

Special meeting with the following present: Mayor Horace Fincher; Aldermen Mark Bowen; Gerry Elias, Juan Garcia, Erik Dahler; City Secretary Josie Campa; Director of Public Works Alfredo Aguinaga; Police Chief Richard Priest.

Visitors: Julie Myers, Horatio Garcia, Joseph Calvert, Ricke Barnett and Kent Hicks representing KB Home.

Mayor Fincher opened the public hearing at 6:30 p.m. by telling Council that KB Home had requested the special meeting to discuss a proposed development.

PRESENTATION AND DISCUSSION ON PROPOSED DEVELOPMENT BY KB HOME

Joseph Calvert told Council that he and the Mayor have exchanged information and that KB Home is considering doing a development in Lytle and want to get Council's feedback. He said they have acreage under contract with Horatio Garcia and are looking to do a subdivision like in San Antonio. He said their aim is to get new housing and cater to the people from the Southwest side of San Antonio with lower priced housing. He then showed Council preliminary plans and said they are still trying to see if this will work.

Mayor Fincher told Council about the difference in the code-subdivision ordinance calls for minimum of 60 ft. lots and zoning ordinance calls for minimum of 50 ft. lots.

Mayor Fincher and Council members voiced concerns due to closeness.

Alderman Dahler asked about average cost and was told cost would average in the low 70's to low 90's, and that people would pick their own package.

Mr. Calvert described some of KB Home's current projects and the size of homes they build.

Alderman Dahler asked if they had run numbers on 50' X 120' lots and was told they had not, but ballpark figures the cost would increase four to seven thousand dollars.

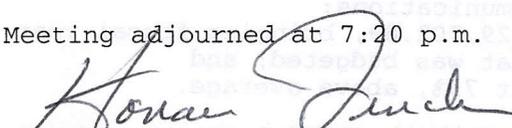
Mr. Calvert told Council the only variance they would ask for is on lot size.

Alderman Garcia read a prepared statement saying he is familiar with area and he feels development would be beneficial to school and city. Mr. Garcia stated other cities allow smaller lots and that closeness is not an issue in mobile home parks, condos and apartments.

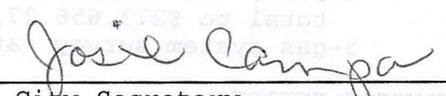
Mr. Calvert offered to take Council on a tour to see their product and will even make a bus available.

Mayor Fincher asked Mr. Calvert to do a feasibility study on 50' X 120' lots.

Meeting adjourned at 7:20 p.m.



Mayor



City Secretary