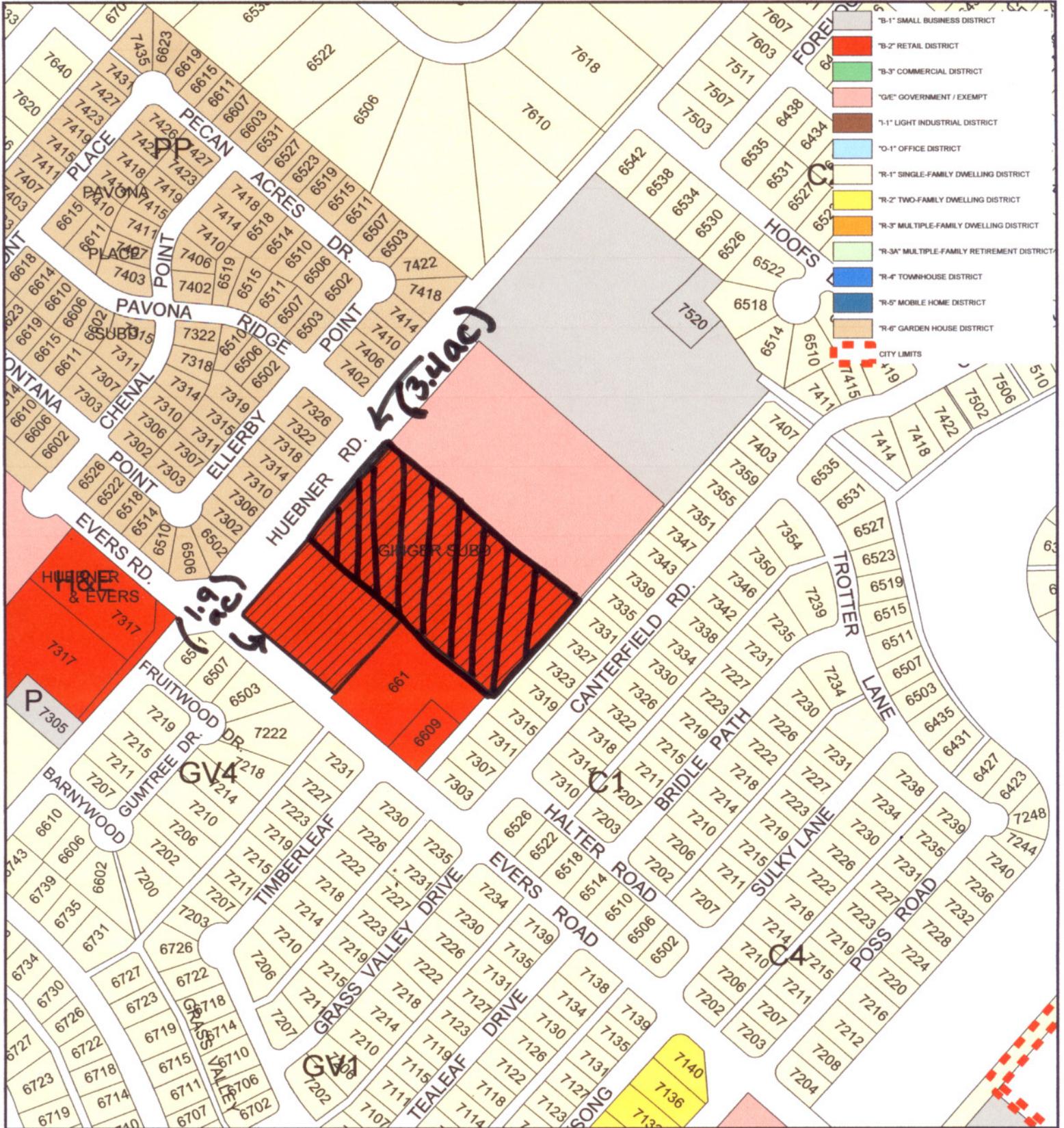
# The City of Leon Valley



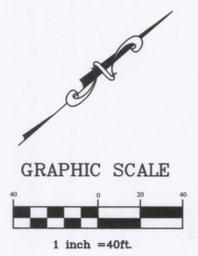
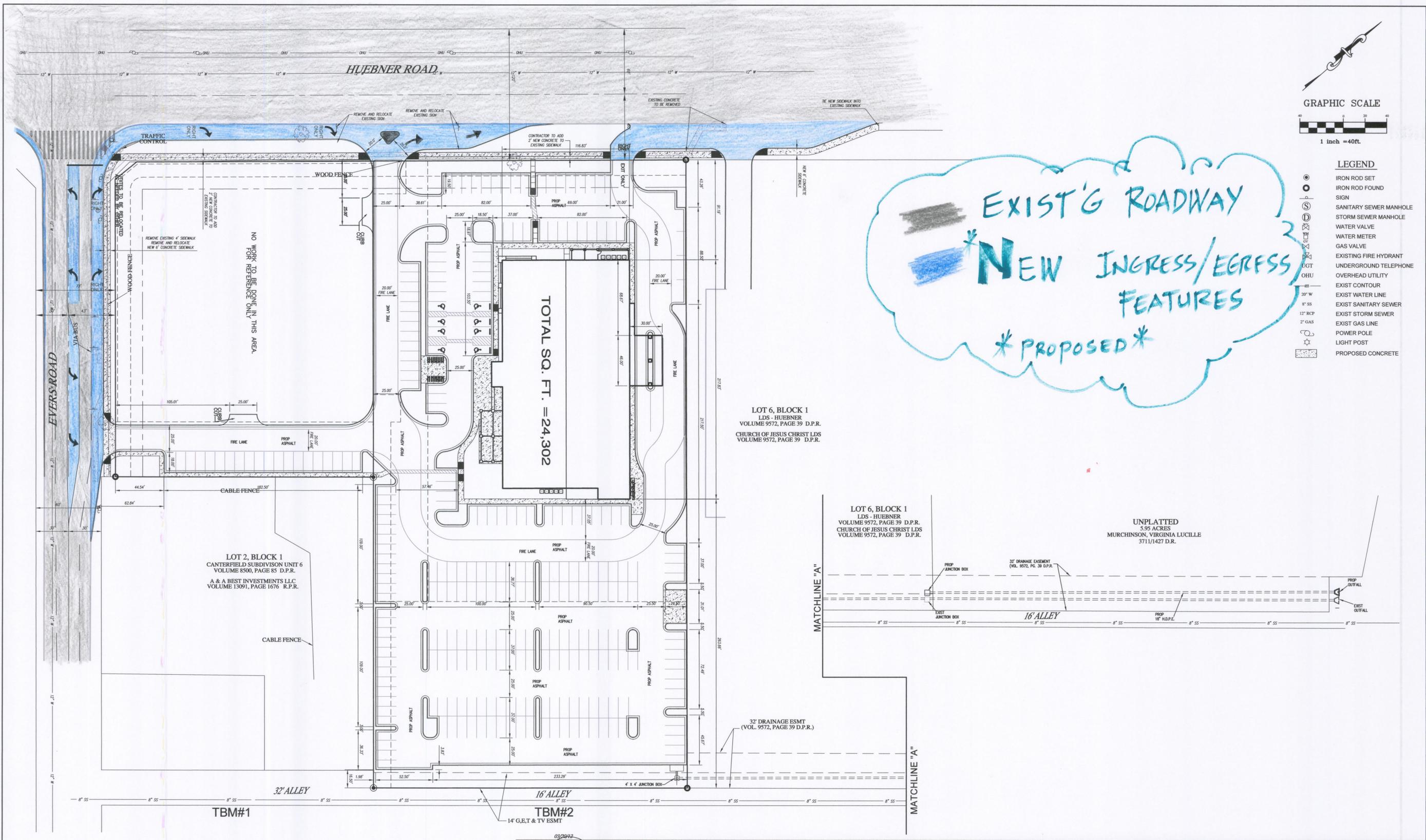
*Specific Use Permit 2012-270 (DPS Facility)  
A Request to Construct and Operate an "office,"  
specifically a "Department of Public Safety Mega Center,"  
in the 7400 Block of Huebner Road*

**(Not to Scale)**

# CITY OF LEON VALLEY



*Specific Use Permit 2012-270 (DPS Office Mega Center)  
 A Request to Construct and Operate an "office,"  
 specifically a "Department of Public Safety Mega Center,"  
 in the 7400 Block of Huebner Road*



- LEGEND**
- ⊙ IRON ROD SET
  - IRON ROD FOUND
  - SIGN
  - ⊕ SANITARY SEWER MANHOLE
  - ⊖ STORM SEWER MANHOLE
  - ⊗ WATER VALVE
  - ⊘ WATER METER
  - ⊙ GAS VALVE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊖ UNDERGROUND TELEPHONE
  - ⊗ OVERHEAD UTILITY
  - ⊘ OHU
  - ⊙ EXIST CONTOUR
  - ⊖ EXIST WATER LINE
  - ⊗ EXIST SANITARY SEWER
  - ⊘ EXIST STORM SEWER
  - ⊙ EXIST GAS LINE
  - ⊖ POWER POLE
  - ⊗ LIGHT POST
  - ▨ PROPOSED CONCRETE

EXIST'G ROADWAY  
 \*NEW INGRESS/EGRESS FEATURES\*  
 \*PROPOSED\*

LOT 2, BLOCK 1  
 CENTERFIELD SUBDIVISION UNIT 6  
 VOLUME 8500, PAGE 85 D.P.R.  
 A & A BEST INVESTMENTS LLC  
 VOLUME 13091, PAGE 1676 R.P.R.

LOT 6, BLOCK 1  
 LDS - HUEBNER  
 VOLUME 9572, PAGE 39 D.P.R.  
 CHURCH OF JESUS CHRIST LDS  
 VOLUME 9572, PAGE 39 D.P.R.

LOT 6, BLOCK 1  
 LDS - HUEBNER  
 VOLUME 9572, PAGE 39 D.P.R.  
 CHURCH OF JESUS CHRIST LDS  
 VOLUME 9572, PAGE 39 D.P.R.

UNPLATTED  
 5.95 ACRES  
 MURCHINSON, VIRGINIA LUCILLE  
 3711/1427 D.R.

NO.	DATE	REVISIONS
1.	02/16/12	REVISED SITE PLAN FROM CONTRACTOR
1.	01/24/12	REVISED SITE PLAN FROM ARCH

APP.



**RG Rosin Group, Inc.**  
 Civil Engineers - Land Surveyors  
 19230 Stone Oak Parkway, Suite 300 • San Antonio, Texas 78258  
 (210)490-6001 • (210)495-9580  
 www.rosingroup.com

**D.P.S. SUBDIVISION**  
 HUEBNER ROAD @ EVERS RD  
 LEON VALLEY, TEXAS

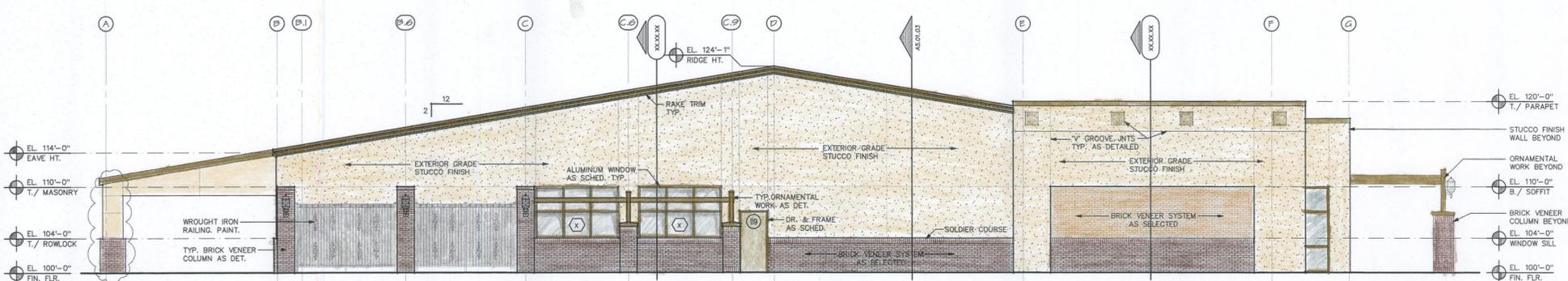
**SITE PLAN**

JOB NO: 2235-001-000  
 DATE: 10/18/2011  
 FILE: B-SITE

SHEET NUMBER  
**C3**



A4.01.01 EXTERIOR ELEVATION - VIEW FROM EVERS  
SCALE 1/8" = 1'-0"

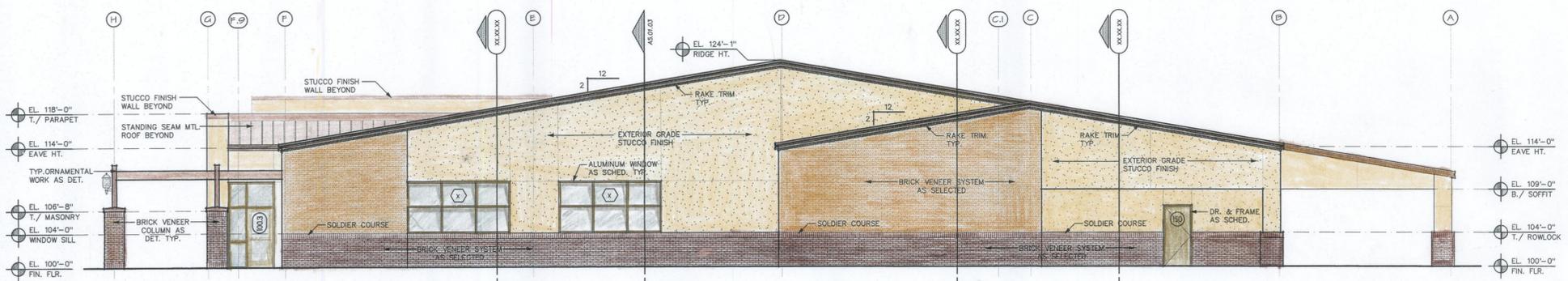


A4.01.02 EXTERIOR ELEVATION - VIEW FROM HUEBNER  
SCALE 1/8" = 1'-0"

Note:  
Actual  
Color Selections  
pending



A4.01.03 EXTERIOR ELEVATION - VIEW FROM LDS CHURCH  
SCALE 1/8" = 1'-0"



A4.01.04 EXTERIOR ELEVATION - VIEW FROM ALLEY  
SCALE 1/8" = 1'-0"

VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE THESE DRAWINGS.



Rhodes  
Architecture  
INC.

800 S. TYLER STE 1902  
AMARILLO, TEXAS 79101  
TEL: 806.468.7641

TEXAS DEPARTMENT OF PUBLIC SAFETY  
MEGA DRIVER LICENSE  
OFFICE CENTER  
LEON VALLEY, TEXAS

SHEET TITLE  
EXT. ELEVATIONS

JOB NUMBER  
1149.00

SHEET NUMBER  
A4.01  
OF 1 SHEETS XX  
05 JAN 2012  
DATE OF ORIGINAL ISSUE

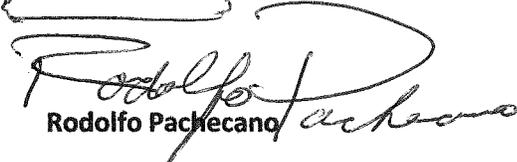
TO: The Zoning and Land Use Commission of the City of Leon Valley Tx 24 Feb 2012

TO: The City Council of the City of Leon Valley Tx

SUBJECT: OPPOSE Permit Case No.Sup #2012-270

As a property owner within 200 feet of the property at the corner of Huebner and Evers Road, we OPPOSE the request by Barry Williamson, applicant, for a Specific Use Permit to construct and operate an "Office" specifically a Department of Public Safety Drivers License Mega-Center adjacent to an R-1 (Single-Family Dwelling) zoning district," on a B-2 (Retail) zoned property in the Sustainability Overlay, at the corner of Huebner and Evers Road.

OPPOSE



Rodolfo Pachecano

7302 Ellerby Point

Leon Valley Tx.

78240-3076

OPPOSE



Eva G Pachecano

7302 Ellerby Point

Leon Valley Tx.

78240-3076

Within  
200ft

RECEIVED  
2/24/12  
C-C.

# PLACID INVESTMENTS, LTD.

February 22, 2012

Ms. Christy Carter  
Community Development Coordinator  
6400 El Verde Road  
Leon Valley, TX 78238

REF: Specific Use Permit Case No. Sup #2012-270

Dear Ms. Carter:

In reference to the Notice of Public Hearing regarding the above permit case, as owner of property within 200 feet of the subject site, Placid Investments, Ltd. votes in favor of the zoning request.

Please call should you require additional information.

Sincerely,

Placid Investments, Ltd.



By: H. Dale Kane, president  
of Kamp Kane Investments, Inc.  
Its General Partner

RECEIVED  
2/27/12  
C.C.

• Outside 200ft "extended notice"

\*- Within 200ft (13)

0 - outside extended notice

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

Highlight duplicates

This project is neither consistent nor compatible with the Master Plan, with surrounding zoning districts, with site and surrounds uses:

The project is surrounded by R-1 and R-6 residential use. B-1 allows a limited light use office between residential and business; not among (in the middle of) concentrated residential use. It would also be located 1/8 mile from a pre-school; 1/4 mile from an elementary school; and less than 1/8 of a mile from two school zone crossing areas.

This project is does not protect the health, safety, and welfare of the general public and it would not Protect and preserve the property rights of the owner(s) of all real property affected by the proposed Special Use Permit (SUP):

This project would serve and draw from a vast geographic area thus bringing all the general public into a residential area putting in possible jeopardy both persons and property. At a minimum, the project would intrude on the rights of residents to enjoy the peace and feeling of safety in and about their homes.

This project would be adding substantial traffic on both Huebner and Evers Roads. These two roads serve as the only ingress/egress to the neighborhoods and are already very congested. Huebner Rd. East of Bandera Rd. serves as one of the two northwest Bexar County's major east to west arterial thoroughfares. In 2003 the traffic count for Huebner Rd. east of Evers was 18,929 and west of Evers Rd. 21,086. These numbers have steadily increased and will continue to increase with Huebner Rd serving as a major link for traffic to and from the Medical Center and USAA. Persons living in the surrounding neighborhoods have already experienced increased difficulty getting in and out of their neighborhoods safely.

NAME Stephanie Gaudin<sup>is</sup> DATE 2-26-2012 ADDRESS 7423 Belmont Pl. San Antonio TX 78240

5	<u>EDWARD LANGA</u>	<u>2-27-2012</u>	<u>7431 BELMONT PL.</u>
0	<u>BOENNA LANGA</u>	<u>- 11 -</u>	<u>San Antonio, TX 78240</u>
0	<u>PAT DRISKILL</u>	<u>2/27/2012</u>	<u>6623 Pecan Acres SA TX 78240</u>
0	<u>Karl Ziemann</u>	<u>2/27/2012</u>	<u>7411 BELMONT PLACE</u>
0	<u>Brian Reese</u>	<u>2-28-2012</u>	<u>7323 Belmont Place</u>
0	<u>Brian Beauty</u>	<u>2-28-2012</u>	<u>7315 BELMONT PL</u>
0	<u>FRANCISCO CONTRERAS</u>	<u>2/27/12</u>	<u>7301 BELMONT PLACE</u>

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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The project is surrounded by R-1 and R-6 residential use. B-1 allows a limited light use office between residential and business; not among (in the middle of) concentrated residential use. It would also be located 1/8 mile from a pre-school; ¼ mile from an elementary school; and less than 1/8 of a mile from two school zone crossing areas.

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NAME	DATE	ADDRESS
Paul Ottavio	2/26/12	7415 CASUAL POINT
Tommy Branson	2/26/12	6634 Fontana Pt SAT 78240
Carol Cortez	2/26/12	6626 FONTANA PT, 78240
Sylvia + Jesse Mendez	2/26/12	6618 Fontana Pt 78240
Sunthosh Sivan	2/26/12	6610 Fontana Pt, 78240
Valentin + Maria Garcia	2/26/12	6606 Fontana Pt 78240
Michael + Brenda Macbillis	2/26/12	6602 FONTANA PT, 78240
Greg Smith	2/26/2012	6518 Fontana pt

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NAME

DATE 2-28-2012

ADDRESS

7403 Chenal Point, San Antonio, TX

✓ Robert Patrick Clay, owner

(in Leon Vally)

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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NAME	DATE	ADDRESS
Jeven Bell	2/26/12	7322 Chenal Pt S.A. TX 78240
Cyndi Barrera	2/26/12	7400 Chenal Pt. SA TX 78240
Silvia Castañeda	2/26/12	7318 Chenal Pt SA TX 78240
Shawn Williams	2/26/12	7403 Chenal Pt SA TX 78240
Robert Hernandez	2/26/12	7315 Chenal Pt SA TX 78240
R. MISA	2-26-12	7307 Chenal Pt SA TX 78240
Michael Furey Jr	2-26-12	7303 Chenal Pt. S.A. TX 78240
Andrew Groves	2-26-12	7310 Chenal Pt SA TX 78240

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NAME	DATE	ADDRESS
* Palmira O. Siblett	02-27-2012	7319 Belmont Place Leon Valley TX 78240
* Pam Weatherford	-2-27-2012-	6614 Pavona Ridge - Leon Valley, Tx 78240
* Shirley Weatherford	2/27/2012-	6614 Pavona Ridge - Leon Valley, Tx 78240

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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NAME	DATE	ADDRESS
Nancy Thornton	2/26/2012	6579 Pecan Acres Dr. S.A. 78240
Cindy Constantine	2-27-2012	6523 Pecan Acres Dr. S.A. TX. 78240
Virginia Deby	2-27-12	6511 Pecan Acres Dr SAT 78240
B.N. Pappal	2/27/12	6503 Pecan Acres Dr SA. 78240
Michelle Hunt	2/27/2012	7418 Ellerby Point SA 78240
Malena Weid	2/27/2012	7402 Ellerby Point SA TX 78240
Antonio Cervantes	2/27/2012	6515 Pecan Acres Dr. TX. 78240
Roger Amicasa	2-27-2012	6531 Pecan Acres Dr TX 78240

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
the Construction and Operating of a Department of Public Safety License Mega  
Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
* Ash Morrison	2/26/2012	6510 Fontana Pt.
* Janet Parish	2/26/2012	6506 Fontana Pt.
* Tony Lee	2/26/2012	6502 Fontana Pt.
* <del>Rodolfo J. P. ...</del>	2/26/2012	7302 ELLERBY POINT
* <del>...</del>	2/26/2012	7302 Ellerby Point
* Walter S. Gough III	2/26/2012	7315 Ellerby Pt
* Melia W. ...	2/26/2012	7322 Ellerby Pt
* Walter S. Gough Jr	2/26/2012	7315 ELLERBY PT
* ...	2/26/2012	6623 FONTANA PT.
* ...	2/26/2012	6603 FONTANA PT.
* Rich M ...	2/26/2012	6615 PAVONA RIDGE
* Rich ...	2/24/2012	6615 PAVONA RIDGE
* Albert ...	2/26/2012	6606 PAVONA RIDGE
* Ronald W. Ohansson	2-26-12	6602 PAVONA RIDGE
* Joyce Ottavio	2-26-12	7415 CHENAL POINT
* J. Maloy	2-26-12	7411 CHENAL POINT

already submitted left

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
the Construction and Operating of a Department of Public Safety License Mega  
Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
Alise Gomez	2/26/12	7314 Chenal Pt (78240)
Donald Cook	26 FEBRUAR	7311 CHENAL PT 78240
Marghan MacLammon	2/26/12	7502 Chenal PT 78240 ✓
Erica Vento	2/26/12	7402 Chenal PT 78240
JOSEPH TATE	2/26/12	6503 PAVONA RIDGE, 78240
Daniel Bynum	2/26/12	6507 Pavona Ridge 78240

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Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
Djamei Souadi	2-27-12	7426 Belmont Place
Elleyn Altrada	2-27-12	7427 Belmont Place
ROBERT A. MARTINEZ	2/27/12	7407 BELMONT PLACE

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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NAME	DATE	ADDRESS
• <i>Irma P. Garcia</i>	7110 Teakwood St.	
• <i>Antonio Pena</i>	7219 Grass Valley	
• <i>Verlinda Tarrig</i>	7219 Grass Valley	
• <i>Laura W. Deckert</i>	4227 Grass Valley	
• <i>ELDON F HUNT &amp; HAD K. HUNT</i>	7231 GRASS VALLEY DR.	
• <i>CAROL SMITH-DUNE</i>	7230 GRASS VALLEY	2/28/2012
• <i>Maria E. Salgado</i>	7234 Grass Valley	2/28/2012
• <i>Jay Malina</i>	7323 CANTONFIELD	2/28/2012

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
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Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
* Erika Ruch		0511 Fruitwood
* Joyce Cook		6507 Fruitwood
* ROSA & RAUL SALDANA		6503 Fruitwood
* Gina Capparelli		7222 Gumtree St
* D. LUCIANO	2/27/12	7214 GUMTREE
* James Brandenburg	2/27/12	7210 Gumtree Summer Bendway
* Jerez Morgan	2/27/12	7206 GUMTREE
* ED + Cindy Ramirez	2/27/12	7202 GUMTREE
* Courtney Melgosa	2/27/12	6610 Barneywood
* Jeanne Gandy	2/27/12	7207 Gumtree
* Malcolm Gandy	2/27/12	7207 Gumtree
* John & Audrey Erben	2/27/12	7211 Gumtree
* Diana Hutberer	2/27/12	7231 Timberleaf
* Carol C Swad	2/27/12	7223 Timberleaf St
* Thomas B	2/27/12	7214 Timberleaf
* Sergio & Janette Schott	2/27/12	7218 Timberleaf
* Jim	2/27/12	7222 Timberleaf
* Jim Daniel	2/27/12	7230 Timberleaf St
* James Thomas	2/27/12	7230 Timberleaf St
* J. K. Tal	2-27-12	7131 Tealeaf
* Carl E. Burkett	2/28/12	7134 TEALeAF
* Daniel Meyer	2/28/12	7138 Tealeaf
* Robert S. Dren	2/28/12	7135 Tealeaf
* Christina Jones	2/28/12	
* Anne & Brian	2/28/12	7123 TEALeAF
* Eduardo Bds	2/28/12	7327 Canterburyfield
* Melanda J. James	2/28/12	7326 CANTERFIELD
* Jeanne Charo	2/28/12	7331 Canterburyfield
* Drene Medina		7350 Canterburyfield
* Bernia Sanchez	2/28/12	7355 Canterburyfield

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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NAME	DATE	ADDRESS
WATSON	2-28-12	7359 Canterfield
CRAIG	2-28-12	7401 CANTERFIELD
GOSKI	2-28-12	6523 Trotter Ln
Hartman	2-28-12	6991 Sunlight
Lori Murphy	2-28-12	6335 Sunview
UBALDA ABREGO	2-28-2012	7019 EVENING SUN-
Jerry Sjoberg	2-28-2012	7027 Evening Sun
VISMINDA <del>PAVILMA</del>	2-28-2012	7031 EVENING SUN
Jennings	2-28-2012	7035 Evening Sun

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
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Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
Mr. & Mrs. Ray Kellogg	2/28/12	6615 Fontana Point Leon Valley TX
Wanda M. Carlson	2/28/12	6535 Trotter Lane Leon Valley TX
Jodi Bellamy Challeney	2/28/12	7011 Sunlight Dr. Leon Valley 78238
Backyard Kids (of Castle Hill)	2/28/12	7305 Huebner Rd LV, TX 78240
Debbie Martinez	2/28/12	7305 Huebner Rd LV, TX 78240
Leticia Sanchez	2/28/12	7503 Happy Valley
Gabrielle Sanchez	2/28/12	479 Surreys
Amanda Dehoyos	2-28-12	7305 Huebner Rd LV TX 78240
Mana Gonzalez	2/28/12	3105 Holshank St. 712 Marshall

Carol & Duane Smith  
7230 Grass Valley Drive  
Leon Valley, Texas 78238

February 24, 2012

Ms. Kristie Flores, Director  
Community Development & Interim Economic Development  
City of Leon Valley  
6400 El Verde Road  
Leon Valley, Texas 78238

Dear Ms. Flores:

My husband and I have noticed activity taking place on the undeveloped property at the corner of Evers and Huebner Road. On Friday, February 10, 2012, I called City Hall to find out what is going on and what is going to be built on that property. My call was transferred to your office. I was informed that the Texas Department of Public Safety is applying to build a Super Center on that property and that Public Hearings will be held concerning this (dates yet to be determined).

We emphatically say NO to the DPS. Why?

1. They will not be paying property taxes. Leon Valley will be losing a huge tax base.
2. We've heard that 1,000-1,500 vehicles per day will be coming in and out of the Super Center, via Evers, Huebner and Bandera Road. Evers Road cannot handle all that traffic and the homeowner/taxpayers living off Evers will be the ones who will suffer.
3. The maintenance of these roads will have to be paid for by the Leon Valley taxpayers. There is not enough money right now and probably not in the future to fix our street & curbing in order to stop stormwater drainage from coming into our home of 32 years. You should see all of the sandbags in front of our home (furnished by Public Works). While we appreciate the temporary band-aid, I am totally embarrassed, and furious that our property values will continue to plummet.
4. No, we don't believe that all of these DPS visitors and employees will spend money while passing through or by eating lunch in Leon Valley. There will not be a significant increase in sales tax, where our street maintenance money comes from.
5. No, we won't feel safer with the DPS across the street.

So, again, we say NO to the DPS, or any other non-taxpaying entity that wishes to move into the City of Leon Valley.

Sincerely,

*Carol Smith*

Carol & Duane Smith

Extended  
Area (200ft)

RECEIVED  
2/27/12  
C.C.

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

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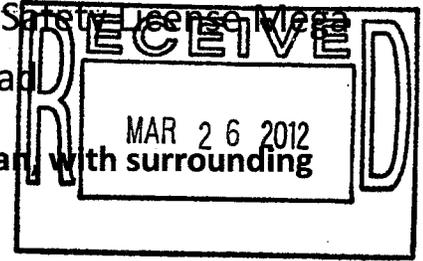
NAME	DATE	ADDRESS
Angelina Lopez	angelina Lopez	02/26/12 6739 Peachtree Dr SATX 78238
Nancy Abney	Nancy Abney	2/26/12 6739 Peachtree Dr. 78238
Galena D. Davis		2/26/12 6743 Peachtree 78238

Outside  
Extended  
area

RECEIVED  
2/27/12  
C.C.

o OUTSIDE \* - inside 200 et COPY

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road



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NAME	DATE	ADDRESS
KAREN SEIFFERT	3/20/12	7235 GRASS VALLEY DR.
Gladya Perry	3/20/12	6715 Forest Bend No.
Angela Meyer	3/21/12	6622 Forest Bend N
Don R. Johnson	3/21/12	6711 Forest Bend N
Paula Taylor	3/22/12	7006 Forest Way
Bob Miller	3/23/12	6003 Forest Bend
Blanche Dale	3/23/12	7226 Grass Valley Dr
Khiana Gulan	3/23/12	7004 Grass Valley

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
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Center in the 7400 Block of Huebner Road

NAME	DATE	ADDRESS
Priscilla McCoy	3/24/12	7309 Linklea
Henry K McCoy	3/24/12	7309 Linklea
Charles Hill	3/24/12	9214 Grass Valley
Robert Raymond	3/24/12	7210 Grass Valley
Don Selick	3-24-12	7223 Grass Valley

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NAME	DATE	ADDRESS
* Gene Salmeri	2/28/12	7326 Ellerby Pt
* Velda Gonzales	2/28/12	7314 Edlerby Pt. SA, TX 78240
• Rudolf Gonzales	2/28/12	6506 Pecan Creek St 4-78240
• Patricia DeLeon	2/28/12	7311 Ellerby Pt SA TX 78240
• Gene DeLeon	2-28-12	7311 Ellerby Pt St TX 78240
• Karyne Auwers	2/28/12	7307 Ellerby Pt, S.A, TX 78240
• Mike Ford	2/28/12	7307 Ellerby Pt, SA, TX 78240
• Margaret L. Malloff	2/28/12	6514 Fountain Point, S.A TX 78240

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for the Construction and Operating of a Department of Public Safety License Mega Center in the 7400 Block of Huebner Road

NAME \_\_\_\_\_ DATE \_\_\_\_\_ ADDRESS \_\_\_\_\_

- ① Allen Morris 2-27-12 6514 Pecan Acres, SA, TX 78240
- ① Curtis and Pilar Huizar 2-28-12 6615 Pecan Acres San Antonio, TX 78240
- ① Rebecca Navan 2-29-12 6527 Pecan Acres San Antonio TX 78240
- ① Patrick Driskill 2/28/12 6623 Pecan Acres San Antonio TX 78240
- ① Maria Luero 2/28/12 7139 tealaf st S AT 78238
- ① Allen Roberts 3-4-12 6510 Pecan Acres SA, TX 78240
- ★ Meredith Bilhartz 7410 Ellery Point SA T 78240

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
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NAME	DATE	ADDRESS
X Phillip Leiga	2/28/12	7118 Tealeaf Address/name not found
o Fisher Little	2/28/12	7427 Cheval Pt.
o Jill Little	2/28/12	7427 Cheval Pt.
o Johnathan Godsey	2/28/12	6511 PECAN ACRES DR
o MAELI LUCERO	2/28/12	7139 TEALCAF ST
o Rudy Garza	2/28/12	6510 Pavona Ridge
o Larry L. Schott	2/28/12	7218 Timberleaf

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- NAME Anna Sedelwicos DATE 03/04/12 ADDRESS 7410 Belmont Place
- Tammy Ellis 7418 Belmont Place
- Maria No Garcia 7419 Belmont Place

Petition in Opposition to Granting a Special Use Permit (SUP) Case # 2012-270 for  
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Center in the 7400 Block of Huebner Road

NAME R M DATE 2/28/11 ADDRESS 7414 Chenal Pt. SA TX 7824

outside  
20a

★-inside 200 feet  
0

RECEIVED  
27112

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NAME \_\_\_\_\_ DATE \_\_\_\_\_ ADDRESS \_\_\_\_\_

- ~~Howard Torres~~ 6502 Halter Ln
- Rene Rogelio 6570 Halter Ln
- ~~Ben Garza~~ 6518 " " Oscar GARZA
- MURNA P. Diquin 6526 Halter Ln ~~Murna Diquin~~
- MARY Alice Lopez 7202 Baidle PATH ~~Mary Alice Lopez~~
- Louis L'YAR 7210 SULKY LN ~~Louis L'YAR~~
- Cynthia Biela 6722 Strawflower ~~Cynthia Biela~~
- Stewart Garner 7206 TIMBERLEAF

Submitted 3-27-12 144

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NAME \_\_\_\_\_ DATE \_\_\_\_\_ ADDRESS \_\_\_\_\_

- o Sara Little 3/23 6622 Fontanalt SA TX 78240
- o Raul Garcia 3/23 6614 Fontana Pt S.A. 78240
- o Anthony Garcia 3/23 6614 Fontana Pt S.A 78240
- o Angelia Sanchez 3/25 7211 Timberleaf St. 78238
- o Jose Hinojosa 3/25 6506 Thunderbird SATX 78205
- o Ramey Kafati 3/25 6735 Peachtree SATX 78238
- o Joseph N. Smith 3/25 6743 PEACHTREES SATX 78238
- o Bonny B Medella 3/25 6731 Peachtree Dr Leon Valley, TX 78238
- o Juanito Pittman 3/25 6727 Peachtree Dr Leon Valley, TX 78238
- o Romana DeNoy 3/25 6715 Peachtree Dr 78238
- o Anthony DeNoy 6715 PEACHTREE ST 78238
- o Juan Peteron 6707 Peachtree St. 78238
- o Renee A Jones 6714 Peachtree 78238
- o Susan Brewer 3/25/12 7103 Timberleaf Leon Valley, TX 78238
- o MARGARET GAUTHIER 3-26-12 7042 EVENING SUN LV, TX 78238
- o George M. Gauthier 3/26/12 7042 Evening Sun, L.V. TX 78238

3/29/12 299

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**This project is does not protect the health, safety, and welfare of the general public and it would not Protect and preserve the property rights of the owner(s) of all real property affected by the proposed Special Use Permit (SUP):**

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This project would be adding substantial traffic on both Huebner and Evers Roads. These two roads serve as the only ingress/egress to the neighborhoods and are already very congested. Huebner Rd. East of Bandera Rd. serves as one of the two northwest Bexar County's major east to west arterial thoroughfares. In 2003 the traffic count for Huebner Rd. east of Evers was 18,929 and west of Evers Rd. 21,086. These numbers have steadily increased and will continue to increase with Huebner Rd serving as a major link for traffic to and from the Medical Center and USAA. Persons living in the surrounding neighborhoods have already experienced increased difficulty getting in and out of their neighborhoods safely.

NAME	DATE	ADDRESS
<del>Mary Alice Lopez</del>	<del>6502</del>	<del>Halter Ln</del>
<del>Rene Rogelio</del>	<del>6519</del>	<del>Halter LN</del>
<del>Oscar Garza</del>	<del>6518</del>	<del>" " Oscar GARZA</del>
<del>MURNA P. Diquin</del>	<del>6526</del>	<del>Halter Ln</del>
<del>MARY Alice Lopez</del>	<del>7202</del>	<del>Baile PATH</del>
<del>LOUIE LYAR</del>	<del>7210</del>	<del>Sulky Ln</del>
<del>Cynthia Beula</del>	<del>6722</del>	<del>Strawflower</del>
<del>Stewart Garner</del>	<del>7206</del>	<del>TIMBERLEAF</del>

duplicate pg. 1 of 4 3/27/12 ~ 3/4



LEVEL 1

# TRAFFIC IMPACT ANALYSIS

DPS SUBDIVISION  
LEON VALLEY, TEXAS

RJI Job No. 2235-001-000

January 25, 2012  
REVISED 03-~~09~~12



**RG**

***Rosin Group, Inc.***

***Engineering & Project Management***

19230 Stone Oak Parkway, Suite 300 • San Antonio, Texas USA 78258  
(210) 490-6001 • Fax (210) 495-9580 • [rgi@rosingroup.com](mailto:rgi@rosingroup.com)

**DPS SUBDIVISION  
TRAFFIC IMPACT ANALYSIS  
LEON VALLEY, TEXAS  
REVISED 03-09-12**

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**PROJECT DEFINITION**

The proposed project consists of the development of a 5.3 acre site. Site development consists of the following facilities:

1. Texas Department of Public Safety (TPDS) -3.4 Acres

Construction of an office building and related parking and driving lanes. The gross square footage of the office buildings is proposed to be approximately 24,580 square feet.

Site operations will consist of a Department of Public Safety (DPS) Facility Service operation to provide license renewals and other permitting operations.

2. Specialty Retail Center – 1.9 Acres

It is anticipated that this site will be developed as a retail center. Traffic will enter and exit on the adjacent driveways as show on Huebner and Evers Roads.

A site location map is attached.

**LAND USE**

The following exhibits are attached:

- Project Location Map
- Project Zoning Map
- Area Land Use
- Area Aerial Photograph
- Site Plan showing traffic patterns

As may be seen, the surrounding area is predominately residential. Some light commercial is also in the area.

**TRAFFIC PATTERNS**

**Entrance/Exits**

**DPS SUBDIVISION  
TRAFFIC IMPACT ANALYSIS  
LEON VALLEY, TEXAS  
REVISED 03-09-12**

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• **HUEBNER ROAD**

Huebner Road is a 4 Lane Arterial Street. Entrance Exits will be proposed on Huebner Road as follows:

1. There is entrance/exit lane and one exit lane proposed for Huebner Road.
2. An additional lane will be added on the southeast side of Huebner Road to allow for vehicle storage making right turns into the southern site entrance.
3. The additional lane on the southeast side of Huebner Road will be extended and transitioned for approximately 250 feet to allow for right turns exiting the site.
4. The exiting right turn lane will be extended to a point approximately 150 feet beyond the Mormon Church Driveway entrance/exit.

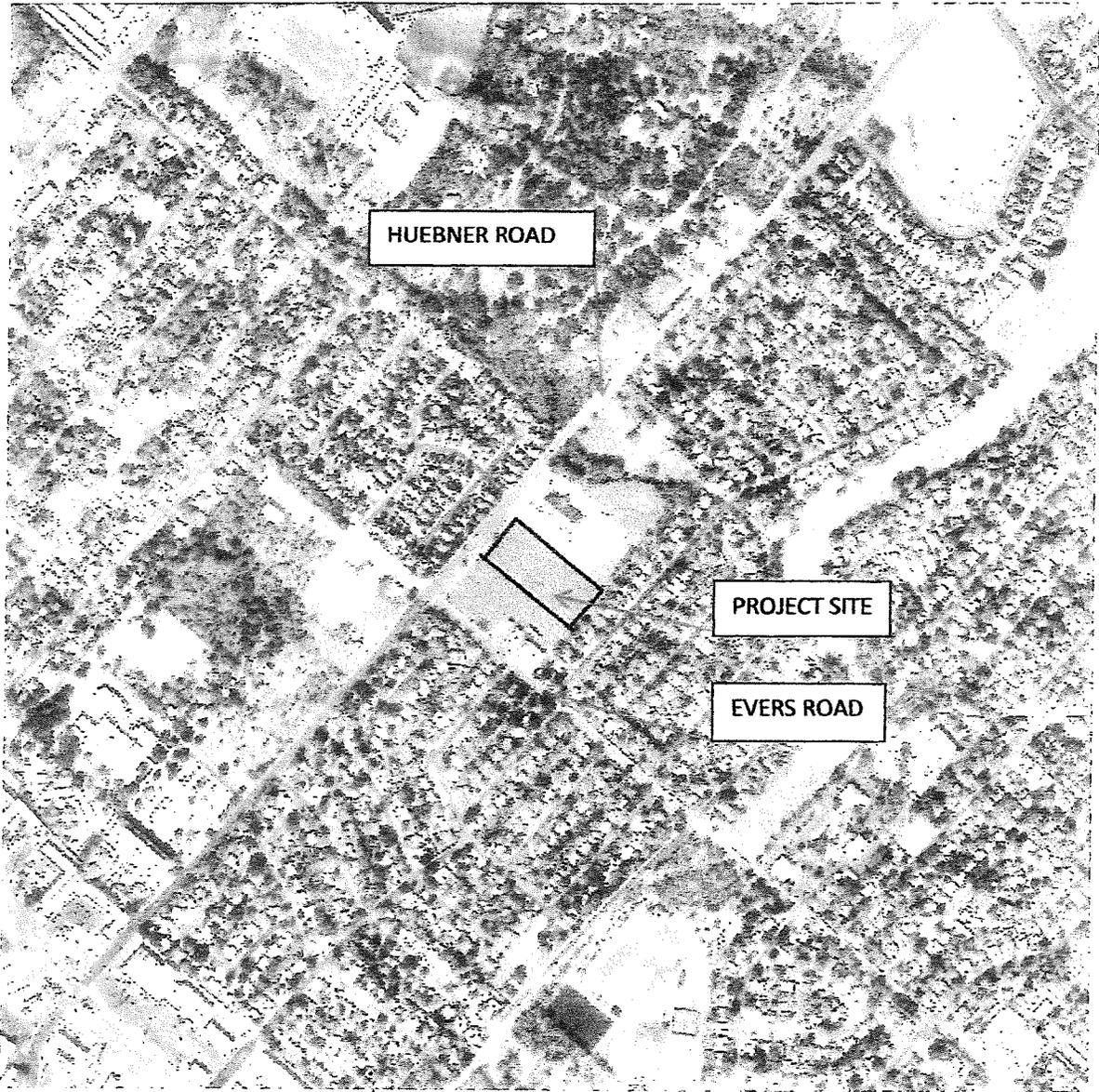
It is anticipated that approximately 70% of the traffic entering or leaving the site will impact Huebner Road. It is anticipated that the Mormon Church peak hour traffic exiting or leaving the site will not occur near to the same time that the DPS Center will be entering or exiting.

Right turns in and right turns out will only be allowed on Huebner Road.

• **EVERS ROAD**

Evers Road is a 4 Lane Collector Street. The entrance/exit drive to the site running from the northeast side of Evers Road has a throat distance of over 200'. It is anticipated that this throat distance will be adequate for traffic entering the site. An additional turn lane will be constructed to allow traffic leaving the DPS site to proceed to the intersection at Evers and Huebner Road and turn right. Additional striping will be done to convert the area to allow for a center turn lane as shown on the attached drawing.

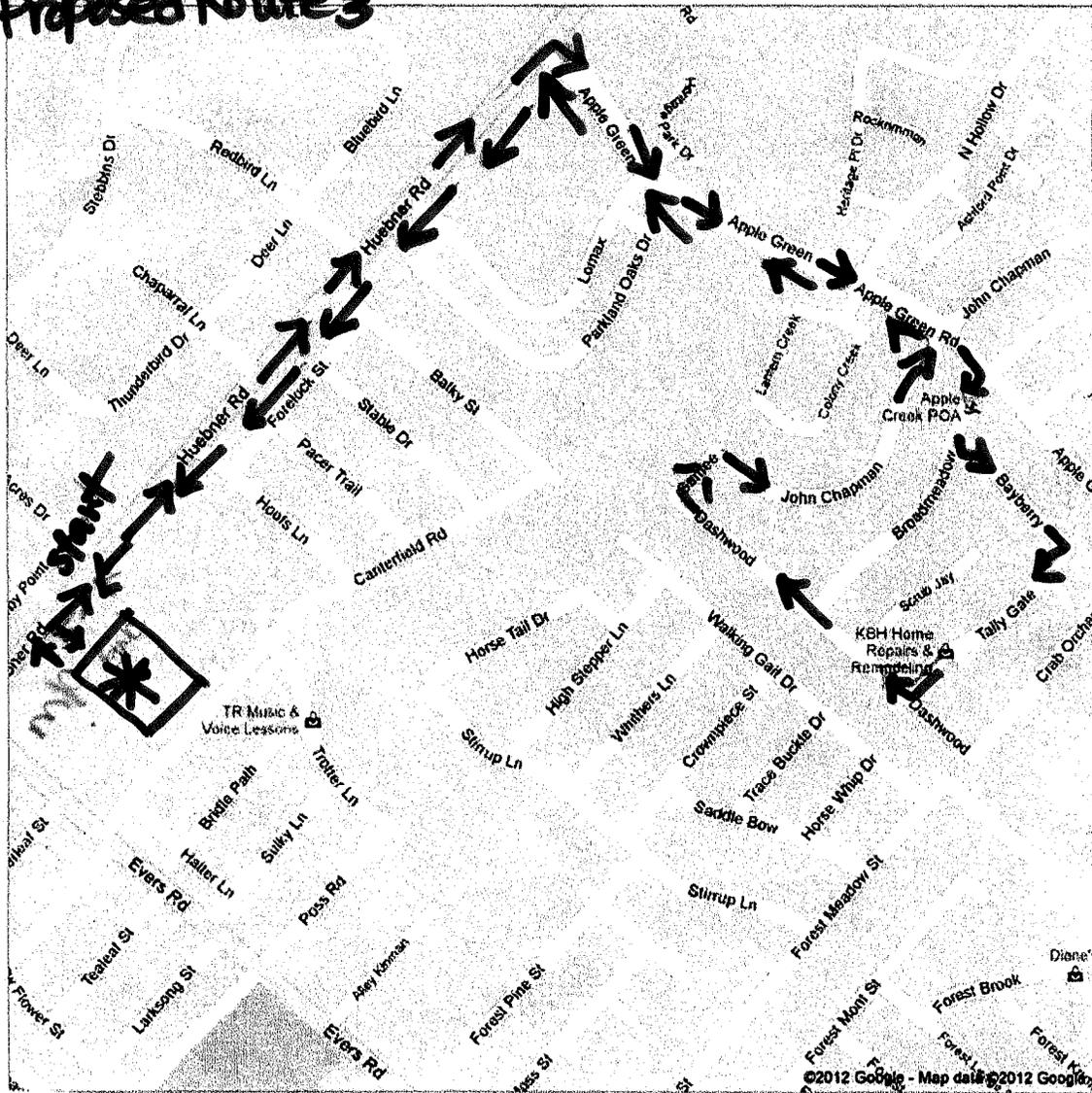
It is anticipated that approximately only 30% of the traffic entering or leaving the site will impact Evers Road. It is anticipated that the peak hour traffic exiting or leaving the site will not occur near to the same time that the adjacent street peak traffic is on Evers Road is occurring.



## AERIAL PHOTOGRAPH

IMAGERY VIEWER – CITY OF LEON VALLEY

# Proposed Route 3



(Not to Scale)

Route #3



# City of Leon Valley City Council

Public Hearing  
April 3, 2012



# Specific Use Permit (SUP)#2012-270

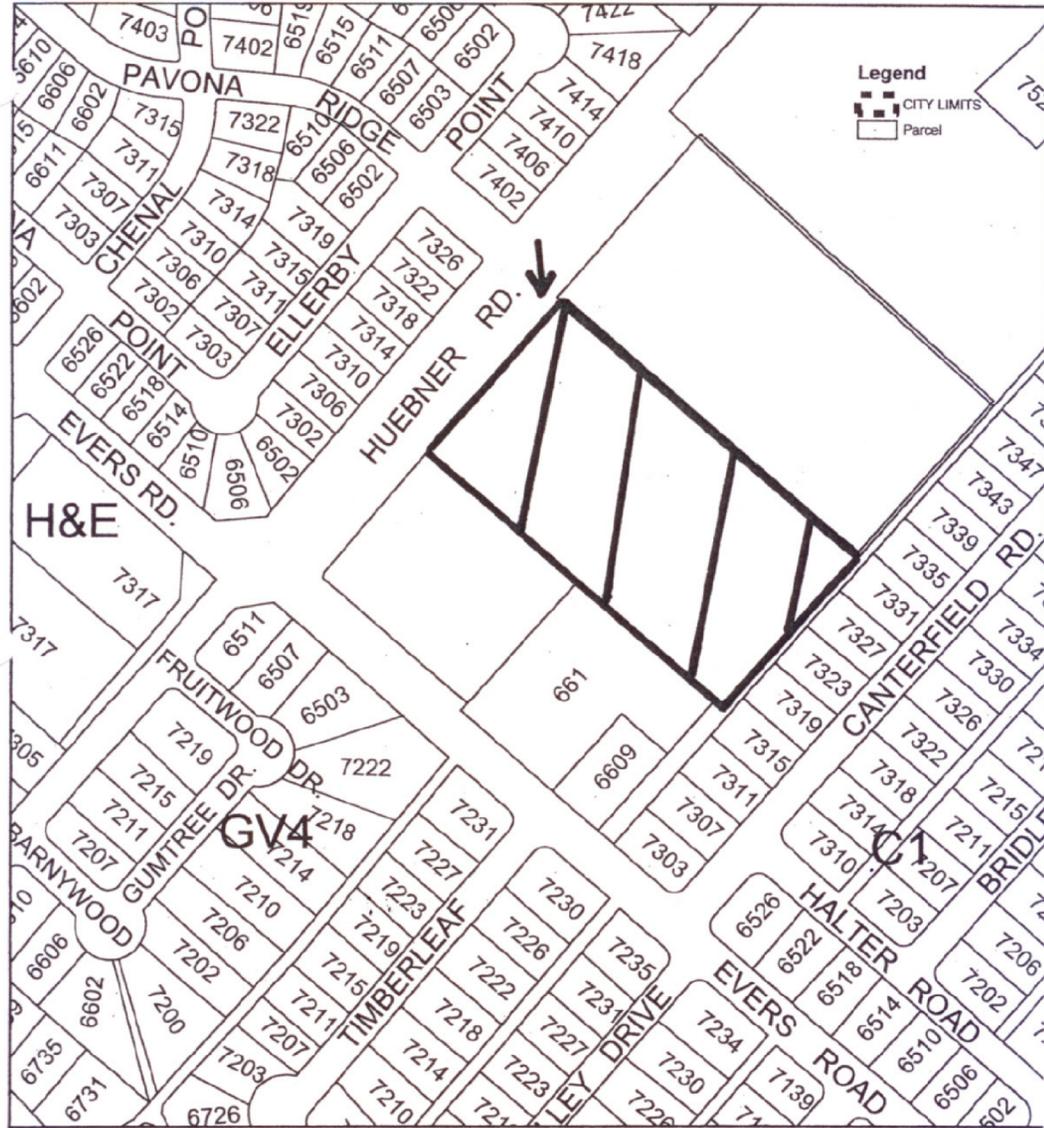
Request by Barry Williamson,  
applicant and property owner,  
On Behalf of the Texas Department of Public Safety



# Request and Location

- Request for new construction and operation of a of an “office,” specifically a Department of Public Safety Mega Center
- Being approximately 3.4 acres out of a 5.3 acre tract, in the 7400 blk of Huebner Road
- 24,302 square feet
- A B-2 Retail zoned property

The City of Leon Valley



Specific Use Permit 2012-270 (DPS Facility)  
A Request to Construct and Operate an "office,"  
specifically a "Department of Public Safety Mega Center,"  
in the 7400 Block of Huebner Road

(Not to Scale)



# L.V.C.C. Chapter 14 “Zoning”

- The use “Office,” is allowed by right in the B-2 (Retail) zoning district as a use by right



# L.V.C.C. Chapter 14 “Zoning”

- Per Section 14.02.662, “Exceptions,” Part (a) where the proposed new construction of freestanding buildings...abuts any residential zoning district, a **specific use permit must be obtained** prior to the issuance of a building permit



# Background

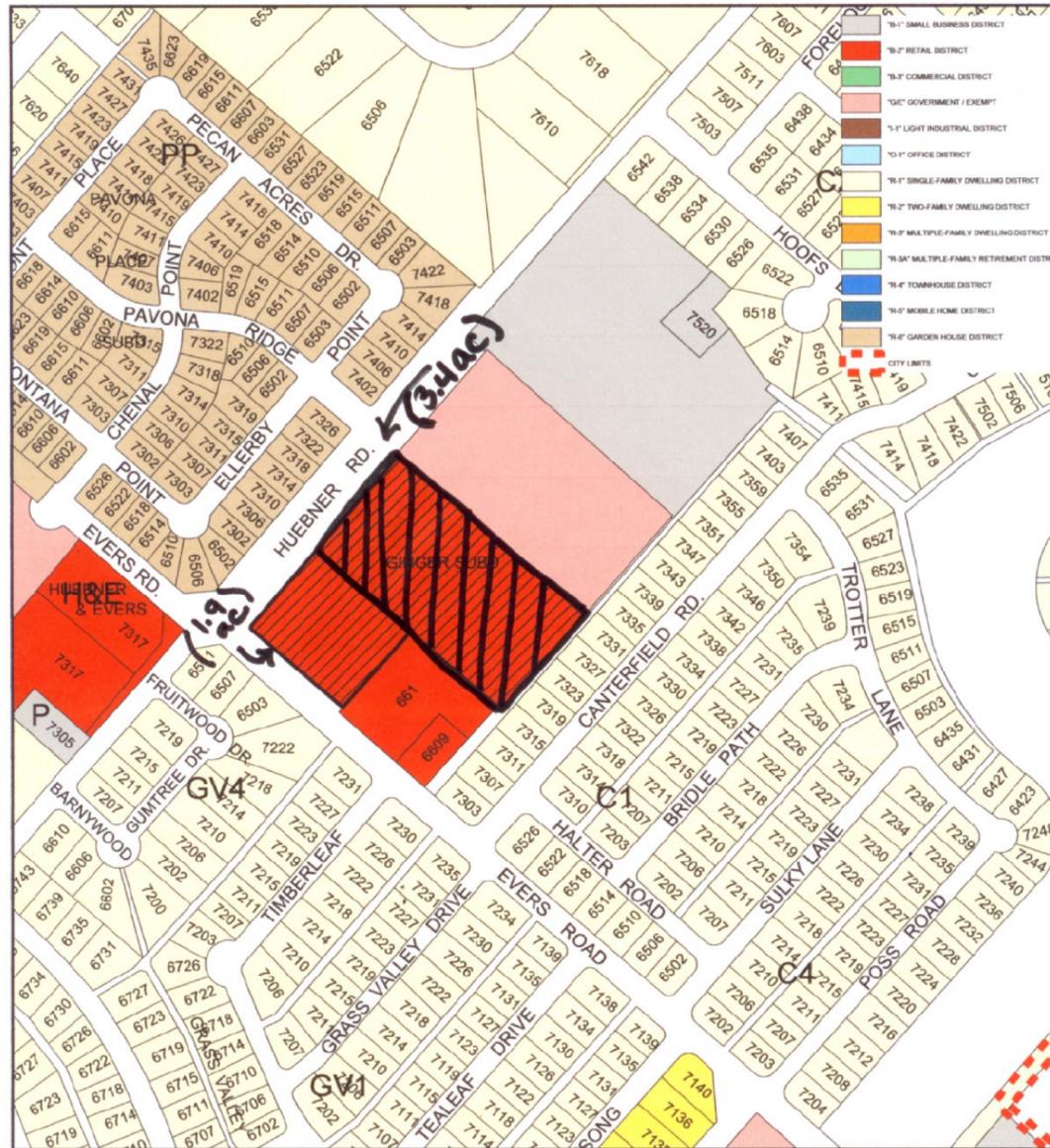
- 1979 - request to rezone from B-2 (Retail) to R-3 (Multiple-Family Dwelling) - DENIED
- 1984 – adjacent property request to rezone from R-1 (Single-Family Dwelling) to B-1 (Small Business) - APPROVED



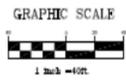
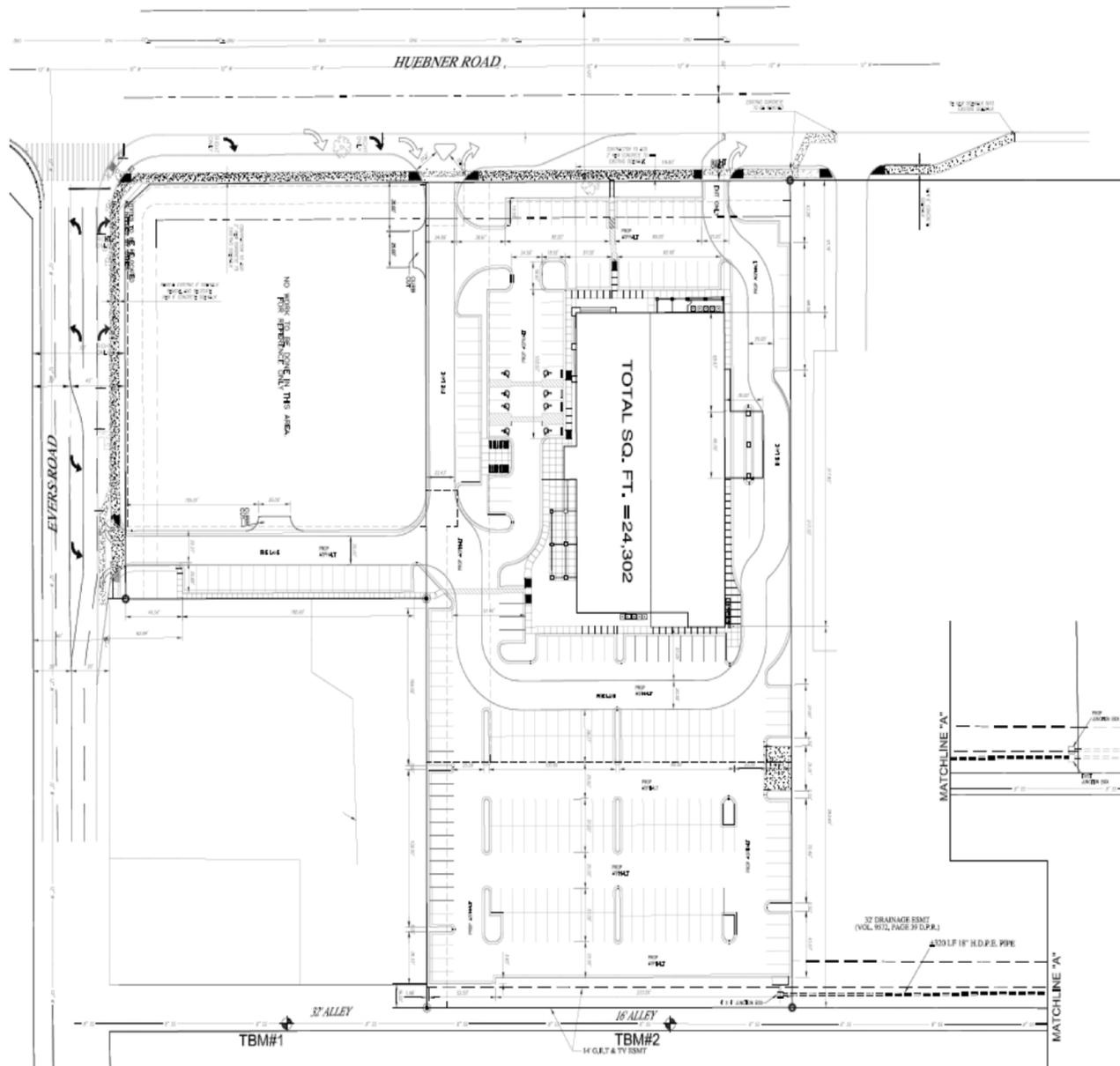
# Background

- 1991 - request to rezone from B-1 (Small Business) and B-2 (Retail) to R-3 (Multiple-Family Dwelling) – DENIED
- 2008 – request to rezone from B-2 (Retail) to a MX-1 (Mixed Use) zoning district (att.1&2) - DENIED

# CITY OF LEON VALLEY



*Specific Use Permit 2012-270 (DPS Office Mega Center)  
 A Request to Construct and Operate an "office,"  
 specifically a "Department of Public Safety Mega Center,"  
 in the 7400 Block of Huebner Road*



**LEGEND**

- TADPOLE MONUMENT
- IRON ROD
- ⊕ SANITARY SEWER MANHOLE
- ⊖ STORM SEWER MANHOLE
- ⊕ WATER VALVE
- ⊖ GAS VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- EXISTING CONCRETE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING GAS LINE
- ⊕ POWER POLE
- ⊖ LIGHT POST
- EDGE OF ASPHALT
- ⊕ PROPOSED FIRE HYDRANT

1. 02/16/12 REVISION FROM CONTRACT  
 1. 01/24/12 REVISION FROM AEC



**RG Rosin Group, Inc.**  
 Civil Engineers - Land Surveyors  
 10230 Stone Oak Parkway, Suite 305 San Antonio, Texas 78258  
 (210)850-0801 (210)850-0802  
 www.rginc.com

**D.P.S. SUBDIVISION**  
 HUEBNER ROAD @ EVERS RD  
 LEON VALLEY, TEXAS

**SITE PLAN**

JOB NO: 2258-01-000  
 DATE: 10/18/2011  
 FILE: 54SITE  
 SHEET NUMBER  
**C3**



AA.01.01 EXTERIOR ELEVATION - VIEW FROM EVER  
SCALE 1/8" = 1'-0"



AA.01.02 EXTERIOR ELEVATION - VIEW FROM HUEBNER  
SCALE 1/8" = 1'-0"



AA.01.03 EXTERIOR ELEVATION - VIEW FROM LDS CHURCH  
SCALE 1/8" = 1'-0"



AA.01.04 EXTERIOR ELEVATION - VIEW FROM ALLEY  
SCALE 1/8" = 1'-0"

Note:  
Actual  
Color Selections  
pending

VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR INADEQUACIES BEFORE BEGINNING OF FABRICATION. NOTIFY ARCHITECT IMMEDIATELY.



609 S. TYLER STE. 1002  
AMARILLO, TEXAS 79101  
TEL: 806.436.1943

TEXAS DEPARTMENT OF PUBLIC SAFETY  
MEGA DRIVER LICENSE  
OFFICE CENTER  
LEON VALLEY, TEXAS

SHEET TITLE  
EXT. ELEVATIONS

DATE  
11/49/00

SHEET NUMBER  
AA.01  
OF 1 SHEET XX  
DATE OF JOB 2002  
DATE OF DESIGN 2002



# Staff Comments

- As a basic planning principal B-2 (Retail) acts as a buffer to existing and surrounding residential areas.
- B-2 (Retail) is intended to furnish goods and “services” to surrounding residential areas and to allow limited outside storage



# Staff Comments

- The applicant's site plan meets the minimum requirements for site plan development including parking, landscaping and landscape buffering, lighting, trash receptacle placement, cross access, overlay design, traffic impact design and fire regulations.



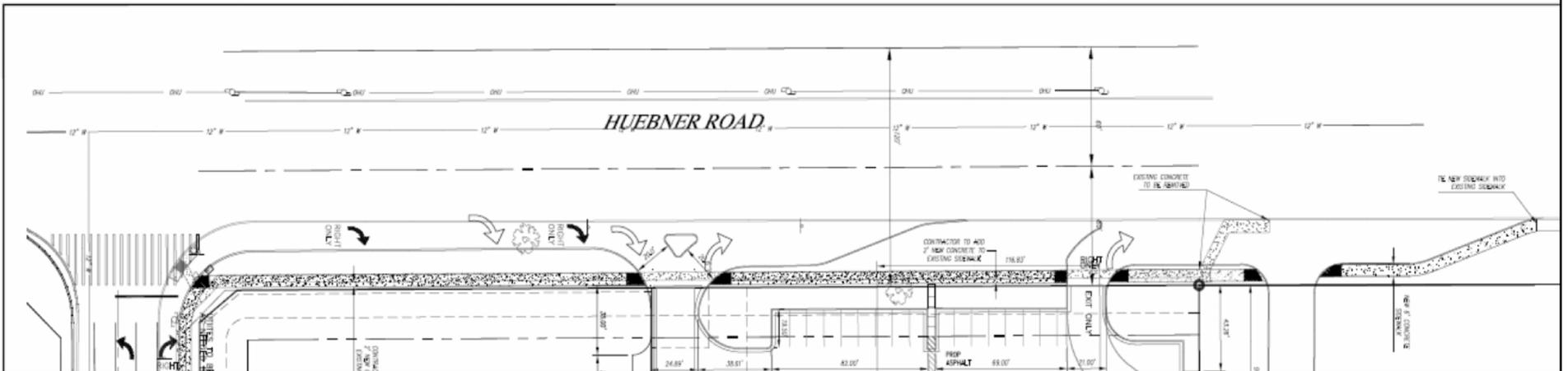
# Staff Comments

- A Traffic Impact Analysis (TIA) was submitted, indicating that the proposed activity generates more than 100 peak hour trips (pht)
- Traffic is approximately 8.3 cars per minute in the course of one (1) peak hour (8am-9am)
- The applicant addressed the traffic impact with the following traffic calming measures



# Traffic Analysis

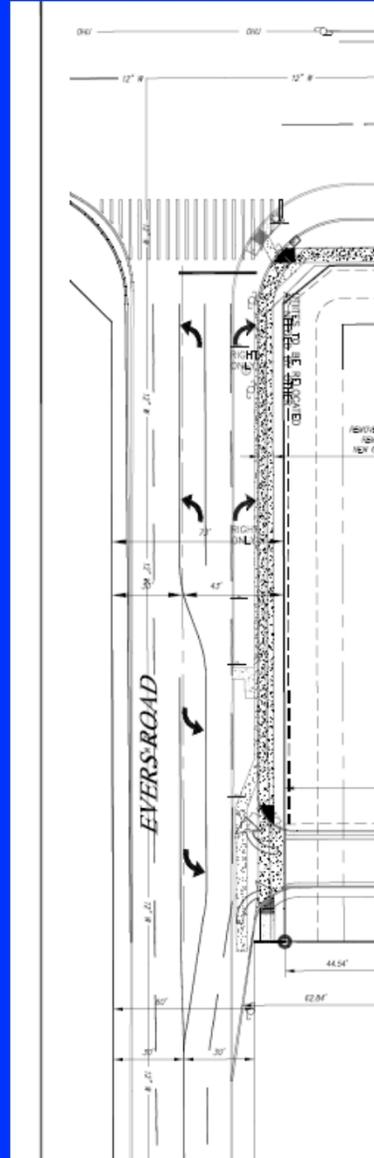
- Huebner Road





# Traffic Analysis

- Evers Road







# Staff Comments

- The applicant is required to provide the geometric layouts and intersection signalization modification for consideration as part of the building permit.
- The applicant will also need to complete platting of the property and obtain a building permit.



# Zoning Commission Recommendation

On March 27, 2012, the Zoning Commission recommended approval of Specific Use Permit #2012-270 with the following conditions: 1) the use of Route #3 only for driving tests (Huebner to Apple Green), 2) no extended hours of operation (8am-5pm only), and 3) the traffic study is sufficiently clarified and addressed as Council sees fit. The motion to approve passed 4-3.



# Notification

- 50 Letters Sent
- 1 Letter in FAVOR
- 17 Letters OPPOSED
- 2 Letter RETURNED UNDELIVERABLE



# Notification

- 315 Courtesy Notices Sent per City Council
- 126 signatures were received via petition from the extended notification area opposed to the development
- 45 signatures were received beyond the extended notification area opposed to the development



# Conclusion

Questions

-Staff

-Representatives of Property & DPS Facility



# City of Leon Valley City Council

Public Hearing  
April 3, 2012

City of Leon Valley Minutes of the Meeting of the  
Community Events Committee

January 19, 2012

The meeting of the Community Events Committee convened at 6:40 p.m. on Wednesday at Leon Valley City Hall, 6400 El Verde, Leon Valley, Texas 78238.

I. ROLL CALL

Present were Chairman, Carlos Vera and members, Celia Ramirez, Larry Schaeff, Bobby Schaeff, Darcy Vera, and Evelyn Scarborough. New members present were Margie Bullock and Ruben Robledo with volunteer, Natalie Khantharoth. Also present was Sylvia T. Gomez, Administrative and Staff Liaison.

II. APPROVAL OF MINUTES

The Community Events Committee did not have minutes for December 2011 since it was a Christmas social event at Cha Cha's Restaurant.

III. NEW BUSINESS

The Leon Valley Community Events Committee discussed December activities.

Chairman Carlos Vera said that the Holiday Tree Lighting Event with chorus and Santa Clause on December 5<sup>th</sup>, 2011, went well. Mayor Chris Riley welcomed Leon Valley families to the Holiday Tree Lighting and everyone in attendance. It was exciting for the children to see Santa Clause being driven into the Community Center in a Leon Valley Police car. Member Larry Schaeff mentioned we could try having Santa Clause come in through the back door next year.

Member Ruben Robledo mentioned that as soon as the chorus was through singing, the children started leaving. Next year we plan to have the Leon Valley Elementary School chorus sing a few more songs to help delay departure and avoid the gap in Santa Clause's arrival. The committee also commented that we need to work on program noise level. Overall, the program was a great success.

Chairman Carlos Vera discussed that the next event is the Los Leones Art Festival. The committee is responsible for selling T-shirts and making art copies for the guests. Staff Liaison Sylvia Gomez will attend the first NISD Los Leones Art Festival meeting at 4:00p.m. Thursday, January 19<sup>th</sup>, 2012.

Staff Liaison Sylvia Gomez advised that there will, again, be a Bus Shuttle from Leon Valley Elementary School to the Community Center and Conference Center grounds.

Staff Liaison Sylvia Gomez announced Community Development Director Kristie Flores will oversee The Taste of Leon Valley Event to be held Sunday, May 20<sup>th</sup>, 2012 and Community Events Committee volunteers will again be needed. Last year the Community Events Committee helped in the information booth amongst other assigned duties.

It is noted that Bobby Schaeff came to help take down Christmas decorations but City Staffer Elsa Dominguez had called Community Events Committee members to advise that Leon Valley Public Works would do that for us this year.

#### IV. OTHER BUSINESS

Next meeting will be on Wednesday, February 15, 2012.

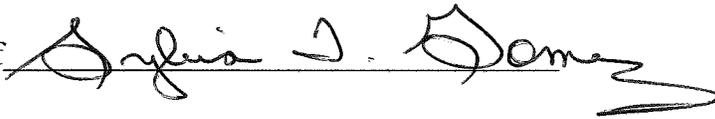
#### V. ADJOURN

A motion to adjourn was made by Evelyn Scarborough and seconded by Darcy Vera. The meeting adjourned at 7:35 p.m.

CHAIR



Staff



City of Leon Valley Minutes of the Meeting of the  
Community Events Committee

February 16, 2012

The meeting of the Community Events Committee convened at 6:40 p.m. on Wednesday at Leon Valley City Hall, 6400 El Verde, Leon Valley, Texas 78238.

I. ROLL CALL

Present were Chairman, Carlos Vera and members, Celia Ramirez, Darcy Vera, Jean Robledo, Evelyn Scarborough, Larry Schaeff and Bobby Schaeff, Also present was Sylvia T. Gomez, Administrative and Staff Liaison.

II. APPROVAL OF MINUTES

Member Carlos Vera made a motion to approve the minutes of January 19, 2012 and Committee member Evelyn Scarborough seconded the motion. The Committee then moved to accept the meeting minutes of January 19, 2012 as read. The motion was passed.

III. NEW BUSINESS

The 16<sup>th</sup> Annual Los Leones Student Arts Festival Saturday, March 31, 2012, 8:30 a.m. to 2:00 p.m. at Leon Valley Conference & Community Center, 6427 Evers Rd. Los Leones features art for exhibit and sale as an original or as a limited edition print which can be signed by the artist. The mission of Los Leones is to "teach the business of art," giving students a lesson in interacting with art lovers. The festival also includes musical performances and professional artists.

In 2010, more than 4000 people attended Los Leones; giving school, businesses and the community partners many opportunities to be visible as supporters of education and the art. T-shirts will be sold on both March 30<sup>th</sup> and 31<sup>st</sup>. Chairman Carlos Vera mentioned we will assist Los Leones in both t-shirt sales and copying artwork. Staff Liaison Sylvia Gomez mentioned that the next Los Leones meeting is at March 1, 2012 at 4:00 p.m.

The Taste of Leon Valley will be held on Sunday, May 20, 2012. Staff Liaison Sylvia Gomez handed out five envelopes to each Community Events member, in an effort to distribute information to local restaurant owners about the event. Chairman Carlos Vera advised that further volunteer involvement will be discussed in our next meeting.

Celebration of the 4<sup>th</sup> of July and who will be our Grand Marshall will also be discussed in up-coming meetings due to mention of Grand Marshall selection for the San Antonio Fiesta event as stated by Staff Liaison Sylvia Gomez. It is unknown if State Representative Joaquin Castro will be available so Member Evelyn Scarborough will ask Superintendent of Northside Independent Dr. John Folks if he is willing to be our 4<sup>th</sup> of July Grand Marshall.

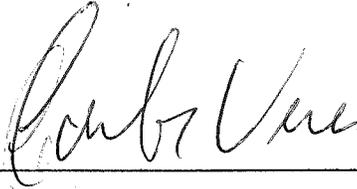
IV. OTHER BUSINESS

Next meeting will be on Wednesday, March 21, 2012.

V. ADJOURN

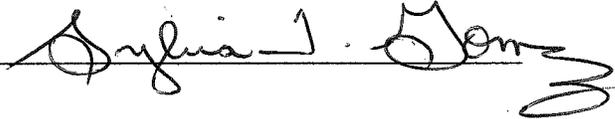
A motion to adjourn was made by Carlos Vera and seconded by Jean Robledo. The meeting adjourned at 7:15 p.m.

CHAIR



---

Staff



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Charlsey Sharon Chumley, EdD  
Supervisor Visual Arts K-12  
Northside ISD  
charlsey.chumley@nisd.net  
<http://blogspot.nisd.net/fineartschumley/>

Updated 2/15/2012  
(210) 397-8814  
FAX (210) 706-7260

**Los Leones Student Arts Festival**  
**Saturday, March 31, 2012 8:30 am to 2:00 pm**  
**Leon Valley Community and Conference Center 6427 Evers**

**EVENTS AND PERFORMING GROUPS SCHEDULE:**

<b>TIME</b>	<b>EVENT OR GROUP NAME</b>
08:30AM – 09:15AM	Performing Group
09:30AM – 10:30AM	Opening Ceremonies and Awards
10:30AM – 12:30AM	Chalkfest Competition
10:45AM – 11:30AM	Performing Group
11:45AM – 12:30PM	Performing Group
12:45PM – 01:30PM	Performing Group
01:45PM – 02:00PM	Awarding of Chalkfest Trophies and Close of Event

**Earthwise Living Committee Meeting  
City of Leon Valley**

Date: Tuesday, December 13, 2011  
Time: 6:00 PM  
Christmas Meeting: Piccolo's Italian Restaurant 5703 Evers Road, Leon Valley, TX 78238  
Staff Liaison: Valerie Siat  
Members Present: Thomas and Sylvia Benavides, Rita Burnside, Jean Johnson and guest, Sandra Keller, Erica Alamarez, Tom Kusiak, Gene Marck, Shirley Owen, Brenda Sarmiento, and Chris Riley  
Members Absent: Andrea Nocito, Mary Key, Susan Price, Marty Tome, and Sharon Wyeth

**1. Call to Order and Determine a Quorum is Present.**

- Meeting called to order at 6:00PM and Quorum was met.

**2. Approval of minutes for October 11, 2011 meeting.**

- Meeting Minutes from November 8, 2011 were corrected and accepted.

**3. Packets distributed.**

- Agenda
- November Meeting minutes
- List of email addresses to be sent
- Spreadsheets of sponsors and vendors
- Example of first draft of flyer
- List of Subgroups

**4. Adjourn.**

- Meeting adjourned at 8:30PM
- Next meeting will be on **Wednesday January 11, 2012** (6:00PM), at Leon Valley Public Works, 6427 Evers, Leon Valley, TX 78238. Note that the meeting location may be changed. Members will be polled via e-mail for final determination.

  
\_\_\_\_\_  
Chairwomen or Secretary

  
\_\_\_\_\_  
Staff Liaison



**MINUTES OF THE MEETING OF THE  
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION**

**October 11, 2011**

The special meeting of the Leon Valley Economic Development Corporation (LVEDC) convened at 6:33 p.m. on Tuesday, October 11, 2011, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

**I. ROLL CALL**

Present were President Chairman Mike Davis, Vice-President Abraham Diaz, Treasurer Michael McCarley, Secretary Nancy Marin, and Board Members Claude Guerra III and Stephen Ynostrosa. Absent and properly excused was Board Member Georgia Zannaras. Also present were Board Attorney Steven Pena, and Kristie Flores, Director of Community Development and Interim Supervisor of Economic Development, acting as staff support and recording secretary.

Prior to the Board convening into Executive Session, Mr. Larry Little and his Attorney Mr. Matthew Wymer addressed the Board and stressed that he would like the Board to purchase the property associated with the Town Center Development and noted that the deadline was October 15<sup>th</sup> or the deal would be terminated. Mr. Little emphasized that he had already invested a lot of time and money into the Town Center property and design and noted that the Board needed to take the necessary steps to get the funds to complete the transaction.

Board Secretary Nancy Marin noted that initial discussions included a partnership with Mr. Little. Board Member Ynostrosa asked for clarification noting that some of the property was in bankruptcy and noting that Mr. Little as the developer was responsible for filling the lease spaces. Mr. Little noted that the Lonestar Bank anchor tenant had pulled out. Mr. Little, as a supporter of Ms. Rose Ryan, former Economic Development Director, encouraged getting her back to complete the work she had been doing.

**II. Executive Session in Accordance with the Texas Government Code.**

**The Board Convened into Executive Session at 7:22 p.m.**, pursuant to Section 551.071, Consultation with LVEDC Attorneys Davidson and Troilo, Regarding the Leon Valley Town Center Project.

**The Board Reconvened into Open Session at 8:36 p.m. No action was taken in executive session and no action was taken** by the Board resulting from Executive Session.

**VIII. ADJOURN**

Secretary Nancy Marin made a motion to adjourn, seconded by Board Vice-President Abraham Diaz. The motion carried by voice vote and the meeting was adjourned at 8:37 p.m.

Handwritten signature of Mike Davis in black ink.

**PRESIDENT**

Handwritten signature of Nancy Marin in black ink.

**BOARD SECRETARY**



**MINUTES OF THE MEETING OF THE  
LEON VALLEY ECONOMIC DEVELOPMENT CORPORATION**

**February 22, 2012**

The regular meeting of the Leon Valley Economic Development Corporation (LVEDC) convened at 6:38 p.m. on **Wednesday, February 22, 2012**, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

**I. ROLL CALL & DETERMINATION OF QUORUM**

Present were Board President Mike Davis, Vice-President Abraham Diaz, Treasurer Michael McCarley, Secretary Nancy Marin, Board Members Dr. Georgia Zannaras, Claude Guerra III and Stephen Ynostrosa. Also present were Attorneys Steven Pena and Lisa Gonzales and Director of Community Development and Interim Supervisor of Economic Development Kristie Flores, acting as staff support and recording secretary.

Also present were Honorable Judge Lawrence Morales and City Secretary Janie Willman.

The Board proceeded to Item IV. Consideration of the Minutes of January 25, 2012, to allow additional time for Mr. Segovia to arrive at the meeting.

**IV. CONSIDER THE MINUTES OF THE JANUARY 25, 2012 MEETING**

The Board requested a revision to the minutes to include Mayor Chris Riley and City Manager Manuel Longoria, Jr. as present at the January 25<sup>th</sup> meeting. There was also a revision to the motion regarding Porky J's to include both breach of contract and attorney fees. Being no further discussion of the meeting minutes, Vice-President Abraham Diaz made a motion to approve the minutes as amended and Board Member Claude Guerra III seconded the motion. The motion passed unanimously by voice vote, 6-0.

After consideration of the minutes, staff made contact by phone with Mr. Segovia and he indicated that he had not received the information staff sent him and would be absent. Newest member Mr. Herman Segovia was noted as absent from the meeting and the Board proceeded to Item II. Installation of Board Members.

**II. INSTALLATION OF BOARD MEMBERS**

Board President Davis began the second order of business with the installation of City Council appointed Board Members. Staff noted that all of the Board members new, returning and existing would be taking the oath of office to begin the new year.

The Honorable Judge Lawrence Morales administered the oath to all Leon Valley Economic Development Board Members as one unit including: Mr. Abraham Diaz, Mr. Claude Guerra III, Mr. Michael McCarley, Ms. Nancy Marin, Mr. Stephen Ynostrosa, and Ms. Georgia Zannaras.

Mr. Davis noted that he had chosen not to continue on the Board due to health issues and work. He thanked the Board for their work and support. Board Vice-President Abraham Diaz then presided over the meeting.

Mr. Davis was recognized by the Board for his two (2) years of service and was presented a plaque of appreciation and a letter was read aloud from the Mayor and City Council thanking Mr. Davis for his service. Each Board member noted their verbal appreciation.

### **III. CONDUCT OFFICER ELECTIONS**

Absent a Board Member, the Board entertained discussion in regard to tabling the Officer Elections to the next regular meeting of the Board. Board Member Nancy Marin made a motion to table the elections, and Board Member Georgia Zannaras seconded the motion and the motion passed unanimously by voice vote, 6-0.

### **V. FINANCIAL REPORT BY LVEDC TREASURER (MICHAEL MCCARLEY)**

Board Member Michael McCarley noted the following in the financial report: three (3) months of sales tax generation being \$54,277.40, the money market balance being \$327,808.74 and the bank checking balance of \$19,472.80 for a combined total \$347,281.42. He also noted a transfer on February 2<sup>nd</sup> of \$7,500 to cover outstanding accounts payable. He explained that there were new outstanding checks as of that evening in the amount of approximately \$5,694.86.

Board Member Michael McCarley noted that there had been an Executive Session with City Council on February 7<sup>th</sup> to discuss the capability of the Board to support a long term arrangement for potential business of the Board. He explained that the sales tax generation figure was presently estimated at \$16,500 per month with the proposed total of \$200,000 for the year. He also noted however, that the Board had other expenses such as attorney's fees, potential hiring of an executive director, advertising, membership, seminars, liability insurance, and the Documation contract. To conclude, he explained that the Council was given a thorough overall picture of the Board's finances.

### **VI. DISCUSS AND CONSIDER ACTION ON A GRANT APPLICATION BY NORA PEREZ, APPLICANT, GDA INSURANCE – REQUEST AMOUNT \$9,400 FOR TWO (2) NEW BUSINESS SIGNS**

Acting President Abraham Diaz opened the discussion of the request for a grant by Nora Perez, of GDA Insurance. Staff clarified that the amount was originally \$9,400 and the new request was \$9,663. Ms. Perez addressed the Board and noted that GDA Insurance moved into Leon Valley in April of 2009. She explained that her decision to locate her small, woman-owned business in the City due to the location and City slogan. She further noted that her business was thriving. Ms. Perez noted that Code Compliance removed a sign that she was utilizing for her business that she believed should have been grandfathered and as a result her business production decreased 90%. She explained that she was requesting the grant for the signage to regain her walk-in traffic. Ms. Perez noted that she had read in the previous meeting minutes that her business did not provide sales tax revenue to the City. She explained that she may not be a retail business but does provide professional services, property tax, and indirect sales tax generation through clients that visit her location and ask for referrals to local retail, restaurants, and other businesses. Ms. Perez noted, that by granting the money, a business would be retained and reinforced her point by noting that the 4B sales tax language encouraged retention, job creation and expansion, all of which she felt her business accomplished.

Acting President Abraham Diaz asked Ms. Perez if she had data which demonstrated that her referrals to City businesses were generating indirect sales tax to the area. Ms. Perez noted that she had tried to obtain a report from the UTSA Business Development Center but they were unable to provide that data.

Board Attorney Steven Pena noted that he reviewed the new and previous grant packet applications and explained that the Board had historically granted funds to sales tax generating businesses such as Porky J's and Bush's Chicken. Ms. Perez noted that Porky J's was no longer in business in the City and she had a financially stable business that had a 20-year history with the owner before her.

Mr. Pena noted that ultimately it was the Board's decision but with the EDC Boards he represented in other cities there were no outright grants. He explained that what is normally provided is a portion of the cost and at times monies are obtained through a loan application process.

The Board asked Ms. Perez if she had looked into other alternatives to compensate for the cost of the sign such as talking to the property owner since the betterment of the signage would benefit the property owner's shopping center as well. They also asked if Ms. Perez had considered a loan. Ms. Perez noted that she needed to re-evaluate because she had not come in with the idea of obtaining a loan and she had a new employee and needed to consider the overhead costs.

Acting Board President Abraham Diaz asked if any other bids had been obtained. Ms. Perez noted that she had selected a local business to keep the revenue in Leon Valley and had not investigated other sources.

Board Member Claude Guerra III noted that he liked the idea of shared costs with the owner since improvement of the multi-tenant sign would benefit the other businesses in the Center. He also noted to Ms. Perez that he would like her to keep her business in Leon Valley and encouraged her to look into a loan that may be a workable option for her.

Being no further discussion, acting Board President Abraham Diaz recommended tabling the discussion so that Ms. Perez could: 1) speak to the property owner regarding sharing the sign cost, 2) investigate loan alternatives, and 3) obtain additional signage bids from at least two (2) other companies.

Board Member Nancy Marin made a motion to table the discussion to the next meeting. Board Member Claude Guerra III seconded the motion and the motion passed unanimously by voice vote, 6-0.

**The Board decided to change the order of business and go into Executive Session before discussion and consideration of Items VI. and VII.**

#### **IX. Executive Sessions in Accordance with the Texas Government Code.**

**The City of Leon Valley Economic Development Corporation Board Convened in Executive Session at 7:51 p.m.:**

- A.) Pursuant to Section 551.071, (1)(2)  
Consultation with Attorney, Regarding Pending or Contemplated Litigation Regarding:
  - i.) Larry Little vs. City of Leon Valley Economic Development Corporation
  - ii.) Porky J's
- B.) Pursuant to Section 551.072, Deliberations about Real Property, Discussion and Consideration of Conditional Offer to Purchase Lots 67, 68, 70, 71, 72, and 73, Leon Valley Addition (Glass Service Subdivision), City of Leon, Valley, Bexar County, Texas.

**The Board reconvened into open session at 9:26 p.m. No action was taken in Executive Session and no action resulted from the Executive Session.**

There was **no action taken** on Item A.) Pursuant to Section 551.071, Consultation with Attorney, Regarding Pending or Contemplated Litigation Regarding:

- i.) Larry Little vs. City of Leon Valley Economic Development Corporation

ii.) Porky J's

There was **no action taken** on Item B.) Pursuant to Section 551.072, Deliberations about Real Property, Discussion and Consideration of Conditional Offer to Purchase Lots 67, 68, 70, 71, 72, and 73, Leon Valley Addition (Glass Service Subdivision), City of Leon, Valley, Bexar County, Texas.

**VI. Discuss and Consider Action Allowing Staff to Proceed with Reimbursement Based Fund Programs for the LVEDC Utilizing \$100,000 in Sales Tax Dollars to be Programmed into Funding for Business Location or Relocation in Leon Valley and Business Beautification, Enhancement or Capital Improvement Projects (Kristie Flores)**

Staff noted that this was an opportunity to proceed with programming up to \$100,000. Staff also noted that the program would be reimbursement-based and designed to protect the LVEDC. Staff explained that the funds could be broken into whatever percentages the Board like 70/30, 80/20, or otherwise but would be used for the purpose of locating or relocating businesses to Leon Valley and for storefront revitalization. Staff noted that there were five (5) businesses waiting to see what type of programming the LVEDC was going to create. Staff explained that the program was reimbursement and performance based and would have a call for projects and after approval/denial by the Board would be forwarded to the City Council for final review and complete transparency. Staff also explained that programming the funds was not intended to give out the \$100,000 to anyone who applied. It was noted that there would be a call for projects and application would have to be made and would be presented to the Board for specific funding amounts.

Acting President Abraham Diaz noted that he would like to show that the Board is moving forward and was interested in allotting funds for the program. He noted that he thought it would show progress but asked that reference not be made to any type of capital improvements programming.

Board Member Claude Guerra III agreed and noted that the application presented by staff had potential but needed revision. Staff agreed to work on the application and send it to the Board for further review, revision and discussion.

Board Member Dr. Georgia Zannaras suggested perhaps not tying an amount to the programming especially since the application was being worked on.

Board Member Nancy Marin noted that she believed there needed to be a strategic plan before any funds were programmed.

The Board collectively agreed that they were not ready to proceed with programming and no action was taken on the item. Staff was directed to continue working on the application and forward it to the Board by email.

**VII. Discuss and Consider Action Funding WebQA for GoLocal Program with 1-year Subscription in the amount of \$3,800 (Kristie Flores)**

Staff noted that the GovQA subscription was another method by which the Board could show that they are being proactive and promoting economic development in Leon Valley. Staff demonstrated some of the features of the WebQA Program which would create a GO LOCAL or SHOP LOCAL button on the website where all businesses within the City could be cataloged, featured and mapped for a one-time annual fee of \$3,800. Staff further explained that the subscription was managed by WebQA and was completely free to business owners. Staff noted that a presentation could be made by a GovQA representative to further explore the subscription benefits and to answer any additional questions.

The Board took no action on this item but directed staff to arrange for a presentation and demonstration.

**VII. FUTURE AGENDA ITEMS**

The following items were noted for a future agenda:

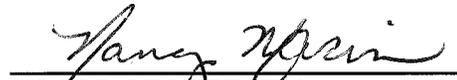
- 1) Banking Signature Designees
- 2) Election of Officers
- 3) As previously discussed and Agreed - Strategic Planning Discussion
- 4) Program Application
- 5) Documation Contract

**X. ADJOURN**

Board Member Dr. Georgia Zannaras made a motion to adjourn, seconded by Board Member Claude Guerra III. The motion carried by voice vote and the meeting was adjourned at 10:23 p.m.



**BOARD PRESIDENT**

  
**BOARD SECRETARY**

Prepared by Staff Liaison: Kristie M. Flores

# LEON VALLEY

T E X A S

## MINUTES OF THE MEETING OF THE LEON VALLEY ZONING COMMISSION

February 28, 2012

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, February 28, 2012, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

### I. Roll Call

Present were Chairman Guerra III, Vice-Chair Wendy Phelps, 2<sup>nd</sup> Vice-Chair Olen Yarnell, and Members Hal Burnside, Mike Davis, Jr., and Pedro Esquivel and Alternate Members Carmen Sanchez and Phyllis McMillan. Absent and properly excused were Member Rich Braune and Alternate Member Linda Geraghty. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

### II. Approval of Minutes – November 17, 2011

Commissioner Pedro Esquivel made a motion to approve the minutes as written. 2<sup>nd</sup> Vice-Chair Olen Yarnell seconded the motion, and the motion passed unanimously by voice vote.

### III. Specific Use Permit Request #2012-270 (Department of Public Safety Mega-Center)

Chairman Guerra III, welcomed the audience and thanked them for their attendance. Staff addressed the Chairman, Commission and Audience Members and noted that Specific Use Permit #2012-270, was not ready to be presented. Staff explained that the applicant was still working to resolve the site design and traffic impact and circulation. Staff noted that the case could be postponed to a date specific such as March 13, or to the next regular meeting agenda of March 27. Staff stated that the applicant preferred the March 13 date so that the case could still go before the City Council on March 20.

The Zoning Commission discussed alternatives and heard the Mr. Thomas Robertson's (applicant) plea to postpone to the March 13 meeting. After brief discussion, the Zoning Commission postponed the discussion and public hearing to the regular meeting of March 27, to give sufficient time for the applicant to resolve any site design and traffic impact concerns.

Staff noted that Mr. Robertson would remain available in the foyer to speak to any audience members with questions specific to the project.

### IV. Discussion of the Initiation of the Master Plan Revisions

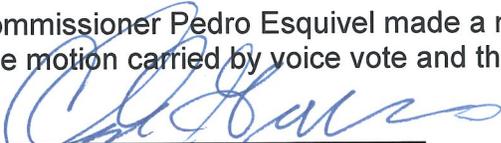
After a brief discussion, the Commission left the initiation of the Master Plan revisions at staff's discretion and asked staff to provide a basic checklist of what would be accomplished in the review as well as the residential matrix assignments for Commission members.

### V. Executive Session in Accordance with the Texas Local Government Codes

There was neither item, nor action necessary for this session.

### VI. Adjourn

Commissioner Pedro Esquivel made a motion to adjourn, seconded by Vice-Chair Wendy Phelps. The motion carried by voice vote and the meeting was adjourned at 7:25 p.m.

  
\_\_\_\_\_  
CHAIRMAN

  
\_\_\_\_\_  
STAFF

# LEON VALLEY TEXAS

6400 El Verde Road, Leon Valley, TX 78238

## MINUTES OF THE MEETING OF THE LEON VALLEY TREE ADVISORY BOARD

Meeting of the Leon Valley Tree Advisory Board (TAB) at 6:30 PM, on Wednesday, January 18, 2012, in the Leon Valley City Hall, at 6400 El Verde Road, Leon Valley, Texas.

### I. Poll for Attendance, Determination of a Quorum, and Call Meeting to Order.

- Staff Liaisons Present: Kristie Flores and Christy Carter (new staff member)
- TAB Forester Present: Paul Johnson, Region Urban Texas Forester and Arborist
- Members Present: Thomas Benavides, Denise Berger, Michael Clemenson, Melinda Dawson, Mary Key, Diana Sarfin, Rich Sarfin, and Byron Woodworth

### II. Consider Approval of Meeting Minutes of November 9, 2011 Meeting

- Minutes were approved.
- Paul Johnson is the winner of the "Texas Forest Service 2011 Technical Forestry Award".

### III. Recap of 2011 Arbor Day

- 150 trees available for give-away.
  - 100 trees donated by CPS Energy and 50 tree purchased by TAB.
  - 121 trees given away to residents & 29 went to the city park.
- Budget Costs/Total.

<u>Item</u>	<u>Cost</u>
T-Shirts	\$244.00
Buttons	\$95.50
Table/Chair rental	\$194.00
Trees (50)	\$212.50
Kids Crafts/Prizes	<u>\$127.55</u>
<b>TOTAL</b>	<b>\$872.55</b>

- TAB was required to rent tables/chairs due to double booking of the community/conference centers.
- Many of the trees needed watering.
- Requests by attendees include tree demonstration and smaller trees.
- Possumhaw tree was very popular.

### IV. Preparations for Tree Adoption in Collaboration with Earthwise Living Day

- Application to participate has already been submitted to the Earthwise Living Committee.
- Alamo Forest Partnership will help TAB during the tree adoption.
  - TAB can purchase trees wholesale through the Alamo Forest Partnership.
- TAB will be requesting sponsorship from CPS Energy in the form of trees.
  - Will request smaller trees if available.
  - Final total number of trees available for tree adoption will be discussed at the next meeting.

### V. Discussion of TAB Programming for 2012

- Tree adoption opportunities in 2012 are as follows:
  - Earthwise Living Day (February).
  - March to April Timeframe.
  - Taste of Leon Valley (May). Note that it may be too hot to consider a tree adoption at this time.
  - Leon Valley Arbor Day (November).
- Discussions on goal of 10,000 trees provided/planted in Leon Valley by 2020 are as follows:
  - After 3 Arbor Days and other Tree Adoptions, TAB has only been able to provide approximately 1,000 trees for planting. At this rate, the goal of 10,000 trees by 2020 will not be met. Ideas to help are as follows:
    - Adopt the model of the "NeighborWoods Tree Planting" program which is to focus tree planting in areas that need it the most to include residential and commercial.
    - Request tree inventories in conjunction with Storm Drainage Projects in the city.
    - Look into Grants that can help citizens remove dying/dangerous trees.
    - Have a demonstration house where tree plantings can serve as a model for citizens.
      - The demonstration house could be selected through a contest.
      - Commercial properties could be included.

**VI. Other Business**

- | - Jammin' Jams Fruit Tree Adoption – January 28, 2012 – 9:00AM to 1:00PM at the Pearl Brewery Farmers Market.

**VII. Executive Session in Accordance with the Texas Government Code.**

- | - Not required.

**VIII. Adjourn**

- TAB voted and approved to change the “regular meeting start time” from 6:30PM to 6:00PM.
- The meeting was adjourned at 7:30PM.
- The next meeting of the TAB is set for Wednesday, February 22, 2012, at 6:00 PM, in the Leon Valley City Hall.



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Chairperson

# LEON VALLEY

T E X A S

6400 El Verde Road, Leon Valley, TX 78238

## MINUTES OF THE MEETING OF THE LEON VALLEY TREE ADVISORY BOARD

Meeting of the Leon Valley Tree Advisory Board (TAB) at 6:30 PM, on Wednesday, February 22, 2012, in the Leon Valley City Hall, at 6400 El Verde Road, Leon Valley, Texas.

### **I. Poll for Attendance, Determination of a Quorum, and Call Meeting to Order.**

- Staff Liaisons: Kristie Flores (Absent) and Christy Carter (Present)
- TAB Forester: Paul Johnson, Region Urban Texas Forester and Arborist (Absent)
- Members Present: Thomas Benavides, Melinda Dawson, Mary Key, Diana Sarfin, and Rich Sarfin
- Members Absent: Denise Berger, Michael Clemenson, and Byron Woodworth

### **II. Consider Approval of Meeting Minutes of January 18, 2012 Meeting**

- Minutes were corrected and approved.

### **III. Update Regarding Tree Adoption in Collaboration with Earthwise Living Day – February 25, 2012 from 10:00AM to 2:00PM**

- 100 trees donated by CPS Energy (mix of Mountain Laurel and Lacey Oak).
  - Trees will be delivered to Leon Valley Public Works on Friday, February 24, 2012.
- Alamo Forest Partnership will help TAB during the tree adoption.
- Tree Handouts, Tree Adoption Forms, and Miscellaneous Supplies will provided by Staff Liaisons.
- Members present at this meeting that will be available for the Tree Adoption include Melinda and Rich.
- Setup time is 9:45AM.
- Tree Adoption is scheduled to conclude at 2:00PM or earlier if all trees are adopted.

### **IV. Discussion of a Leon Valley “Neighborhoods Program” and Review Maps for Plantable Space Considerations.**

- As discussed and brought up by Paul at the last meeting, TAB should consider adopting the model of the “Neighborhoods Tree Planting” program which is to focus tree planting in areas that need it the most to include residential and commercial.
- Christy provided an updated aerial map of the city.
- Committee identified the following neighborhoods/areas that may need additional trees:
  - Canterfield
  - Linkwood
  - The Parks walking paths
  - Leon Valley Ranch Estates
  - Sidewalks on both sides of Huebner near Post Office
  - Driggers Elementary School
  - Forest Oaks
- Christy will develop a postcard for each neighborhood/area identified to inquire on the interest/need of additional trees.

### **V. Executive Session in Accordance with the Texas Government Code.**

- Not required.

### **VI. Adjourn**

- The meeting was adjourned at 7:30PM.
- The next meeting of the TAB is set for Wednesday, March 21, 2012, at 6:00 PM, in the Leon Valley City Hall.

  
Chairperson