

SLNA Neighborhood Meeting

June 21, 2012

Meeting Minutes

Steve presided over the meeting. (Nancy out of town.)

Called meeting to order 7:06PM.

- Development updates
- 2509 Del Curto/1814 Lightsey Rd.
 - Ryan has not turned in update #1 of subdivision plan.
 - He addressed staff comments: Lightsey access gone, front to Del Curto, reduced #units 50 -> 45, push drainage water offsite but has not submitted retention waiver request
 - He wants to rezone to SF-6 to allow more freedom for layout
 - SLNA issued position paper stating our number was 28-32 – allowed for denser development but not wreck character of neighborhood. PSW came down to 40. Big difference between 40 and 32.
 - Bob – problem is interior driveway and drainage. Lots of slope. #Units depends on sales cost, what buyers would be willing to put up with. Joint-use driveway must satisfy fire department and offstreet parking.
 - Carol – suggests we meet with city staff.
 - Zoning – Heather Chapman; Subdivision - Sylvia Limon
 - Antonio – most subdivisions have some green-space, which offsets the road they have to put in wrt impervious cover. This one doesn't.
 - Subdivisions requires pond for retention. His site plan is to use rain gardens. Flooding is an issue.
 - Action plan: Steve will get with Antonio to set up the meetings with city staff. Back-to-back meetings with zoning and subdivision. Go through case manager and she will call other reviewers in. Bruce will co-chair.
- Condo flooding My Milestone – short version. City holding up certificate of occupancy. Jose Guerrero Milestone will have to do curb and gutter on their side, taxpayers have to put curb and gutter on Kathleen's side.
- Lightsey #2 – 1805 Lightsey
 - 4 acres. Developer does not have letter of intent to buy (from Annie Foss) yet. Meeting with him 6:30PM at Mr. Natural. Luke Thompson.
- Cypress
 - Nick called them to get some info. They will start demolition in Aug, start 'vertical' in October. All dev probably happening at once. 2/3 story condos on back part. No access to Del Curto. He talked with William at Cypress Partners.
 - Carol has site plan comments. City is challenging him on heritage trees.
 - Plans are at city. 329 apartments, 30 townhomes. 1 restaurant, 1 store. Site plan has changed.

- Park – sent photos of dead trees to city. 1 large pecan has fallen onto pathway. There is a work order to remove trees. Site plans have gone through and just about ready to go to planning division. This park is not in the master plan – ‘orphan’ park. Site plan expires in October. Bruce will try to run it through. This park is the first time for them to acquire new land and start a new park.
- Bob – The Grove tract got nominated for ‘property of the year’.
- Parking on Bluebonnet/DelCurto – apparently they got waivers for their parking because they are very short on handicapped.
- Meeting adjourned 8:40PM