

**The City of Balcones Heights
City Council Meeting
3300 Hillcrest Drive
Balcones Heights, Texas 78201**

**Special Meeting
MINUTES**

DATE: July 10, 2013

TIME: 6:00 p.m.

Members Present: Suzanne de Leon (Mayor) Lamar Gillian (Mayor Pro Tem)
 Charles White Jack Burton
 Madeline Slay Miguel Valverde

Members Absent: none

Sign in Sheet: Carolyn Pratt Jeanne Jenschke Robert de Leon
 Linda Pohl Joe Loftin Jessie Pacheco
 Rene Contreras

CALL TO ORDER AND RECORDING OF QUORUM

Meeting was called to order and quorum was present.

INVOCATION AND PLEDGES OF ALLEGIANCE TO THE U. S. A. AND TEXAS FLAGS

Councilman Valverde gave the invocation and led pledges.

1. Presentation by City Administrator outlining the NRP project. (Buckert)

- Proposal
- Why Does the City Support This?
- When Values Go Up, Tax Rate goes down
- Property Values
- What About the Fire Station?
- So Why haven't I heard anything?
- Affordable Housing is Not Section 8 Housing
- Affordable Housing – Housing that does not exceed 30% of the households income
- Article – The Landings at Brooks City Base

2. Councilman White to address the rezoning and use of property across from the Justice Center known as HUD Tracts I & II. (White)

Councilman White did not have presentation but had questions he wanted to ask and questions he had been asked by residents.

- How did NRP come about?
- Why wasn't there more than one developer or proposals put out?

Mr. Nastasi came up to speak and stated that NRP was willing to pursue the tax credit angle and fund a community revitalization plan that was part of the tax credit process.

- Did they (NRP) put up any money yet?
- Shouldn't HUD approve first before rezone?
- Number of apartments vs homes concern
- Special Deed Warranty concern
- Covenants with Crime Control District concern and parking

Councilwoman Slay had some questions and concerns.

3. Presentation by Councilman Gillian to address the economic need for the project to be located on the property across from the Justice Center. (Gillian)

Councilman/Mayor Pro Tem Gillian came up and gave a presentation on the following topics:

- Develop or Decline
- What's Happening Now?
- The Economic Challenges Facing our City
- How do we pay our bills – short/long term?
- The Revenue Equation – A Look at the Past
- The Challenge – Our Public Infrastructure Needs
- Show Me the Money!
- Develop or Decline – Why?
- Questions/Comments
 - Joe Loftin
 - City Administrator
 - Councilman White
 - Mr. Nastasi

4. Presentation and project overview by NRP representatives. (NRP Representatives)

Jason Arechiga from NRP Group gave a powerpoint presentation on the following topics:

- Overview of Some of their projects
- Experience Matters
- From Concept to Completion
- Trusted Name Throughout the State
- What makes a community work?
- Proposed Balcones Lofts
- Proposed Development Site
- Quality housing benefits the community
- Contact Information
- Questions/Answers
 - Joe Loftin
 - Councilman White

5. Consideration and **ACTION** regarding Planning and Zoning's recommendation to approve request for the City of Balcones Heights to rezone property located at 3230 Hillcrest Dr. and 3224 Hillcrest Drive from Public Property to PUD (Planned Unit Development).

No action was taken on this item because it was voted for and approved at the July 8, 2013 Regular City Council Meeting.

ADJOURNMENT:

Meeting was adjourned at 7:06 p.m.

DELIA FLORES, TRMC
City Secretary

Minutes approved at the August 12, 2013 City Council meeting.