

# GREENBLUM INVESTMENT PARTNERS, INC.

3345 BEE CAVE ROAD - SUITE 208

AUSTIN, TEXAS 78746

TELEPHONE: (512) 610-6600

FACSIMILE: (512) 391-0919

J. Bradley Greenblum  
President  
brad@greenblum.com

Scott R. Butcher  
Vice President  
scott@greenblum.com

April 25, 2023

City Council  
Leon Valley, Texas

## RE: SPECIAL USE PERMIT

To whom it may concern:

Recently we were advised that the Economic Development department had recommended to City staff that the requirement for securing a '*special use permit*' for various types of businesses be eliminated including for bars and entertainment venues (both indoor and outdoor). We wholeheartedly support that recommendation.

Our company owns various properties and business in the San Antonio area, including three in Leon Valley [Leon Town Center (formerly called Crossway Center) at 6812 Bandera Road, Leon Creek Shopping Center at 6700 – 6800 Huebner and Bandera Bowling Center].

Recently our associate met with City staff about a proposed enhancement to our bowling facility to include adding an "*outdoor*" *patio* which would provide an additional space for our bar and restaurant patrons to enjoy. Our proposal was to utilize an approximately thirty foot (30') long section of the existing sidewalk running along a portion of the front exterior of our building. The patio was to utilize nine feet (9') of the existing twelve foot (12') wide sidewalk adding a total of 300 to 400 sq. ft. of useable space. This area would be fenced, have outdoor cooling devices and provide an enjoyable spring/fall seated environment for our customers.

We were shocked to find that this small project would require a lengthy application process, detailed plans and several public hearings taking up to possibly 14 weeks for approval.

Previously, we had secured several shopping center tenant prospects (with negotiated and executed letters of intent) for some of our properties listed above whose intended uses required a special use permit (SUP). Unfortunately, none of those leases materialized once the lengthy City process was outlined to our prospective tenants.

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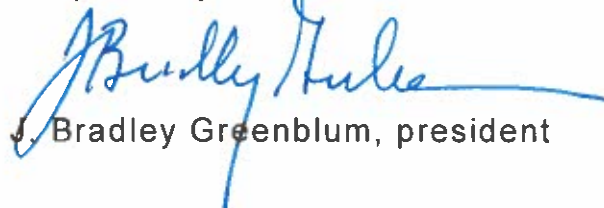
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In today's already difficult and competitive business environment, the additional requirement of securing a Special Use Permit and the time and expense related thereto is another obstacle to small businesses trying to open or expand their operations in Leon Valley.

Accordingly, we would ask that the City seriously consider the ramifications of requiring the Special Use Permit for bars and entertainment venues such as ours and those of other local property and business owners. We hope that you will agree that the SUP process is an unnecessary requirement, and ask that the City of Leon Valley eliminate the SUP permit from the already complicated regulatory process that must be complied with.

Thank you for your consideration of this request. I apologize that no one from our company is able to attend in person to discuss this important matter. If you have any questions or comments, please feel free to contact either Scott or me.

Respectfully submitted,



J. Bradley Greenblum, president

cc: City of Leon, Texas Economic Development Dept.

To the City of Leon Valley,

This is a letter expressing the support of our Corporation for the proposed amendments to the permitted use table regarding Bar, Entertainment-Indoor, & Entertainment-Outdoor.

We are excited by the potential for these businesses to become viable in the commercial areas of Leon Valley. Establishments of this type are often keystone businesses, important beyond just their revenue streams for increasing traffic through shopping centers and drawing people in during fringe hours. This is an important facet of creating a welcoming image for business areas, (business areas after all should be busy), and for reducing vagrancy by lessening the time during which there is no public presence to report on unwelcome acts.

The current SUP requirement is overly restrictive and burdensome. Simplifying the process to allow invigorating establishments such as these is wholly welcome.

Respectfully submitted,

Hunter T.S. Haas

Property Manager representing 6400 Bandera Rd.

(210) 776-9996

Hunter@SteinReal.net

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SteinReal Corporation

2250 Thousand Oaks, Dr.

San Antonio, TX, 78232

**From:** Roque Salinas  
**Sent:** Monday, May 1, 2023 10:33 AM  
**To:** Roque Salinas  
**Subject:** FW: Leon Valley zoning update

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**From:** Reilly Hursley [REDACTED] >  
**Sent:** Wednesday, April 26, 2023 12:22 PM  
**To:** Joe Sifer <[REDACTED]>; Omid Kalantari <[Omid@kalantarigroup.com](mailto:Omid@kalantarigroup.com)>; Roque Salinas <[r.salinas@leonvalleytexas.gov](mailto:r.salinas@leonvalleytexas.gov)>  
**Subject:** Re: Leon Valley zoning update

Below is a note you can send them on our behalf:

Greetings Residents and Council of Leon Valley,

My name is Reilly Hursley, I am the owner of Putt Pub- a Mini Golf Bar and adult playground in San Marcos, TX, featuring one-of-a kind mini golf courses, bars, games, food trailers, and live music. We pride ourselves in being a fun venue that caters to people of all walks of life and has something for everyone.

My team is interested in pursuing a second Putt Pub location in Leon Valley, TX, and we want to express our full support for this important policy change to allow bars, entertainment-indoor, and entertainment-outdoor in B-1, B-2, and B-3. We think Leon Valley is the perfect location for Putt Pub to flourish as a family-friendly entertainment destination, and are excited about the prospect of being part of the next generation of growth and community entertainment in Leon Valley and surrounding areas.

Thank you for your time.

Sincerely,

Reilly Hursley

**From:** Sam Selig <SSelig@sullivansa.com>  
**Sent:** Thursday, April 27, 2023 5:04 PM  
**To:** Roque Salinas  
**Subject:** City of Leon Valley zoning meeting notice

Roque,

I represent the owner of Clear Creek Center (7007 Bandera Road) which is currently zoned B-2. In the past we have missed leasing opportunities due to the zoning of our property and the approval process of the City of Leon Valley.

We have considered and investigated rezoning the property in the past on multiple occasions but each time found that it would not be worth the time or money since the approval process would most likely have denied our proposition.

I have been approached by a business that would be considered "Entertainment-indoor" and this change would greatly help us move forward with the deal. I will follow up with specifics on the use once I receive from the prospect.

I fully support your work in helping to change what businesses could be classified as permitted uses with the B-2 zoning. In my opinion, this will help attract more businesses to the community thus increasing the local economy and creating more taxable revenue for the City.

I appreciate your initiative in pushing for change and I think if you prevail, all of Leon Valley will benefit.

**Sam Selig**  
SULLIVAN COMMERCIAL REALTY  
[sselig@sullivansa.com](mailto:sselig@sullivansa.com)

210 341 9292 main  
803 760 9349 cell  
210 341 6161 fax

200 CONCORD PLAZA DR. STE  
440  
SAN ANTONIO, TX 78216  
[sullivansa.com](http://sullivansa.com)

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