



OUR PROPOSED VISION FOR SENECA WEST



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graph TD; A[INTRO] --- B[CURRENT ZONING]; B --- C[DEVELOPMENT CHALLENGES]; C --- D[OUR PROPOSAL]; D --- E[CITIZENS' CONCERNS AND RIPPLE EFFECTS]; E --- F[COUNCIL'S DECISION];
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INTRO

CURRENT ZONING

DEVELOPMENT CHALLENGES

OUR PROPOSAL

CITIZENS' CONCERNS AND RIPPLE EFFECTS

COUNCIL'S DECISION

INTRO

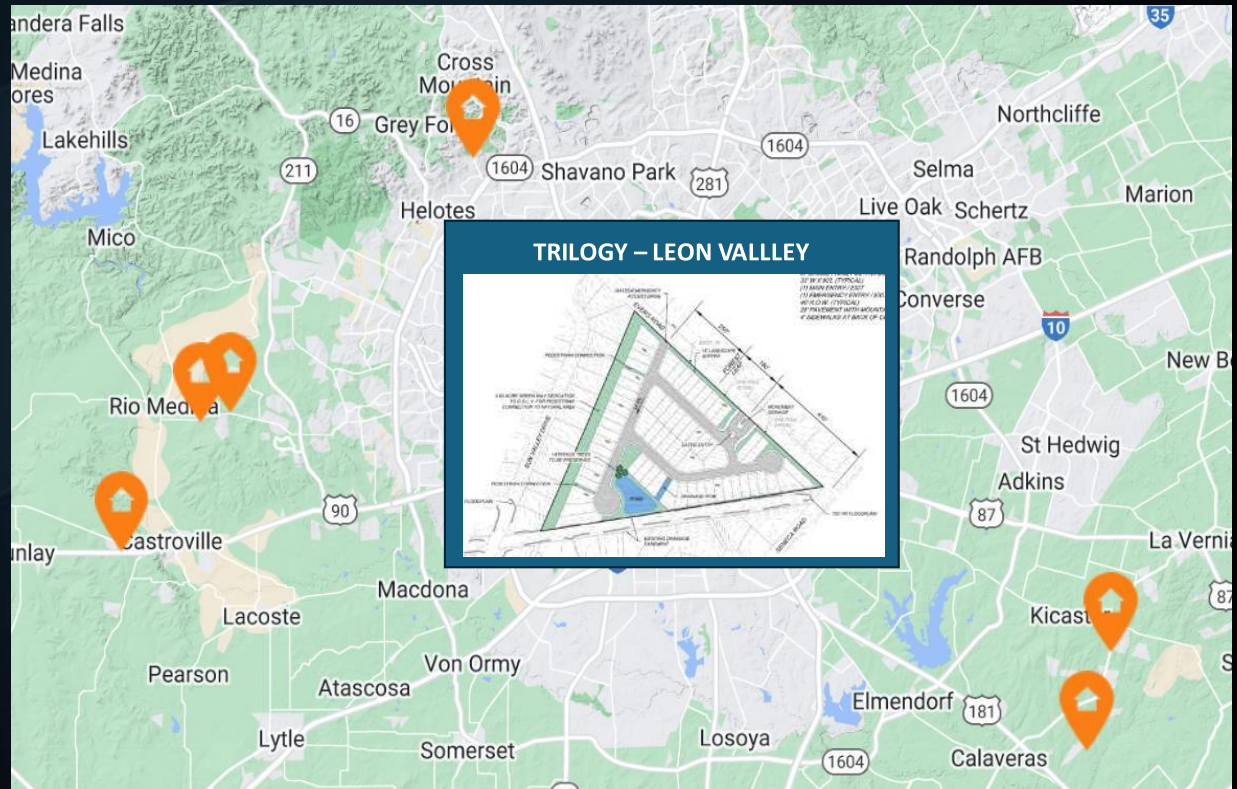


Land Developers since 2007
Landowners and Taxpayers in Leon Valley since 2015

Well known and reputable local San Antonio Builders
Strictly focused on building in San Antonio for the past 30 years

CURRENT PROJECTS

- Agave Trace
- Vistas of Sonoma
- Ventana
- The Timbers
- Pardaera Ridge
- Bent Tree
- Legend Park
- Potranco Acres
- The Enclave at Potranco Oak



**WE DESIGN AND DEVELOP HIGH-QUALITY AND WELL-FITTING
COMMUNITIES THROUGH**

COLLABORATION

**THE COMMUNITIES THAT WE DESIGN TODAY ARE HERE TO LAST FOR GENERATIONS.
WE TAKE THIS RESPONSIBILITY VERY SERIOUSLY.
NO DEVELOPER IS SMART ENOUGH TO DESIGN WELL-FITTING COMMUNITIES ON
THEIR OWN. WE MUST COLLABORATE WITH THE CITIZENS AND CITY OFFICIALS WHO
REPRESENT THEM AS WE BUILD FUTURE COMMUNITIES.**

**IT IS PRECISELY THROUGH THESE TYPES OF CONVERSATIONS THAT WE LEARNT ABOUT THE
LACK OF CITIZEN APPETITE FOR AN APARTMENT COMPLEX ON THE TRIANGLE PROPERTY**



OUR LAND ACQUISITIONS IN LEON VALLEY



1

WE PURCHASED OUR FIRST PROPERTY IN 2015 ON POSS RD WITH THE VIEW OF LINKING TO THE THEN-PLANNED CITY CENTRE, WHICH DID NOT HAPPEN.

- AFTER COVID, IN NOVEMBER OF 2021, WE REZONED TO A MIXED-USE PROJECT WITH TOWNHOUSES
- 4 MONTHS LATER, IN MARCH OF 2022, THE FED BEGAN RAISING INTEREST RATES
- THIS PROJECT IS DELAYED WITH PROJECTED CONSTRUCTION START TOWARDS Q1 2025

2

OUR SECOND PROPERTY – THE 9-ACRE TRIANGLE ON EVERS (TRILOGY) CONSTRUCTION STARTED EARLY JANUARY IN PARTNERSHIP WITH TEXAS HOMES

WE CARE

WE HAVE PROVEN TO THE CITY AND THE CITIZENS THAT WE PUT THE COMMUNITY'S BEST INTEREST AND GOOD CITIZENSHIP AHEAD OF PROFITABILITY



OUR INITIAL ZONING ALLOWED US THE DEVELOPMENT OF A 250+ UNIT APARTMENT COMPLEX.

WE LISTENED TO CITY OFFICIALS AND TO OUR NEIGHBORS EXPRESSING CONCERN WITH THAT. WE ARE NOW BUILDING A COMMUNITY OF 67 SINGLE FAMILY HOMES – FOREGOING SUBSTANTIALLY HIGHER PROFITABILITY

9-ACRE TRIANGLE | EVERS & SENECA



INTRO

CURRENT ZONING

DEVELOPMENT CHALLENGES

OUR PROPOSAL

CITIZENS' CONCERNS AND RIPPLE EFFECTS

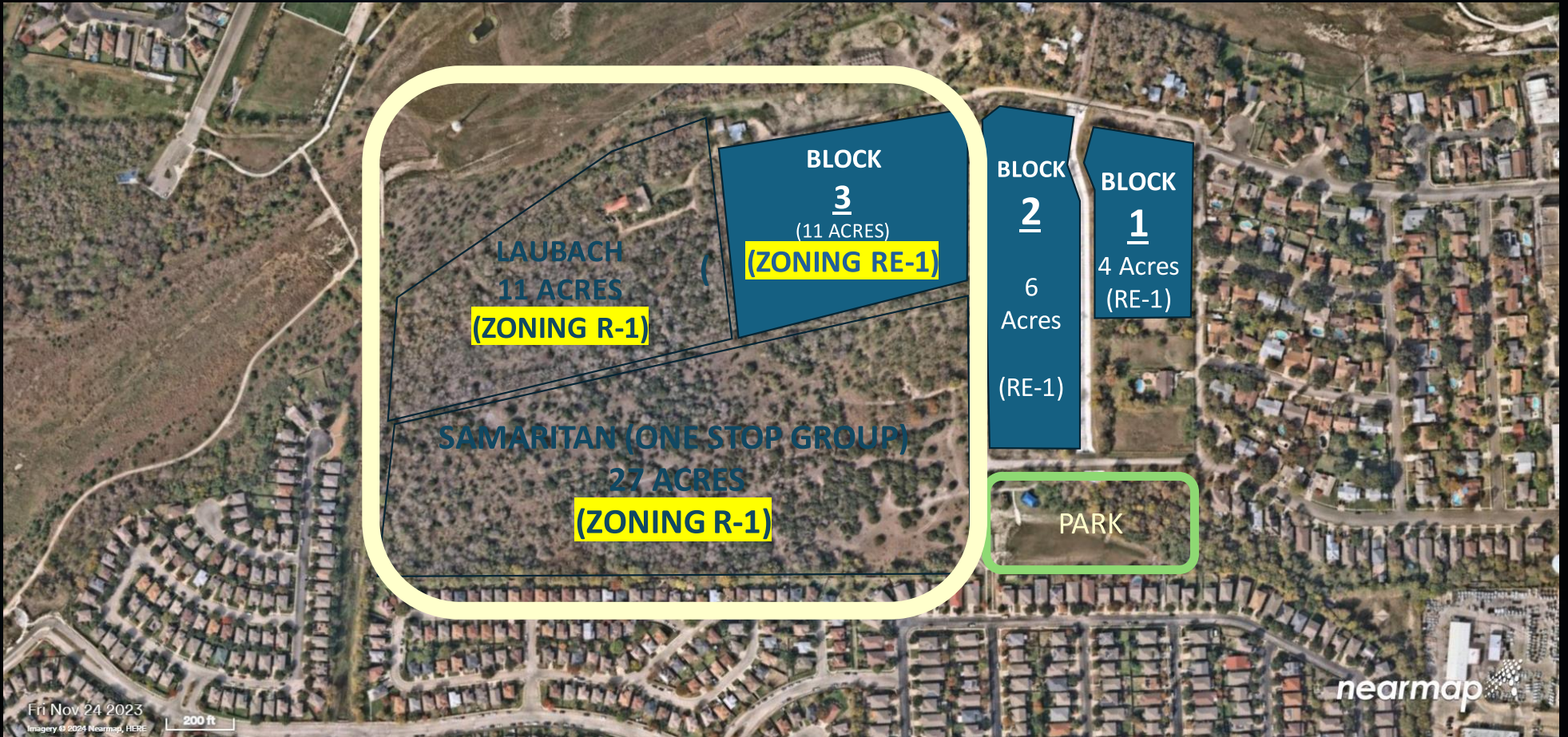
COUNCIL'S DECISION

CURRENT SURROUNDING ZONING OF SENECA WEST

SIX 'R6' COMMUNITIES SUROUND THE SENECA-WEST TRIO



CURRENT ZONING



INDEPENDENT FROM THE FATE OF THE CITY-OWNED PROPERTY, THE CONSOLIDATION OF THE TWO PRIVATELY-OWNED PROPERTIES AS CURRENTLY ZONED (R-1), WOULD RESULT IN A 144-LOT DEVELOPMENT, BY-RIGHT

SAMARITAN/OUR GROUP (27 ACRES) + LAUBACH (11 ACRES) = 38 ACRES

CURRENT R-1 ZONING (144 LOTS):

- **MINIMUM 8,400 SQFT LOTS**
- **APPROXIMATELY 3.8 LOTS PER ACRE**
- **50' RIGHT OF WAY**
- **ONE OR TWO STORY HOMES**

REQUESTED R-6 ZONING (227 LOTS):

- **MINIMUM 4,500 SQFT LOTS**
- **APPROXIMATELY 6.7 LOTS PER ACRE**
- **50' RIGHT OF WAY**
- **ONE OR TWO STORY HOMES**

HOWEVER, THIS IS NOT A VIABLE DEVELOPMENT OPTION, EVEN IF THE CITY WAS TO INCUR ALL THE COSTS FOR ROADS, WATER AND SEWAGE EXTENSIONS TO SERVE THE NEW COMMUNITY.

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INTRO

CURRENT ZONING

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COUNCIL'S DECISION

FIRST CHALLENGE: FIRE SAFETY

RESTRICTED EMERGENCY VEHICLES ACCESS IF THE THREE PROPERTIES ARE NOT DEVELOPED SIMULTANEOUSLY




SECOND CHALLENGE

MADATORY ROADS, WATER, AND SEWER EXTENSIONS COSTS: \$4.6 MILLION

**OPINION OF PROBABLE CONSTRUCTION COST
SENECA DRIVE AND GRASS HILLS DRIVE
ROAD EXTENSION
CITY OF LEON VALLEY**

DATE: 5/16/2023




ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
COSA 100	MOBILIZATION	LS	1	10%	\$247,527.50
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$123,763.75
COSA 103	REMOVE CONCRETE CURB	LF	335	\$8.00	\$2,680.00
COSA 103	REMOVE CONCRETE SIDEWALKS AND DRIVEWAYS	SF	230	\$6.00	\$1,380.00
COSA 103	REMOVE MISCELLANEOUS CONCRETE	SF	585	\$6.00	\$3,510.00
COSA 104	STREET EXCAVATION	CY	303	\$75.00	\$22,725.00
COSA 106	CHANNEL EXCAVATION	CY	20	\$96.00	\$1,920.00
COSA 106	BOX CULVERT EXCAVATION AND BACKFILL	CY	50	\$38.00	\$1,900.00
COSA 107	EMBANKMENT (FINAL) (ORD COMP) (TY B)	CY	100	\$35.00	\$3,500.00
COSA 203	TACK COAT	GAL	1,225	\$15.00	\$18,375.00
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP, DEPTH)	SY	11,476	\$60.00	\$688,560.00
COSA 206	HOT MIX ASPHALTIC PAVEMENT, TYPE B (6" COMP, DEPTH)	SY	12,254	\$80.00	\$980,320.00
COSA 307	CONCRETE STRUCTURE (HEADWALLS)	CY	12	\$1,835.00	\$22,020.00
COSA 500	CONCRETE CURB AND GUTTER	LF	4,850	\$30.00	\$145,500.00
COSA 502	CONCRETE SIDEWALKS (4')	SY	2,156	\$75.00	\$161,700.00
COSA 503	PORTLAND CEMENT CONCRETE DRIVEWAY	SY	100	\$95.00	\$9,500.00
COSA 505	CONCRETE RIPRAP	SY	311	\$610.00	\$189,710.00
COSA 515	TOPSOIL (4')	CY	240	\$45.00	\$10,800.00
COSA 520	HYDROMULCHING	SY	2,156	\$5.00	\$10,780.00
COSA 522	SIDEWALK PIPE RAILING	LF	213	\$200.00	\$42,600.00
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$74,258.25
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$49,505.50
TXDOT 462	CONC BOX CULV (8 FT X 4 FT)	LF	248	\$600.00	\$148,800.00
SAWS 826	ADJUST VALVE BOX	EA	5	\$770.00	\$3,850.00
SAWS 851	ADJUST EXISTING MANHOLE	EA	3	\$1,715.00	\$5,145.00
	CONTINGENCY		20%		\$594,096.00
	TOTAL:				\$3,564,396.00

ESTIMATES AS PROVIDED BY THE CITY'S ENGINEER

**OPINION OF PROBABLE CONSTRUCTION COST
SENECA DRIVE AND GRASS HILLS DRIVE
WATER EXTENSION
CITY OF LEON VALLEY**


DATE: 5/16/2023



ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
COSA 100	MOBILIZATION	LS	1	10%	\$30,269.00
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$15,134.50
COSA 515	TOPSOIL	CY	71	\$45.00	\$3,195.00
COSA 520	HYDROMULCHING	SY	639	\$5.00	\$3,195.00
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$9,080.70
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$6,053.80
COSA 550	TRENCH EXCAVATION SAFETY PROTECTION	LF	1,150	\$16.00	\$18,400.00
SAWS 818	8" PVC WATER MAIN	LF	1,150	\$150.00	\$172,500.00
SAWS 824	RELAY 3/4" SHORT SERVICE	EA	5	\$2,000.00	\$10,000.00
SAWS 824	RELAY 3/4" LONG SERVICE	EA	5	\$2,500.00	\$12,500.00
SAWS 824	CUSTOMER SHOT-OFF VALVE	EA	10	\$500.00	\$5,000.00
SAWS 824	RELOCATE 3/4" LONG SERVICE	LF	3	\$3,000.00	\$9,000.00
SAWS 826	8" GATE VALVE	EA	2	\$4,000.00	\$8,000.00
SAWS 833	EXIST METER AND EXIST METER BOX RELOCATION	EA	3	\$500.00	\$1,500.00
SAWS 833	NEW METER BOX	EA	13	\$80.00	\$1,040.00
SAWS 834	8" FIRE HYDRANT ASSEMBLY	EA	2	\$10,000.00	\$20,000.00
SAWS 836	PIPE FITTINGS, ALL SIZES & TYPES	TON	0.25	\$8,000.00	\$2,000.00
SAWS 840	8" WATER TIE-IN	EA	2	\$6,000.00	\$12,000.00
SAWS 841	HYDROSTATIC TESTING	EA	1	\$5,000.00	\$5,000.00
SAWS 844	2" TEMPORARY BLOWOFF	EA	2	\$2,500.00	\$5,000.00
SAWS 846	1" AIR RELEASE VALVE ASSEMBLY	EA	1	\$5,000.00	\$5,000.00
	CONTINGENCY		20%		\$72,645.80
	TOTAL:				\$435,873.60

**OPINION OF PROBABLE CONSTRUCTION COST
SEWER EXTENSION
SENECA DRIVE AND GRASS HILLS DRIVE
CITY OF LEON VALLEY**

DATE: 5/16/2023



ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
COSA 100	MOBILIZATION	LS	1	10%	\$41,458.00
COSA 101	PREPARATION OF RIGHT-OF-WAY	LS	1	5%	\$20,729.00
COSA 103	REMOVE CONCRETE CURB	LF	20	\$8.00	\$160.00
COSA 103	REMOVE CONCRETE SIDEWALKS AND DRIVEWAYS	SF	850	\$8.00	\$6,800.00
COSA 203	TACK COAT	GAL	33	\$16.00	\$528.00
COSA 205	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP, DEPTH)	SY	350	\$80.00	\$28,000.00
COSA 206	HOT MIX ASPHALTIC PAVEMENT, TYPE B (6" COMP, DEPTH)	SY	350	\$80.00	\$28,000.00
COSA 500	CONCRETE CURB AND GUTTER	LF	92	\$45.00	\$4,140.00
COSA 502	CONCRETE SIDEWALKS	SY	19	\$100.00	\$1,900.00
COSA 503	PORTLAND CEMENT CONCRETE DRIVEWAY	SY	60	\$80.00	\$4,800.00
COSA 515	TOPSOIL	CY	89	\$45.00	\$3,950.00
COSA 520	HYDROMULCHING	SY	825	\$5.00	\$4,125.00
COSA 530	BARRICADES, SIGNS AND TRAFFIC HANDLING	LS	1	3%	\$12,438.60
COSA 540	STORMWATER POLLUTION PREVENTION PLAN	LS	1	2%	\$6,219.30
COSA 550	TRENCH EXCAVATION SAFETY PROTECTION	LF	1,125	\$16.00	\$18,000.00
SAWS 848	10" PVC SANITARY SEWER LINE (CONCRETE JALL DEPTH)	LF	1,125	\$200.00	\$225,000.00
SAWS 849	SANITARY SEWER AIR DEFLECTION TESTING	LF	1,125	\$10.00	\$11,250.00
SAWS 852	SANITARY SEWER MANHOLE (8'-9")	EA	3	\$10,000.00	\$30,000.00
SAWS 854	SANITARY SEWER LATERALS	LF	348	\$100.00	\$34,800.00
SAWS 854	TWO-WAY SANITARY SEWER CLEANOUT	EA	10	\$1,000.00	\$10,000.00
SAWS 855	RECONSTRUCTION OF EXISTING MANHOLES	EA	2	\$7,500.00	\$15,000.00
SAWS 860	POST CONSTRUCTION SANITARY SEWER MAIN TELEVISION INSPECTION (8"-10" MAIN)	LF	1,125	\$6.00	\$6,750.00
	CONTINGENCY		20%		\$89,492.00
	TOTAL:				\$598,952.00

➤ TO ADDRESS THESE CHALLENGES

1

ALL THREE PROPERTIES MUST BE DEVELOPED SIMULTANEOUSLY . . .
USING ONE MASTER SITE PLAN

2

A HIGHER DENSITY ZONING (R6 OR HIGHER) IS A “MUST”, TO ENSURE
FINANCIAL VIABILITY

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OUR PROPOSAL

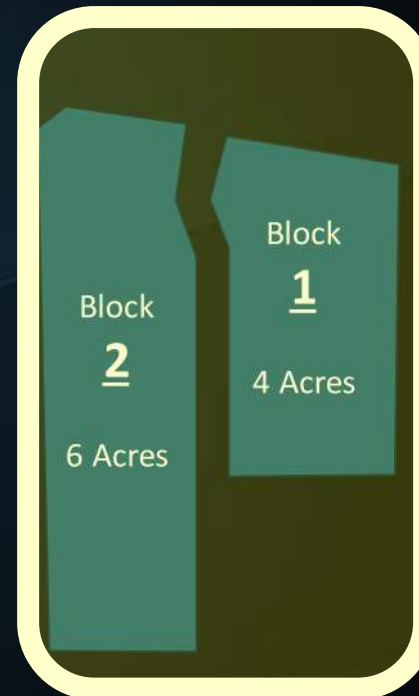
CITIZENS' CONCERNS AND RIPPLE EFFECTS

COUNCIL'S DECISION

HAVING THE 27-ACRE SAMARITAN PROPERTY PUTS US IN A UNIQUE POSITION TO:

- **WORK WITH THE CITY ON DIFFERENT PURCHASE OPTIONS**
- **OPTIMIZE THE MASTER SITE DESIGN AND PLANNING PROCESS**
- **OPTIMIZING THE SITE LAYOUT TO BEST DEAL WITH THE STAGGERING IMPROVEMENT COSTS.**
- **INCORPORATE MORE ACCESSIBILITY OPTIONS FOR RESIDENTS AND EMERGENCY VEHICLES**
- **OPTIMIZE THE PLACEMENT OF GREEN SPACES AND PARKS**
- **OPTIMIZE THE PLACEMENT OF A RETENTION POND**

OUR PROPOSAL INCLUDES THREE PURCHASE OPTIONS THAT SHARE THE SAME MASTER SITE PLAN FOR THE THREE CONSOLIDATED PROPERTIES, WITH BLOCKS 1 AND 2 VARYING IN USE



PARK

MASTER SITE PLAN FOR THE THREE CONSOLIDATED PROPERTY FEATURES: 275 LOTS

**4-ACRE PARK
BACKING ONTO
HUEBNER CREEK**

RETENTION POND

**GREEN AREAS
THROUGHOUT**



SENECA DR

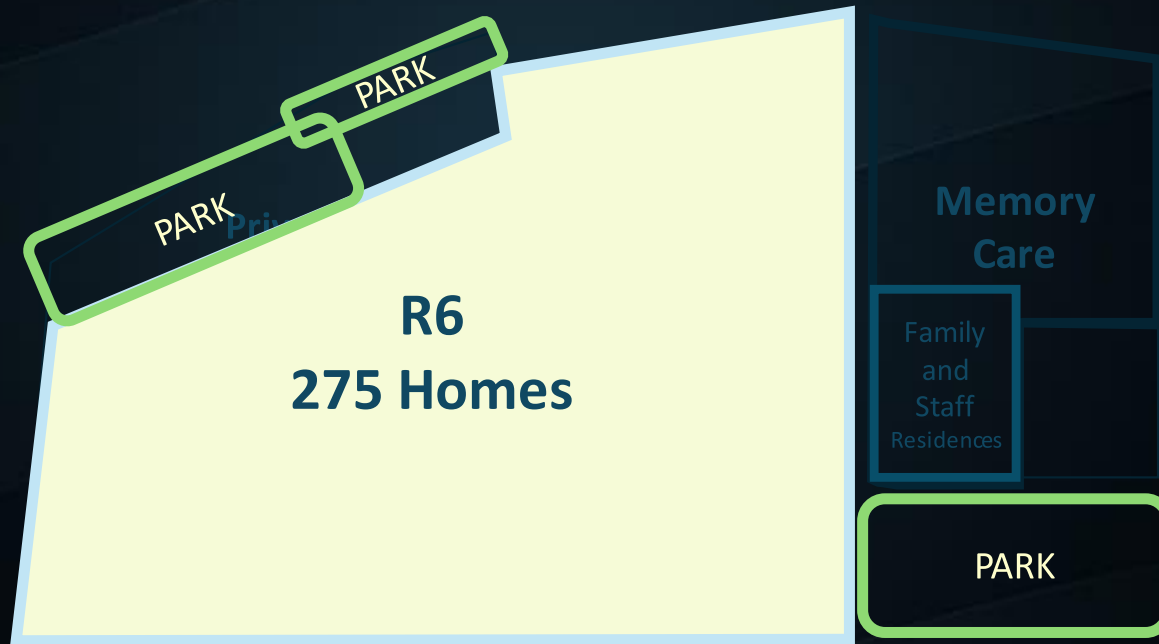
**THREE
ENTRANCES**

GRASS HILL DR

**TRAFFIC USING BOTH
GRASS HILL AND
SENECA**

OPTION 1

BLOCKS 1 AND 2 STATE OF THE ART MEMORY CARE FACILITY



ALZHEIMER'S STAGGERING STATISTICS

- › Nationally, 6.7 million Americans aged 65 and older are living with Alzheimer's. Seventy Three percent (73%) are aged 75 or older. About 1 in 9 people aged 65 and older (10.7%) has Alzheimer's. (* [Link to Reference](#))
- › In Texas, 400,000 people aged 65 and older are living with Alzheimer's. 11.7% of people aged 45 and older have subjective cognitive decline. **\$3.2 billion is the cost of Alzheimer's to the state's Medicaid program.** (* [Link to Reference](#))
- › For Bexar County, 13% of those over the age of 65 are currently living with dementia or with Alzheimer's disease. (* [Link to Reference](#))
- › In San Antonio, the total population aged 60 and over is roughly 17% at 243,000 and expected to grow to 464,000 individuals by 2040. Approximately **31,000 seniors in the San Antonio area live with Alzheimer's. This number is expected to double by 2040.** (* [Link to Reference](#))

COMMON MODELS OF MEMORY CARE FACILITIES

1

TRADITIONAL - LOCKED-UP WARD



A dedicated hospital-style ward in an assisted living facility where patients are LOCKED-UP for their own safety. This model offers a terrible, Prison-like, end-of-life living quality.

2

STAND ALONE BUILDING – INDOOR ONLY

This model is a dedicated memory care care building as part of a larger assisted assisted living facility. It generally offers offers larger common indoor-only spaces spaces and more spacious living quarters. quarters. No outdoor spaces or contact with contact with nature.

3

DEDICATED RECTANGULAR BUILDING



This model is an “institutional-style” dedicated memory care building. It is usually a closed rectangle with a contained open area in the middle. It offers limited exposure to natural light and nature elements .

4

LIVING CLUSTERS

These facilities offer smaller living clusters with larger living quarter and restricted/supervised access to unsecured/unfenced smaller outdoor areas. These facilities are designed for the rich and charge accordingly. Expect to pay over \$8,000 per month.

OUR VISION:

TO BUILD THE NEXT-GENERATION OF MEMORY-CARE, HERE IN LV

- We Purpose-Design a SECURED 7-ACRE PROPERTY that is WHOLLY DEDICATED TO MEMORY CARE
- The whole property is fenced and secured.
- New technology is deployed to allow advanced tracking and monitoring
- It features distributed clusters of living spaces set in an open natural area
- The open-living environment is less “prison-like”, and more of a dignified human living experience
- This model offers unrestricted daylight access to nature and its elements, if allowed
- The secured outdoors offer small gardens, walkways, exercise/physio areas, a petting area, etc...

OPTION 1: MEMORY CARE

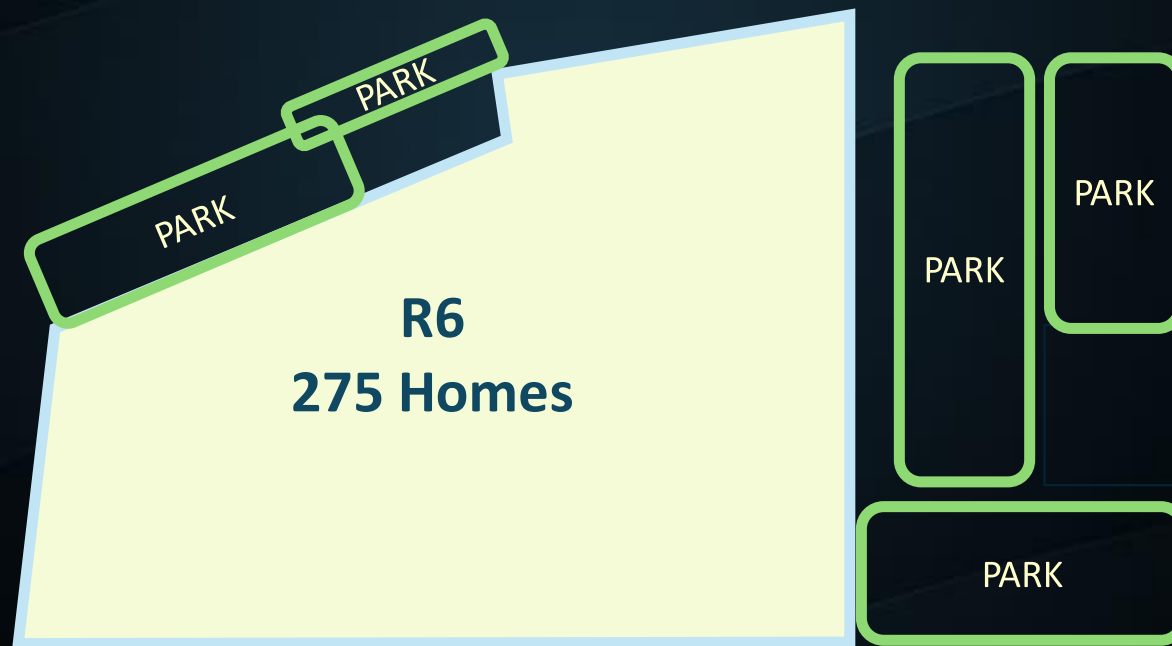
275 LOTS



OPTION 2

THE CITY SELLS ONLY HALF OF THE PROPERTY

BLOCKS 1 AND 2 REMAIN AS A NATURAL AREA OR PARK



OPTION 2: BLOCKS 1 AND 2 REMAIN AS A NATURAL AREA

275 LOTS



OPTION 3

BLOCK 1 REMAINS AS NATURAL AREA

BLOCK 2 DEVELOPED AS R6



OPTION 3: ONLY BLOCK 1 REMAINS AS A NATURAL AREA / PARK

314 LOTS



INTRO

CURRENT ZONING

DEVELOPMENT CHALLENGES

OUR PROPOSAL

CITIZENS' CONCERNS AND RIPPLE EFFECTS

COUNCIL'S DECISION

ONE OF THE MAIN DECISION FACTORS AT THIS POINT IS THE NEIGHBORS' CONCERNS:

PRESERVING NATURE / TREE

&

INCREASED TRAFFIC

CITIZENS' CONCERN #1: PRESERVING THE TREES

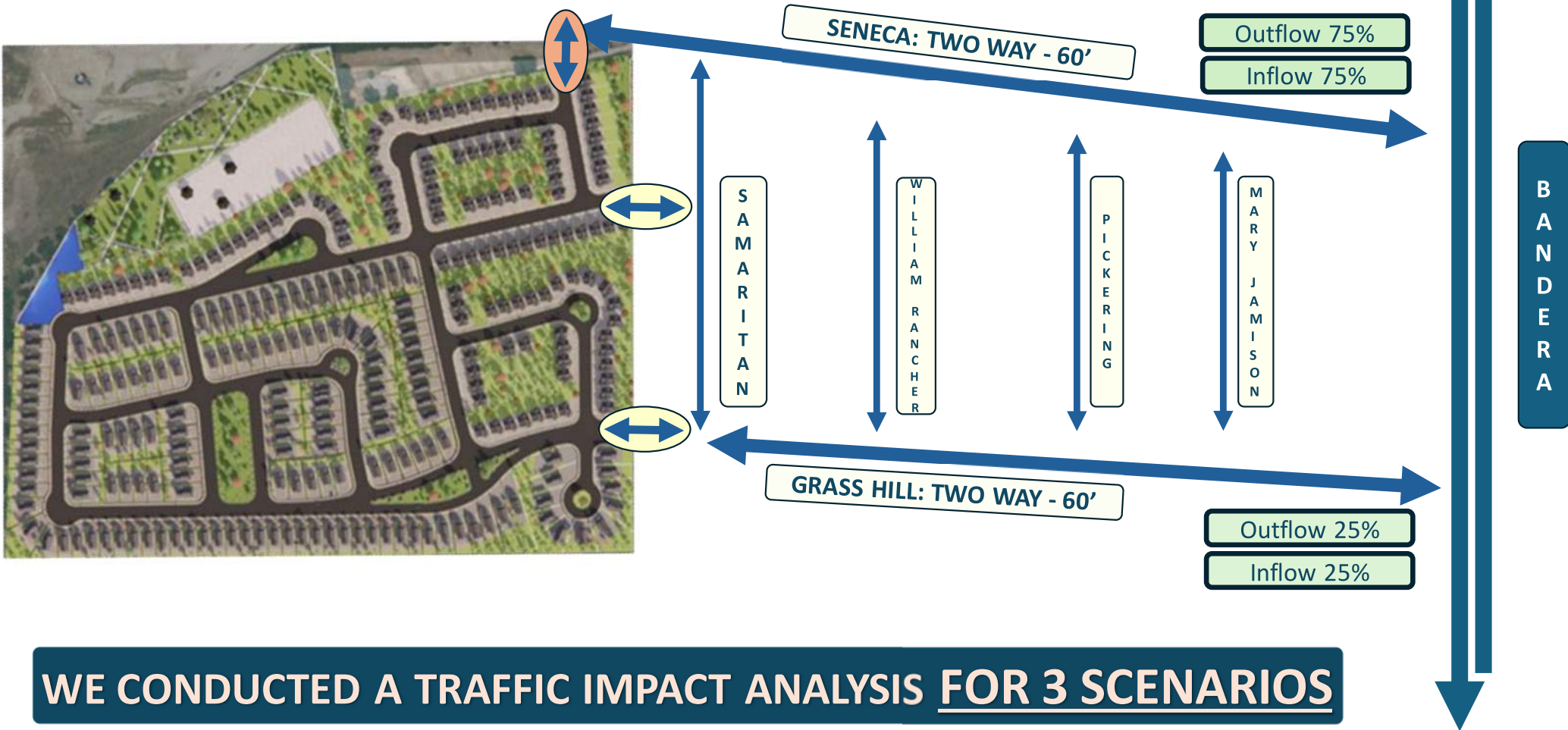
1995
AERIAL

THIS 1995 AERIAL MAP SHOWS THE
TRIO-PROPERTY AS FARMLAND

THERE ARE NO HERITAGE
TREES ON THIS PROPERTY



CITIZENS' CONCERN #2 : INCREASE IN TRAFFIC:



CITY PROPERTY NOT SOLD: ONLY SAMARITAN + LAUBACH DEVELOPED

227 LOTS

Table 3. Trip Generation for proposed development (227 lots)

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	10		0.7		0.94	
Units	227		227		227	
Trips	2270		159		213	
% Enter/Exit	50%	50%	26%	74%	64%	36%
# Enter/Exit	1135	1135	41	118	137	77

Source: ITE Trip Generation Manual, Eleventh Edition

Table 4. Trip Distribution for proposed development with 227 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	31	88	102	58
Grass Hill Drive	25%	10	29	34	19

ONLY ELIZONDO PROPERTY SOLD TO BE DEVELOPED

275 LOTS

Table 5. Trip Generation for proposed development with 275 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	10		0.7		0.94	
Units	275		275		275	
Trips	2750		193		259	
% Enter/Exit	50%	50%	26%	74%	64%	36%
# Enter/Exit	1375	1375	50	142	165	93

Source: *ITE Trip Generation Manual, Eleventh Edition*

Table 6. Trip Distribution for proposed development with 275 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	38	107	124	70
Grass Hill Drive	25%	13	36	41	23

ALL CITY PROPERTY SOLD TO BE DEVELOPED

314 LOTS

Table 7. Trip Generation for proposed development with 314 Lots

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	10		0.7		0.94	
Units	314		314		314	
Trips	3140		220		295	
% Enter/Exit	50%	50%	26%	74%	64%	36%
# Enter/Exit	1570	1570	57	163	189	106

Source: *ITE Trip Generation Manual, Eleventh Edition*

Table 8. Trip Distribution for proposed development with 314 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	43	122	142	80
Grass Hill Drive	25%	14	41	47	27

TRAFFIC IMPACT ANALYSIS - SUMMARY

- ❖ **SENECA DR. AND GRASS HILL DR. ARE WIDE COLLECTORS (60' RIGHT-OF-WAY). THEY CAN HANDLE MORE THAN 8,000 VEHICLES PER DAY EACH.**
- ❖ **THIS AREA IS SECLUDED. THERE IS NO THROUGH TRAFFIC FROM ANY OTHER NEIGHBORHOODS.**
- ❖ **SENECA DR. SEES AN AVERAGE TRAFFIC INCREASE THAT DOES NOT EXCEED 2.5 VEHICLES PER MINUTE AT PEAK TIMES**
- ❖ **GRASS HILL DR. SEES AN AVERAGE INCREASE OF NO MORE THAN 1 VEHICLE PER MINUTE AT PEAK TIMES**

**These findings are consistent with the TIA commissioned by the City in 2007
Performed by P.Eng. Joe Nix. — MUCH OF THE DEMOGRAPHICS DATA REMAINS UNCHANGED**

**AS WE ALL GET CLOSER TO A FINAL DECISION,
WE INVITE YOU TO EXAMINE THE FOLLOWING RIPPLE EFFECTS OF
THIS CURIOUS CASE OF SUCCESSFUL LOBBYING AGAINST THE DEVELOPMENT OF
PRIVATELY-OWNED PROPERTIES, FOR OVER 40 YEARS**

RIPPLE EFFECT #1: THE NEIGHBORING LANDOWNERS' HARDSHIP WITH THEIR PROPERTIES HELD HOSTAGE FOR OVER 40 YEARS

ONE CAN APPRECIATE PEOPLE'S STRONG LOBBYING TO MAINTAIN THEIR LIFESTYLE, COMFORT, AND PLEASURES. HOWEVER, ONE MUST ALSO CONSIDER THE SERIOUS FINANCIAL HARDSHIP AND DISPAIR THAT THIS LOBBYING HAS CAUSED THE NEIGHBORING LANDOWNERS, THEIR FAMILIES, AND THEIR LIVELIHOOD FOR OVER FOUR DECADES.

1

- ❖ THE ONLY WAY FOR A LANDOWNER TO REALIZE ON THEIR FAMILIES' LONGTERM LAND INVESTMENTS INSIDE CITY LIMITS IS TO EITHER DEVELOP THESE PROPERTIES THEMSELVES, OR SELL TO A DEVELOPER.
- ❖ FOR THE PAST 40 YEARS, THESE LANDOWNERS HAVE BEEN REPEATEDLY DENIED REASONABLE REZONING REQUESTS TO DEVELOP THEIR LAND. FURTHER, CITY OPEN RECORDS SHOW THAT OTHER DEVELOPERS WERE INTERESTED IN PURCHASING THESE PROPERTIES, BUT ALSO FAILED IN THEIR ATTEMPTS TO REZONE.
- ❖ IRONICALLY, FOR OVER 40 YEARS, AND IN ADDITION TO BEING DENIED ANY BENEFITS FROM THEIR LAND INVESTMENTS, THESE LANDOWNERS REMAINED OBLIGED TO INCURE OUT OF POCKET EXPENSES TO PAY THEIR PROPERTY TAXES. THEY SPENT THEIR HARD-EARNED MONEY TO RETAIN UNPRODUCTIVE PROPERTIES, AND TO PAY FOR CITY SERVICES THAT THEY DIDN'T AND COULDN'T USE.

RIPPLE EFFECT #2: COMPROMISE ESSENTIAL CITY SERVICES

THIS DEVELOPMENT GENERATES SIGNIFICANT RECURRING TAX REVENUES WHICH WOULD EASE CURRENT BUDGET CONSTRAINTS. THESE CONSTRAINTS ARE LIMITING THE CITY'S ABILITY TO PROVIDE IMPROVED ESSENTIAL SERVICES TO THE CITIZENS:

2

1. CITIZENS ARE CONSISTENTLY VOICING THEIR DISCONTENT WITH CURRENT SERVICE LEVELS;
2. EMERGENCY SERVICES ARE CONSTRAINED;
3. THE POLICE AND FIRE DEPARTMENTS ARE UNDERSTAFFED;
4. CITY ADMINISTRATIVE FUNCTIONS ARE AFFECTED;
5. THE LIBRARY OPENS ON A REDUCED SCHEDULE; AND
6. PARKS AND RECREATIONAL FACILITIES ARE UNDERFUNDED

HERE IS A HARD QUESTION TO ASK

HOW DOES AN INDIVIDUAL'S INCONVENIENCE BY A NEGLIGEABLE INCREASE IN TRAFFIC, OR THEIR POTENTIAL LOSS OF ENJOYING A NATURAL AREA (MOST OF WHICH IS PRIVATELY-OWNED), TRUMP:

- ❖ **THE WHOLE CITY EXPERIENCING CONSTRAINED ESSENTIAL SERVICES**
- ❖ **NEIGHBORING LANDOWNERS EXPERIENCING SUCH FINANCIAL HARDSHIP AND INJUSTICE FOR OVER 40 YEARS**



INTRO

CURRENT ZONING

DEVELOPMENT CHALLENGES

OUR PROPOSAL

CITIZENS' CONCERNS AND RIPPLE EFFECTS

COUNCIL'S DECISION

THREE OF THE LIKELY OPTIONS THAT COUNCIL MAY DECIDE ON:

- **SELL ALL 21 ACRES & CHOOSE A PREFERRED LAND USE**
- **ONLY SELL THE ELIZONDO PROPERTY TO BE DEVELOPED WITH THE OTHER TWO PROPERTIES**
- **REFRAIN FROM SELLING ANY OF IT**

IMPACT SUMMARY OF THESE THREE OPTIONS

COUNCIL'S DECISION
RE: CITY-OWNED
PROPERTY

PARCELS TO BE
DEVELOPED

TOTAL
ACRES

ZONING

LOTS

NET CONTRIBUTION TO
THE CITY'S ANNUAL
BUDGET

1

SELL ALL 21 ACRES

BLOCK 2 + BLOCK 3 +
SAMARITAN + LAUBACH

55

R6

314

\$615,754

2

ONLY SELL THE
ELIZONDO PROPERTY

BLOCK 3 +
SAMARITAN + LAUBACH

49

R6

275

\$539,275

3

REFRAIN FROM
SELLING *

SAMARITAN + LAUBACH

38

R6

227

\$445,147



REFRAINING FROM SELLING AT LEAST THE ELOZONDO PROPERTY SUBSTANTIALLY IMPACTS THE FINANCIAL VIABILITY OF ANY PROPOSED SITE PLAN. IT ALSO SEVERLY LIMITS:

- **SITE PLANNING OPTIONS**
- **ACCESSIBILITY OPTIONS FOR RESIDENTS AND EMERGENCY VEHICLES**
- **ABILITY TO COMPLY WITH THE FIRE CODE,**
- **ABILITY TO DEAL WITH THE STAGERRING IMPROVEMENT COSTS.**



THANK YOU!

WE LOOK FORWARD TO PARTNER WITH THE CITY
TO BUILD A BEAUTIFUL NEW COMMUNITY @
SENECA WEST

