



**CITY OF LEON VALLEY
TOWN HALL MEETING**
6421 Evers Road, Leon Valley, TX 78238
Saturday, January 27, 2024 at 8:30 AM

AGENDA

1. **8:30 AM** Call to Order and Determine a Quorum is Present.
2. **Presentations**
 - A. Welcome to the 14th Annual Town Hall Meeting! - Mayor Chris Riley (*estimated start time 8:30 am*)
 - B. Introduction of City Council, Staff, and Procedures for the Meeting - Mayor Chris Riley (*estimated start time 8:40 am*)
 - C. City Manager Update on 2023 Town Hall Meeting and Annual Report - Dr. Crystal Caldera, City Manager (*estimated start time 8:50 am*)
 - D. [Presentation](#) on Bandera Road - Chad Gardiner (*estimated start time 9:00 am*)
 - E. Presentation on the Solid Waste and Neighborhood Survey - Melinda Moritz, Public Works Director (*estimated start time 9:30 am*)
 - F. [Law](#) Enforcement: Update and Information from the Police Department - David Gonzalez, LVPD Chief (*estimated start time 10:00 am*)
 - G. [Presentation](#) and Discussion on Land Development of City Owned Property Located at William Rancher, Grasshill, Samaritan, and Aids Drive, Approximately 21-acres - Dr. Crystal Calder, City Manager (*estimated start time 11:00 am*)
 - H. Citizens to be Heard (*estimated start time 12:00 pm*)


3. Adjournment

Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216.

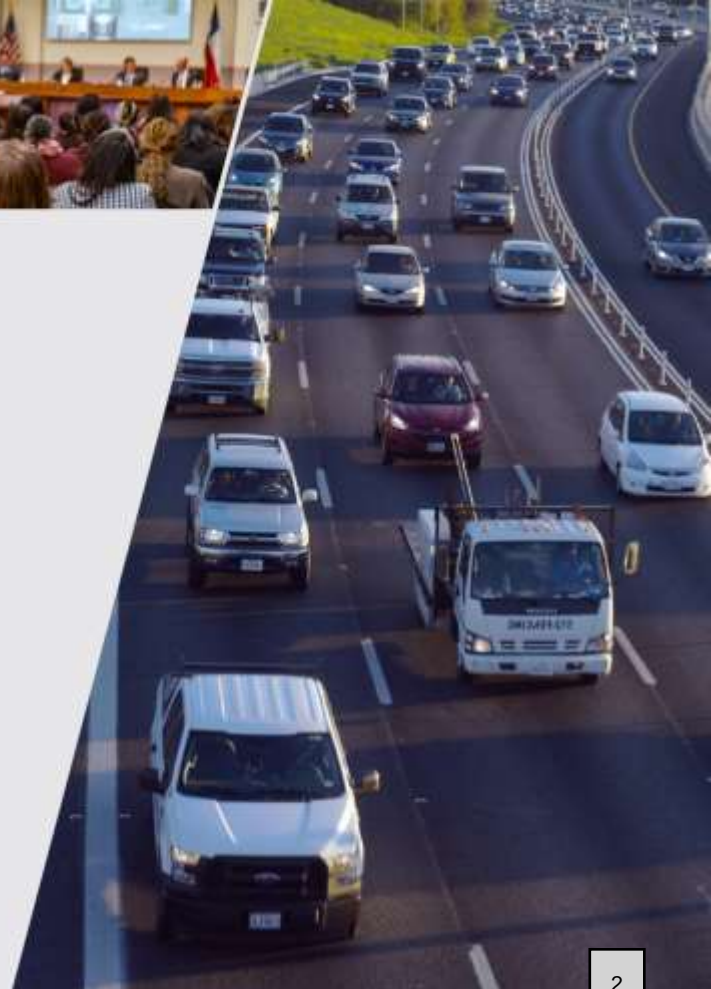

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
November 30, 2023 at 8:25 AM





SH 16 (Bandera Road) From I-410 to Loop 1604 Leon Valley Town Hall Meeting

Enhancing Quality of Life for All Texans





HELP
#EndTheStreakTX
End the streak of daily deaths on Texas roadways.

TxDOT.gov (Keyword: #EndTheStreakTX)



#EndTheStreakTX Toolkit





Feasibility Study (2018 to 2023)



- Community Engagement
 - Workgroups, business forums, briefings, & pop-up events
 - E-blasts, website updates, & online polls
 - Property owner meetings & three public meetings
- Recommendations presented at Virtual Public Meeting #3 with In-Person Open House (Oct. 26, 2022)
 - 245 participant sign-ins & 2,003 virtual site visits
 - 45 written comments
- Bandera Rd Task Force
 - Express support in early 2023 to move forward to the schematic/environmental phase

Recommended Concepts Carried Forward



At-Grade Parkway with RCUTs Concept

Shared-Use Paths for Bicyclists and Pedestrians


Enhanced Access Management


Opportunities for Corridor Placemaking

Schematic/Environmental Timeline



LEGEND

 Property Owner Meetings (Round 2)

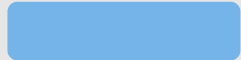
 Open House Public Meeting #4

2023				2024				2025
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1

Design Schematic & Environmental Studies



Drainage Studies



Corridor Enhancement Plan



Early Utility Coordination



Final Env. & Schematic Approvals

← ONGOING AGENCY/COMMUNITY ENGAGEMENT →

**PRELIMINARY
SUBJECT TO CHANGE**

Recommended Phasing Option



- Evaluated multiple breakout projects
- Recommend constructing project in 2 separate phases
 - Phase 1: From I-410 to Guilbeau Road (southern segment)
 - Phase 2: From Guilbeau Road to Loop 1604 (northern segment)

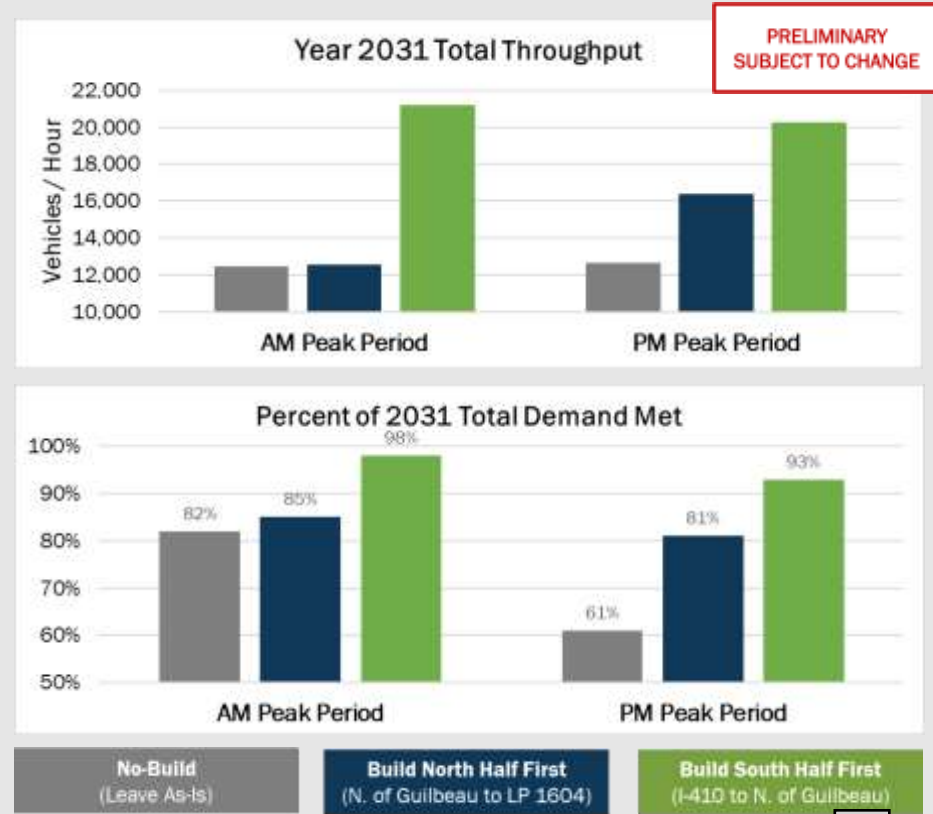
Construction funding to be determined



Why Build the South Half First?



- Provides greatest reduction in delay and improvement in throughput
- Improves segment with the highest traffic volumes and the highest crash rate
- Constructs shared-use paths for about 60% of the corridor
- Constructs ADA crossings at 13 street /RCUT turnaround intersections



Future Project Implementation



2024				2025				2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

ROW Mapping



ROW Acquisition



PS&E Design



Utility Relocation



Construction Letting
(1st Phase)



**PRELIMINARY
SUBJECT TO CHANGE**



The best way to stay informed about the project is to:

Visit: www.txdot.gov keywords
“SH 16 Bandera Road”

Call: 210-615-5839
Laura Lopez, Public Information Officer
TxDOT San Antonio District

Email: BanderaRoad@pozcam.com
provide feedback or questions
request to be added to project distribution list



Law Enforcement Police Department Update

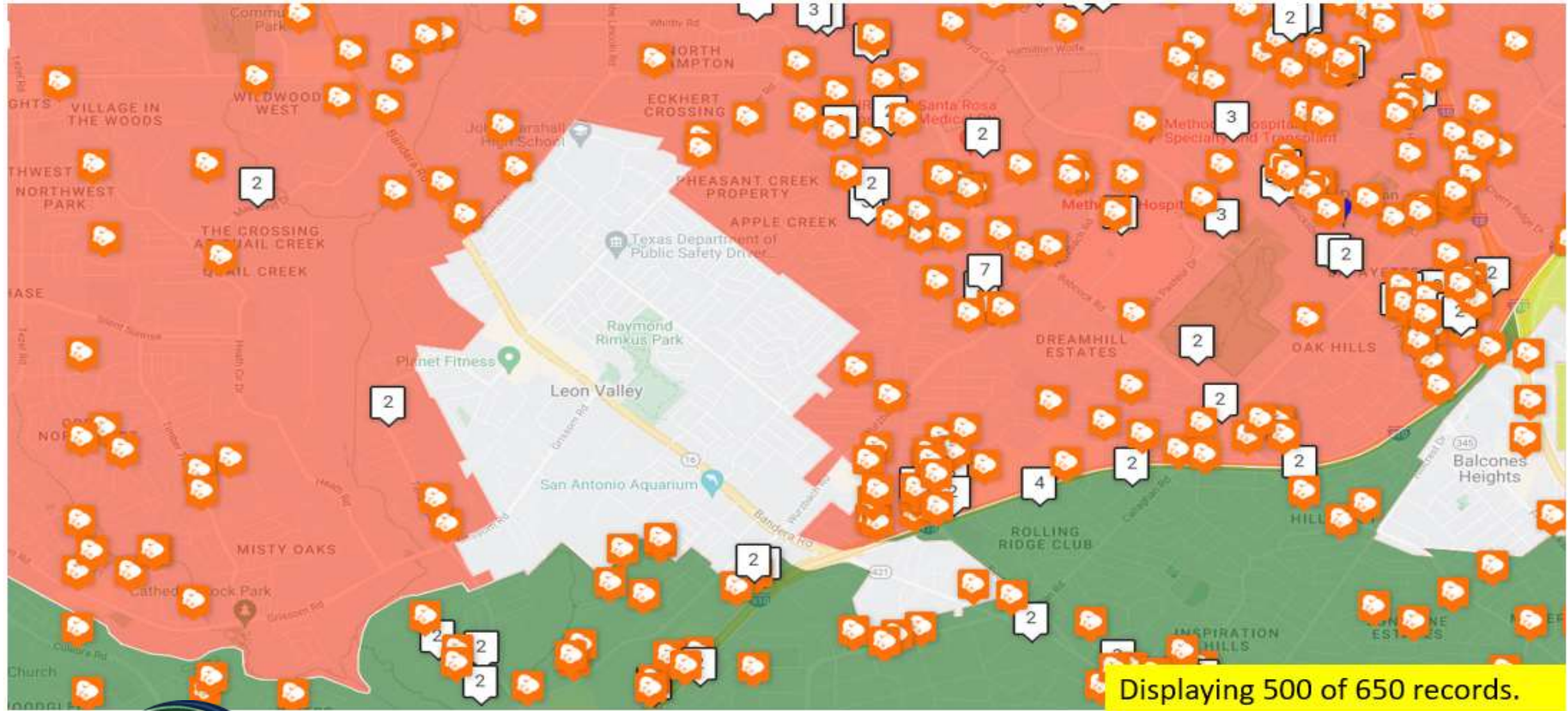
David Gonzalez

Chief

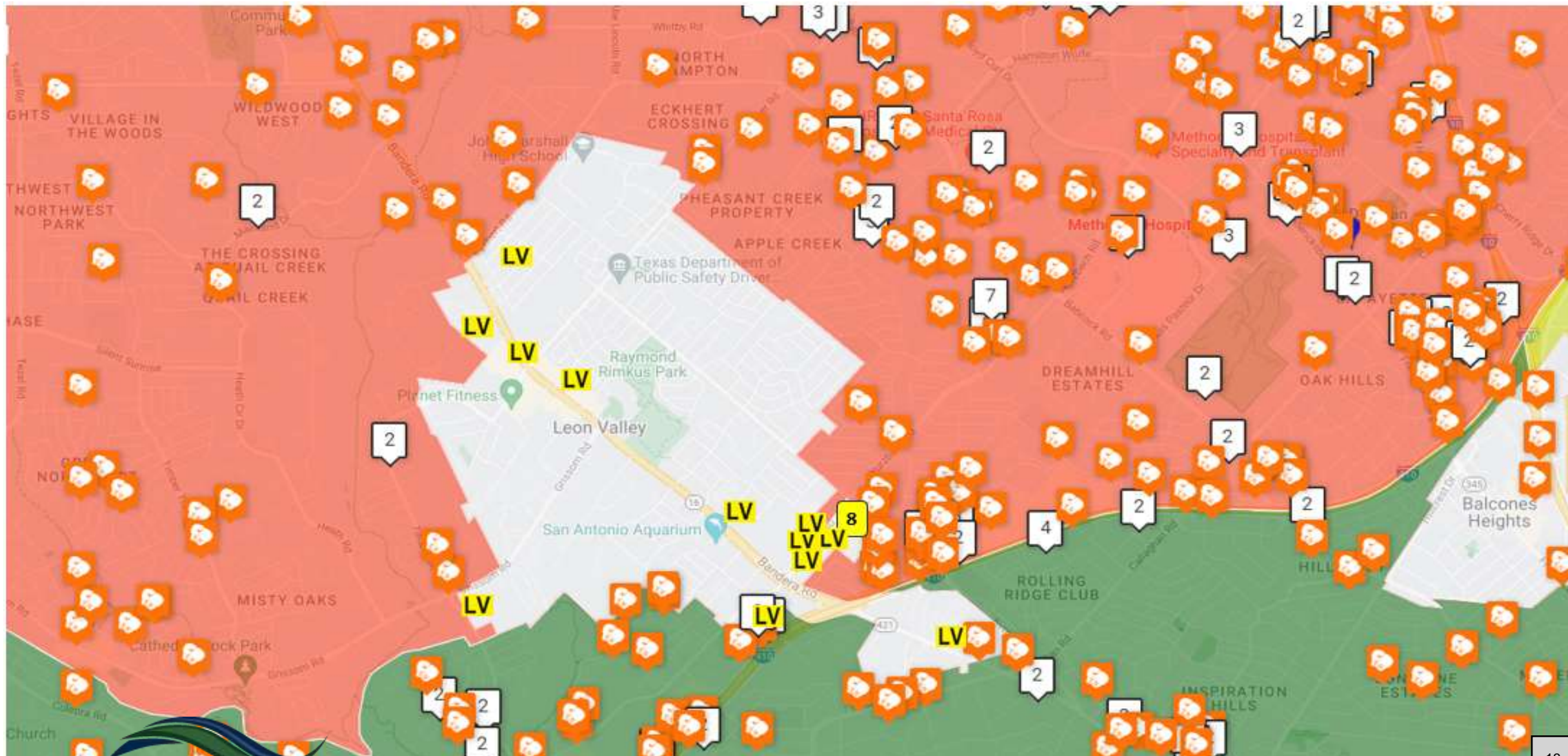
Town Hall Meeting

January 27, 2024

2023 SAPD AGGRAVATED ASSAULTS



2023 LVPD AGGRAVATED ASSAULTS



2023 LVPD AGGRAVATED ASSAULTS

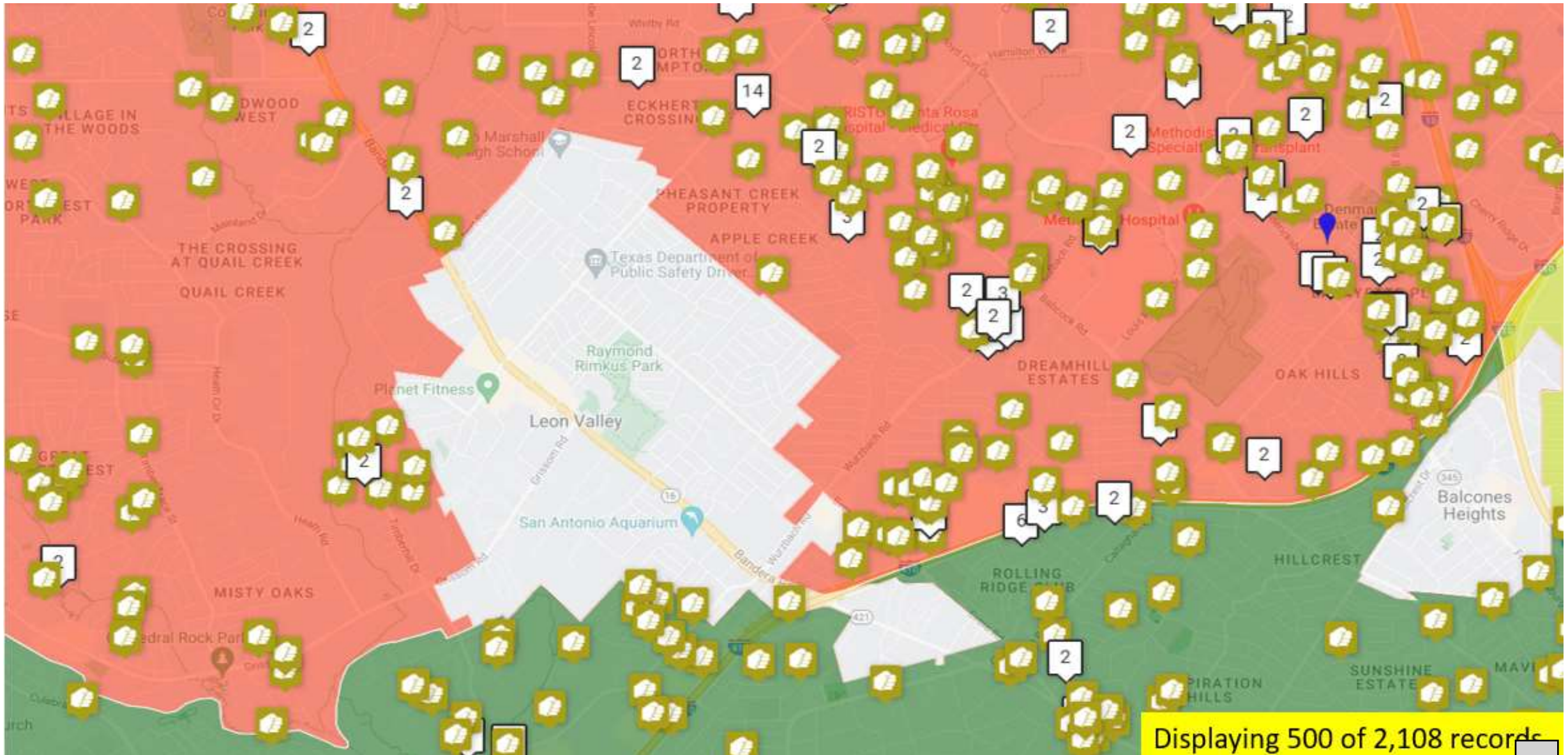
20 OFFENSES

FAMILY VIOLENCE (5)

LOCATIONS

- APARTMENTS (12)
- ABANDONED PROPERTY (1)
- RETAIL LOCATIONS (3)
- HOTEL/MOTELS (1)
- RESIDENCIAL HOMES (3)

2023 SAPD ASSAULTS





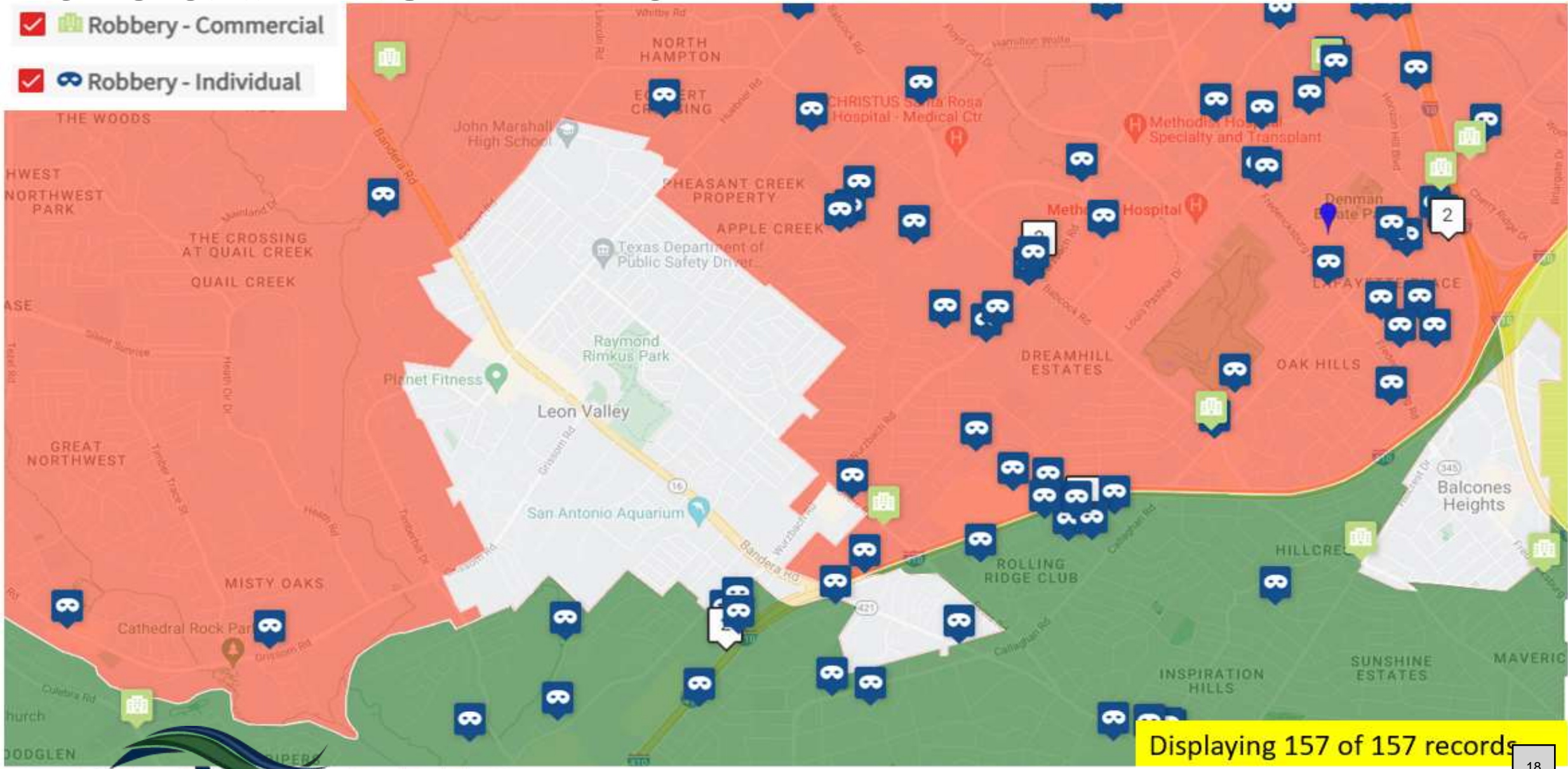
2023 LVPD ASSAULTS

- 188 ASSAULTS
 - FELONIES (21)
 - FAMILY VIOLENCE (16)
 - MISDEMEANORS (167)
 - FAMILY VIOLENCE (99)
 - LOCATIONS
 - APARTMENTS (77)
 - HOTEL/MOTEL (10)
 - RETAIL (10)
 - OTHER (91)



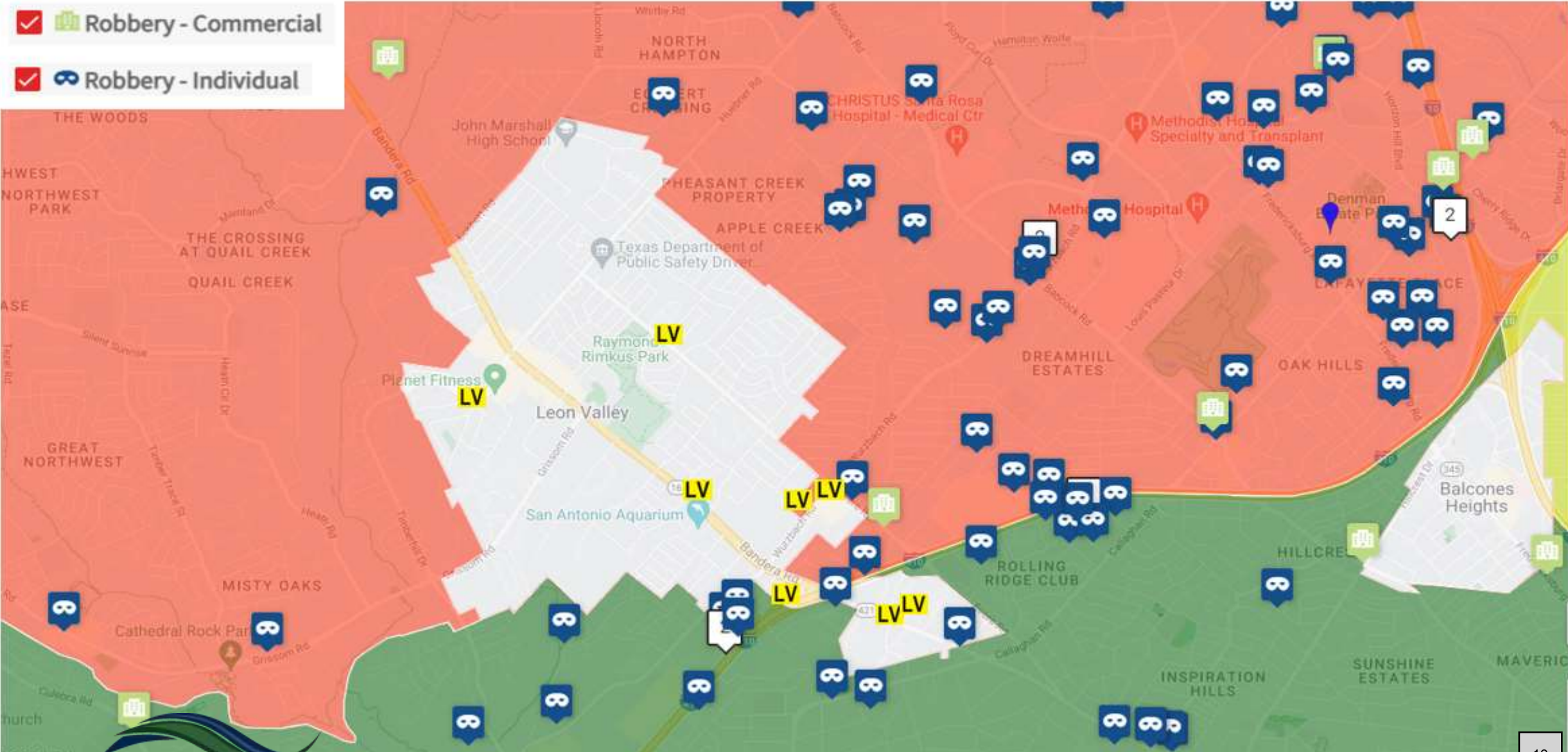
2023 SAPD ROBBERIES

-  Robbery - Commercial
-  Robbery - Individual



Displaying 157 of 157 records

2023 LVPD ROBBERIES

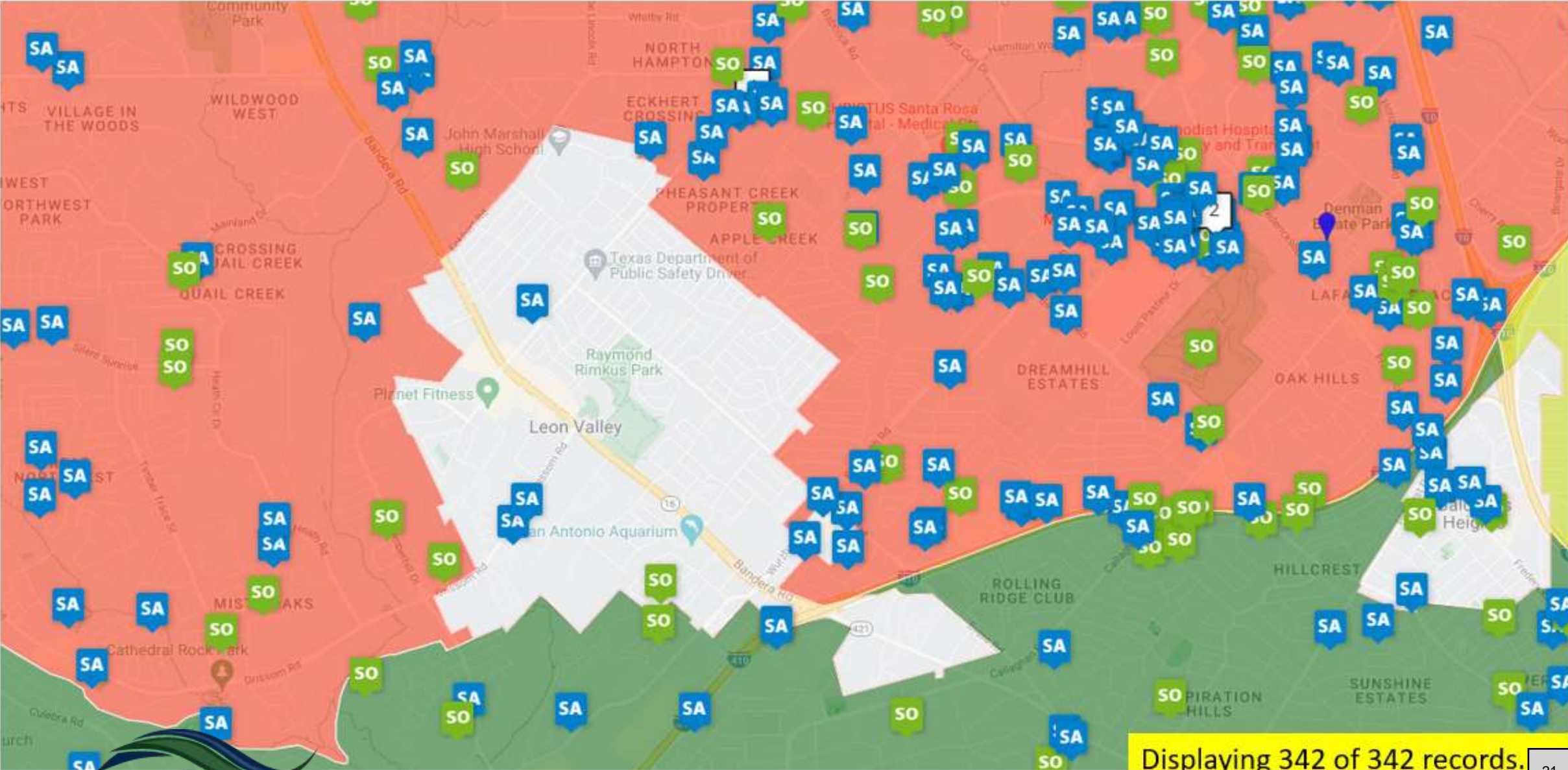


2023 LVPD ROBBERIES

AGGRAVATED ROBBERY (4)

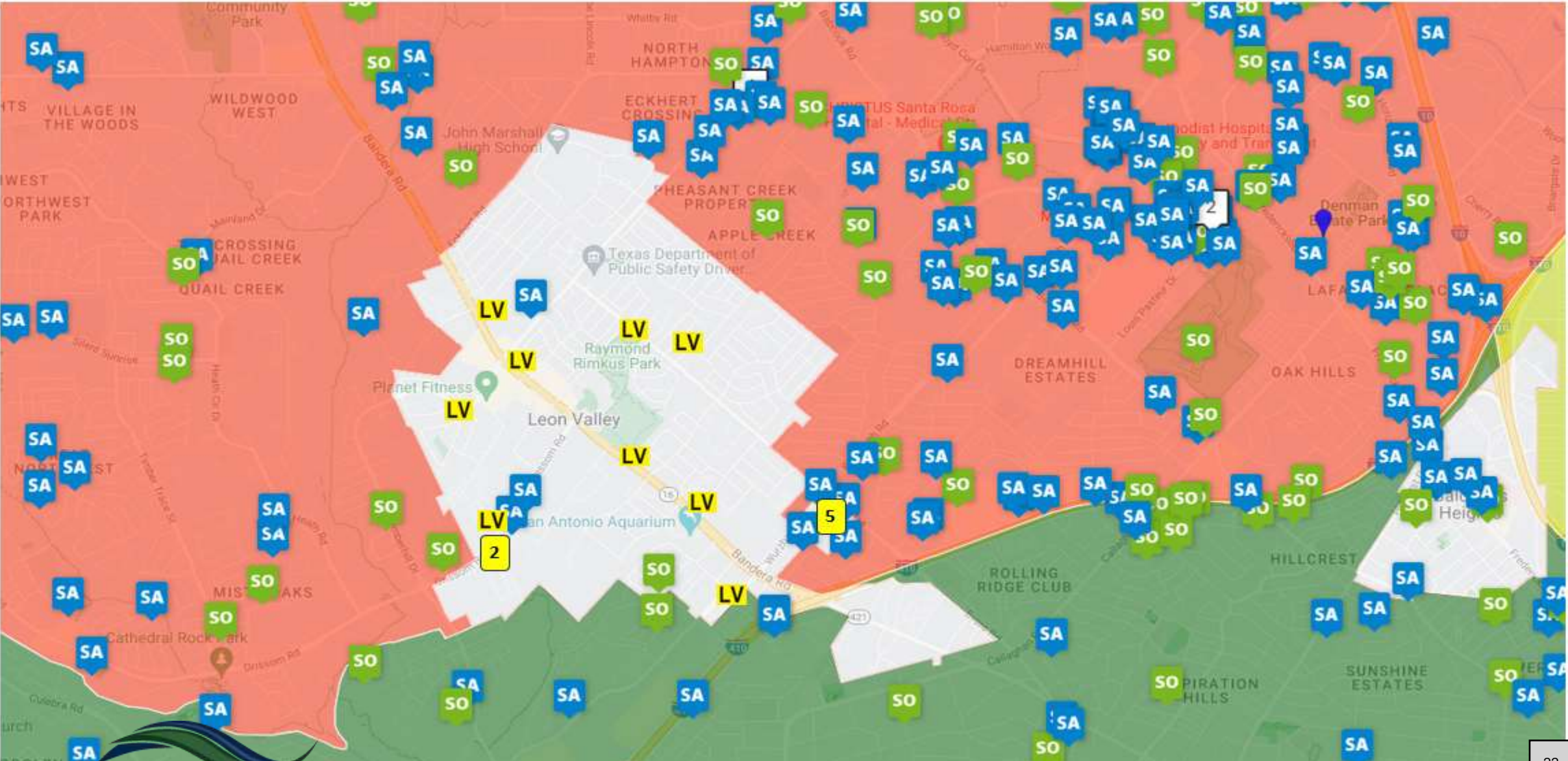
ROBBERY (4)

2023 SAPD SEXUAL ASSAULTS AND SEX OFFENSES



Displaying 342 of 342 records.

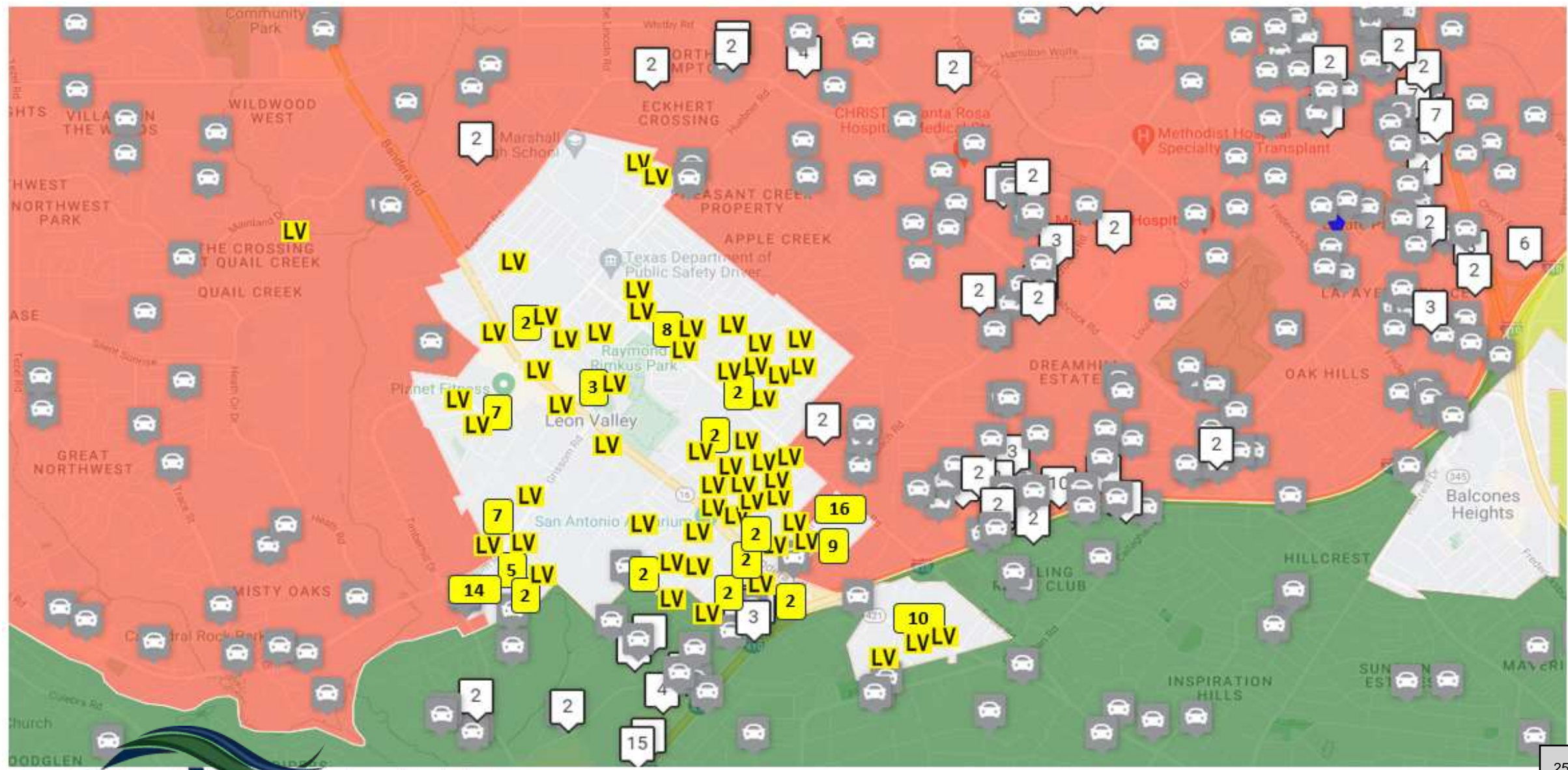
2023 LVPD SEXUAL ASSAULTS AND SEX OFFENSES



2023 LVPD SEXUAL ASSAULTS AND SEX OFFENSES

- 16 OFFENSES
 - AGGRAVATED SEXUAL ASSAULT (1)
 - AGGRAVATED SEXUAL ASSAULT CHILD (2)
 - INDECENCY WITH A CHILD BY SEXUAL CONTACT (2)
 - SEXUAL ABUSE OF CHILD - CONTINUOUS: VICTIM UNDER 14 (2)
 - SEXUAL ASSAULT (7)
 - SEXUAL ASSAULT OF A CHILD (3)

2023 LVPD MOTOR VEHICLE BURGLARIES



2023 LVPD MOTOR VEHICLE BURGLARIES

158 OFFENSES

LOCATIONS

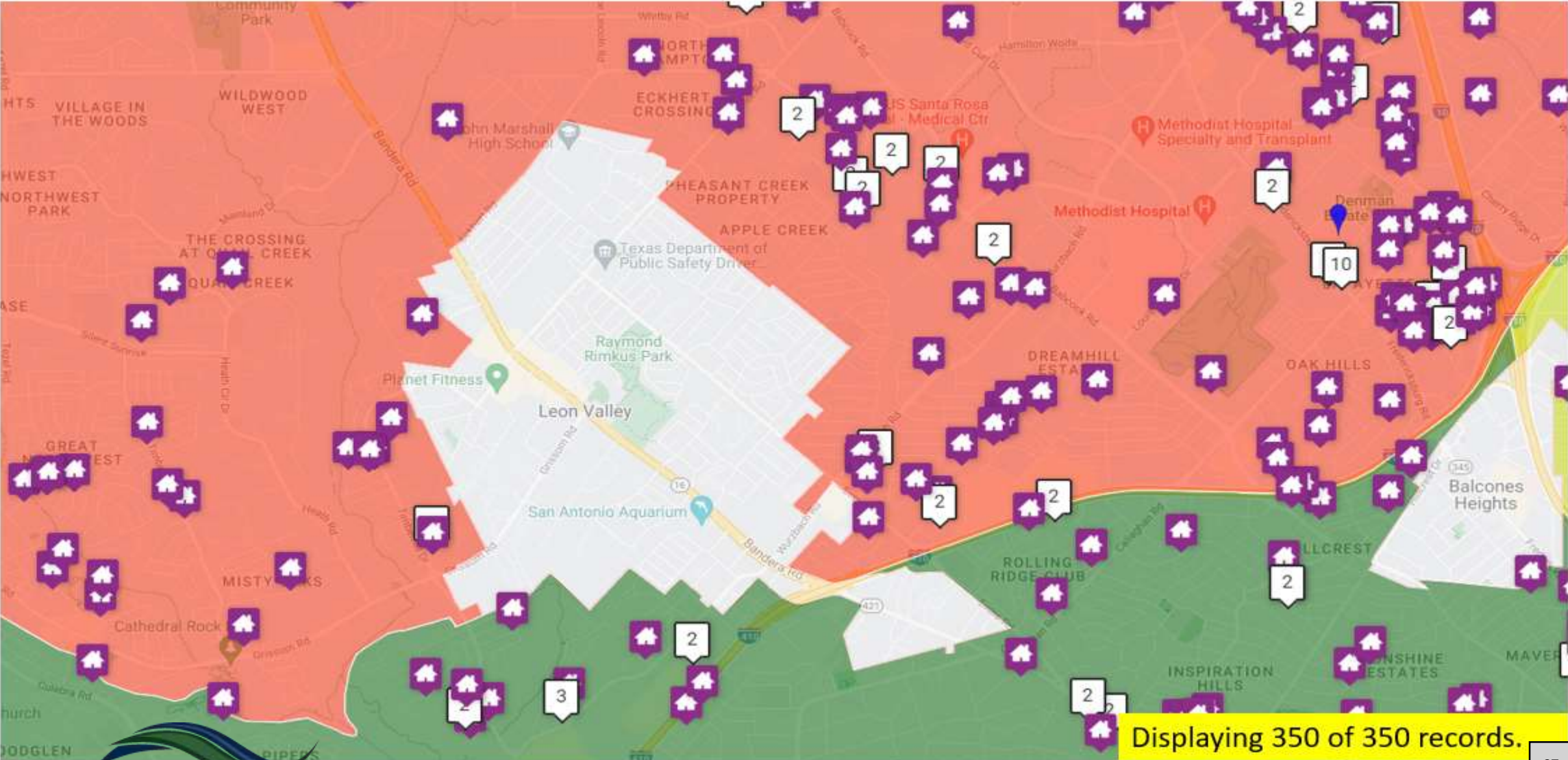
APARTMENTS (66)

HOTEL/MOTEL (2)

GROCERY STORE
(10)

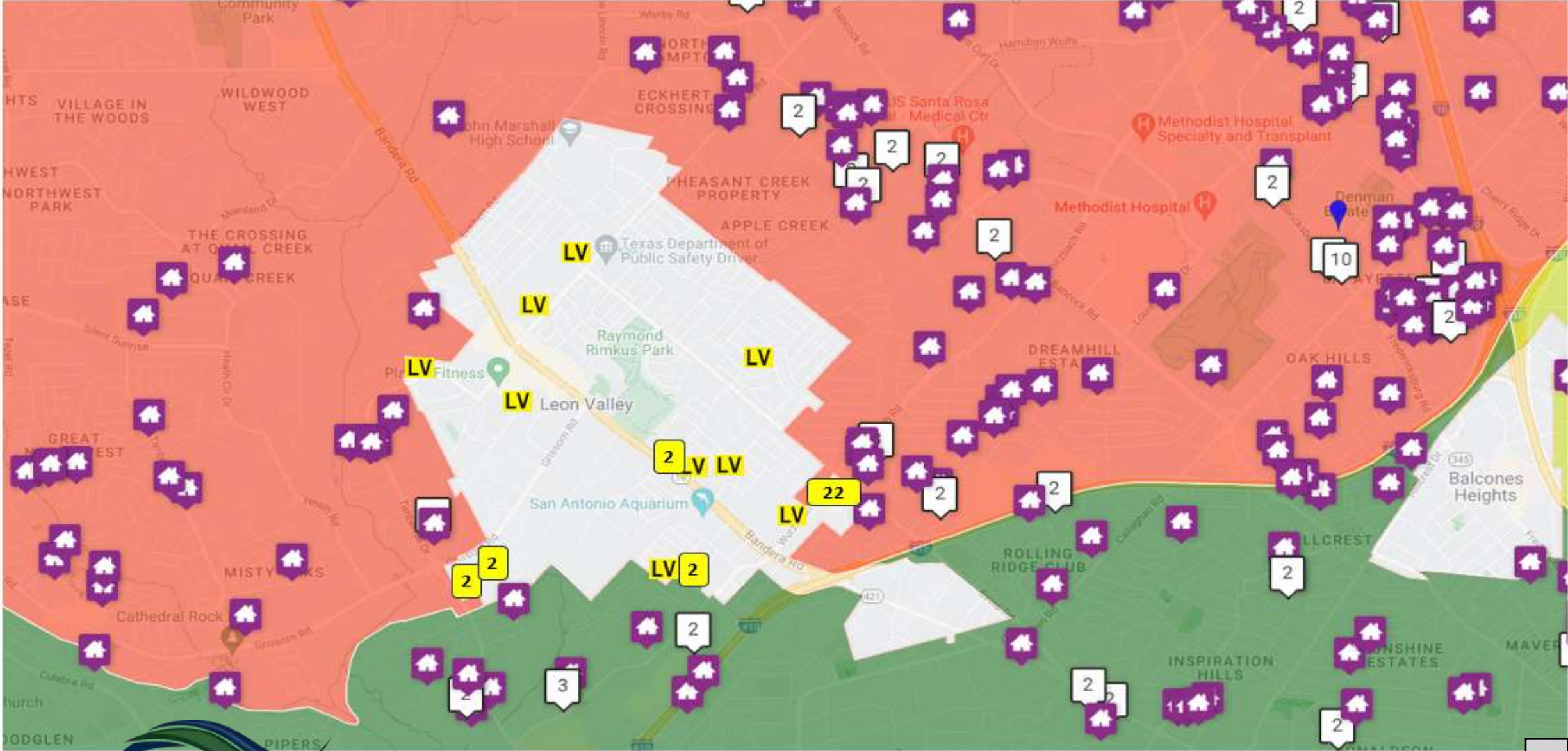
OTHER (80)

2023 SAPD RESIDENTIAL BURGLARIES



Displaying 350 of 350 records.

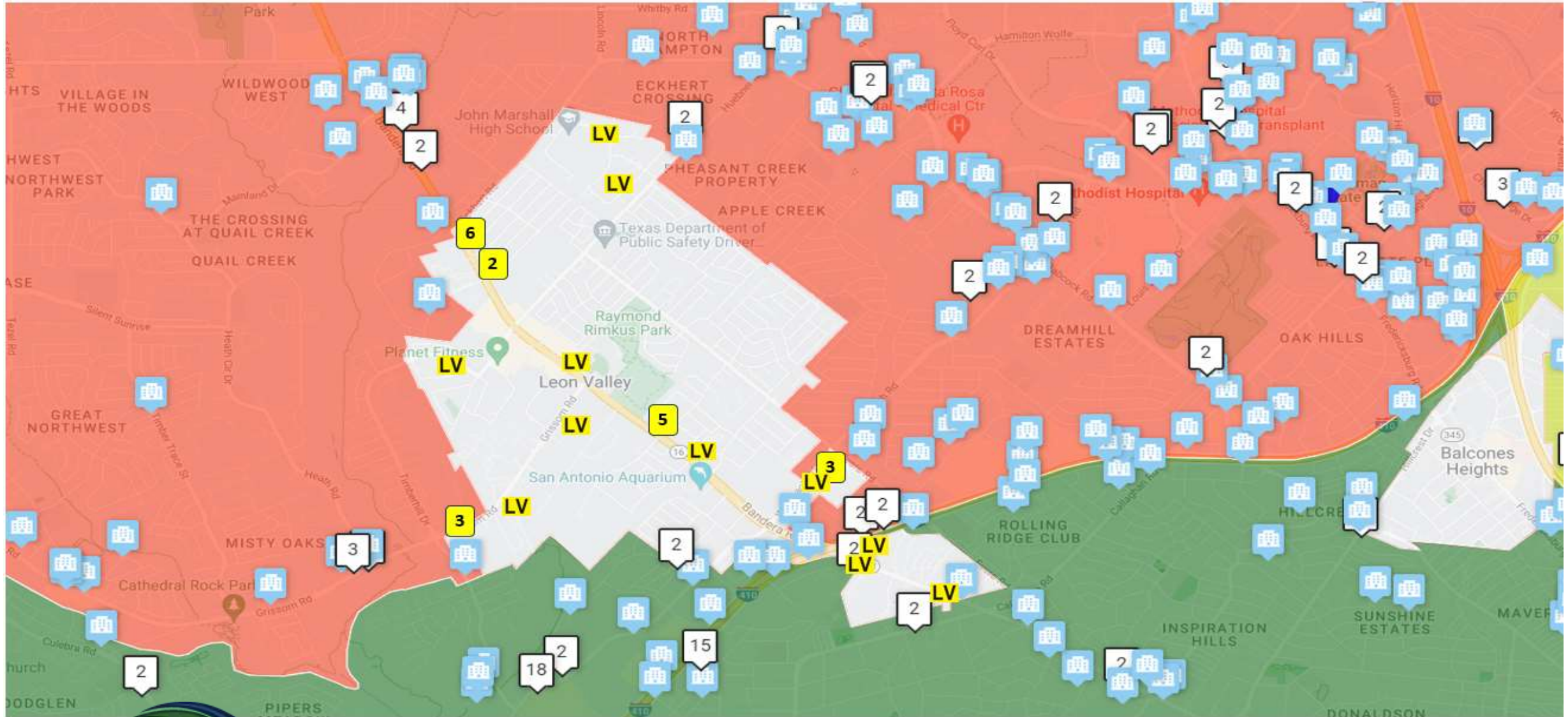
2023 LVPD RESIDENTIAL BURGLARIES



2023 LVPD RESIDENTIAL BURGLARIES

- 39 OFFENSES
 - APARTMENTS (29)
 - RESIDENTIAL HOMES (8)
 - HOTEL/MOTEL (2)

2023 LVPD BUILDING BURGLARIES



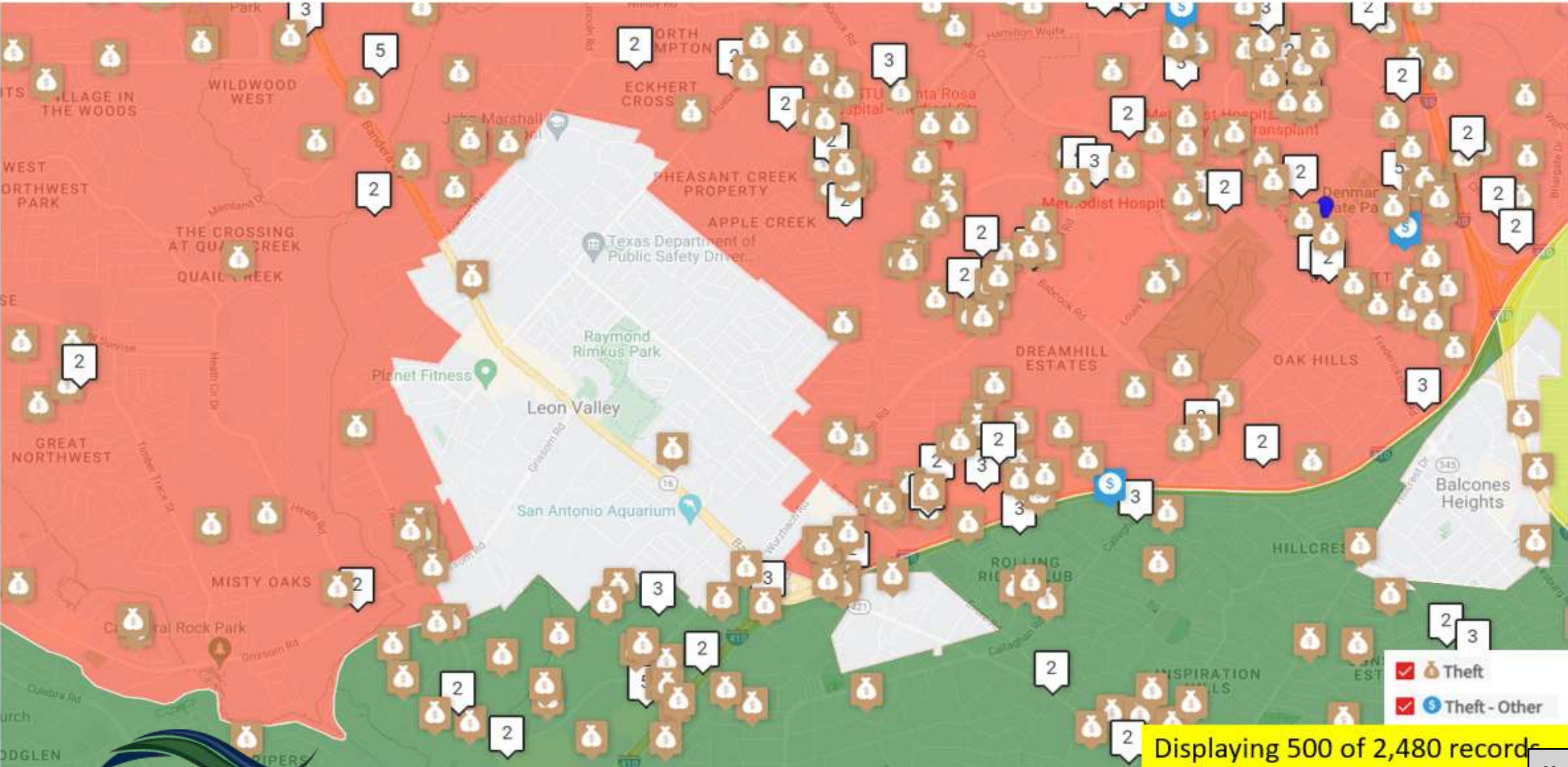
2023 LVPD BUILDING BURGLARIES

30 OFFENSES

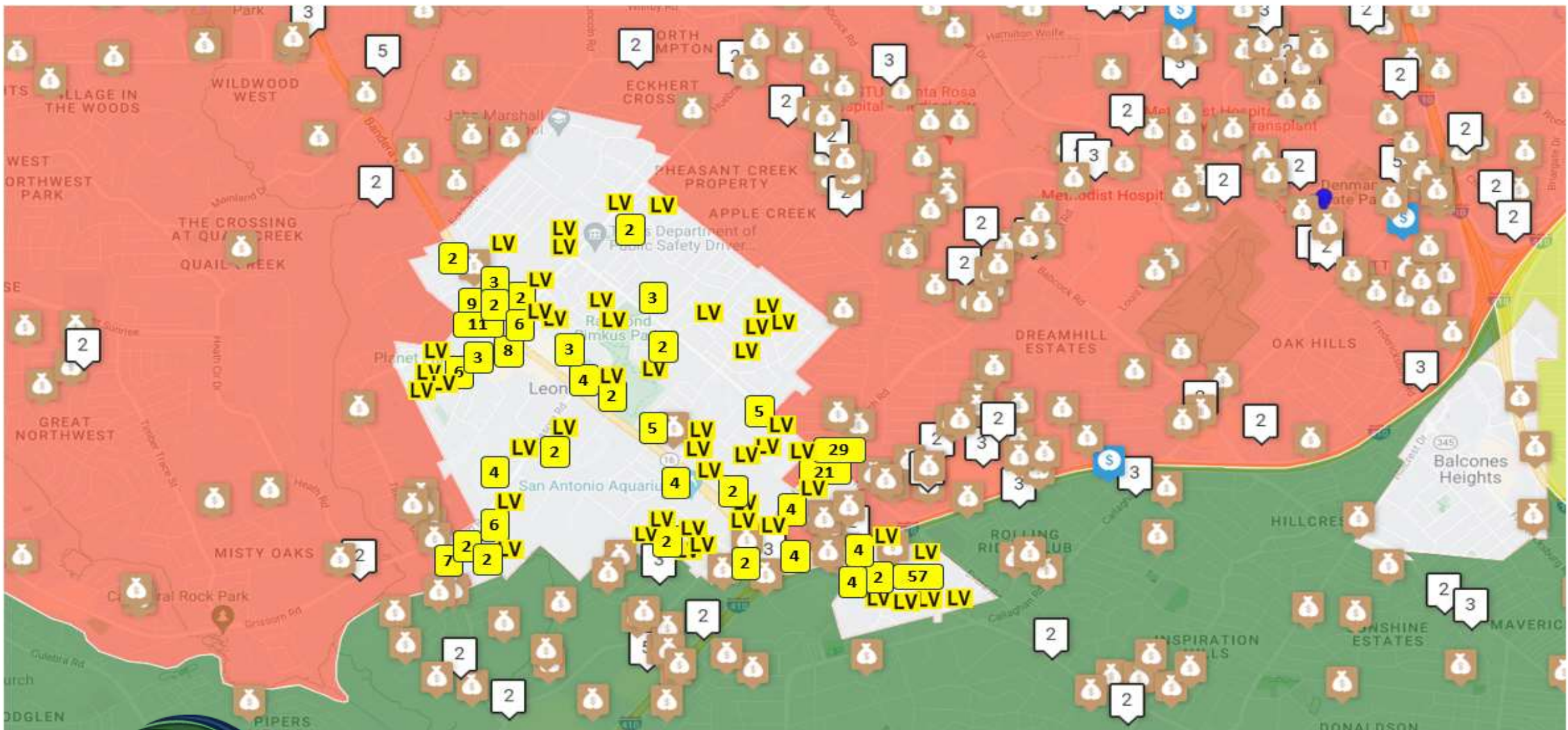
STREET LOCATIONS

- BANDERA (15)
- BLUEBIRD (1)
- DEER (1)
- EVERS (3)
- GRISSOM (5)
- NW LOOP 410 (1)
- TIMBERHILL (1)
- WURZBACH (1)

2023 SAPD THEFTS



2023 LVPD THEFTS



2023 LVPD THEFTS

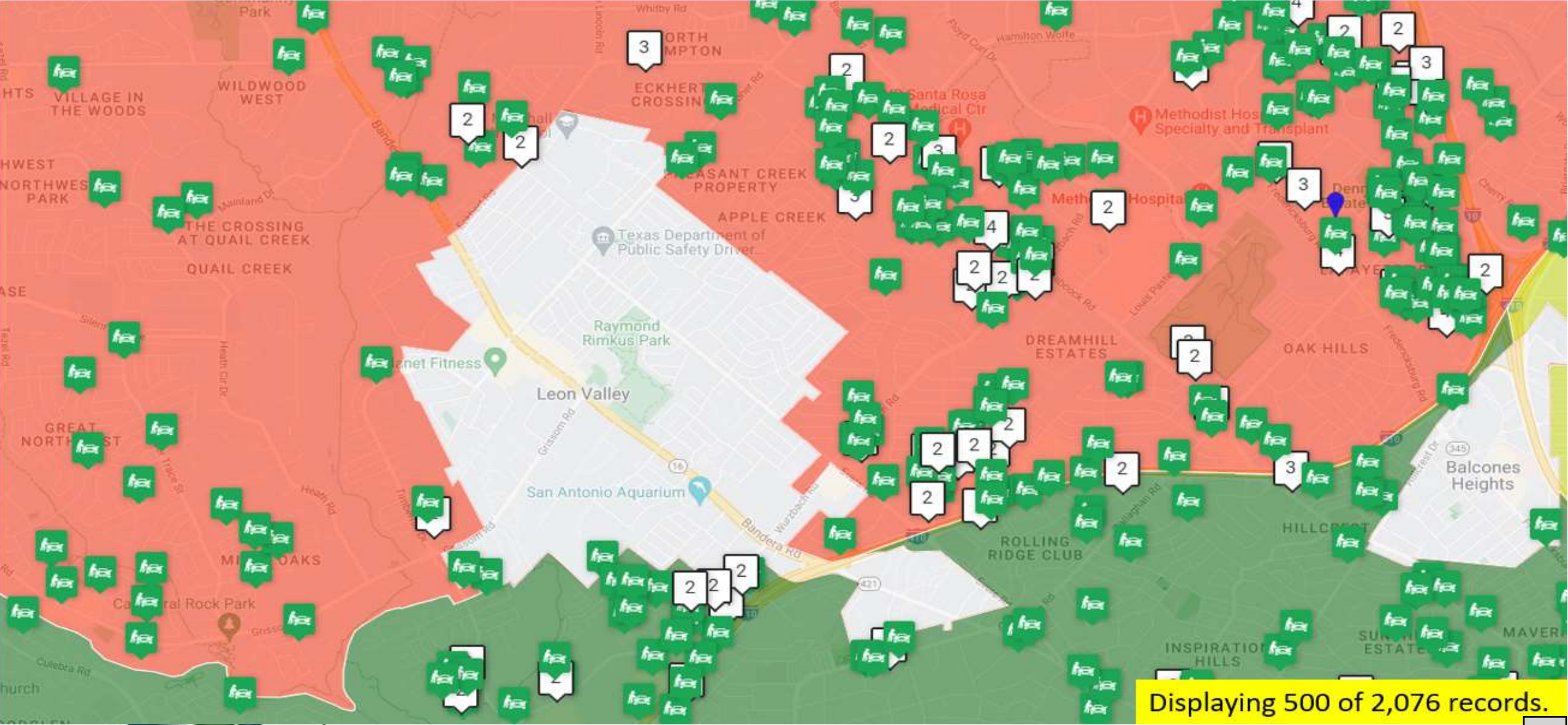
323 OFFENSES

- RETAIL STORES (106)
- APARTMENTS (57)
- CONVENIENCE STORES (15)
- HOTEL/MOTEL (10)
- OTHER (134)

MISDEMEANORS (277)

FELONIES (46)

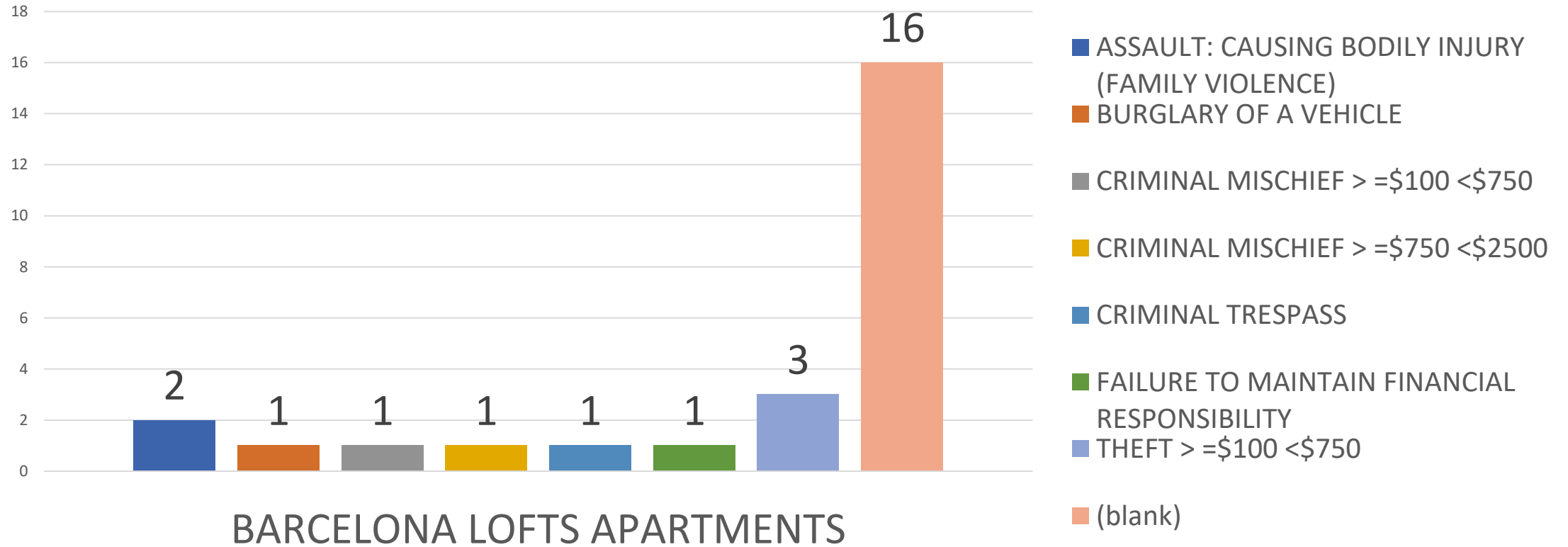
2023 SAPD MOTOR VEHICLE THEFTS



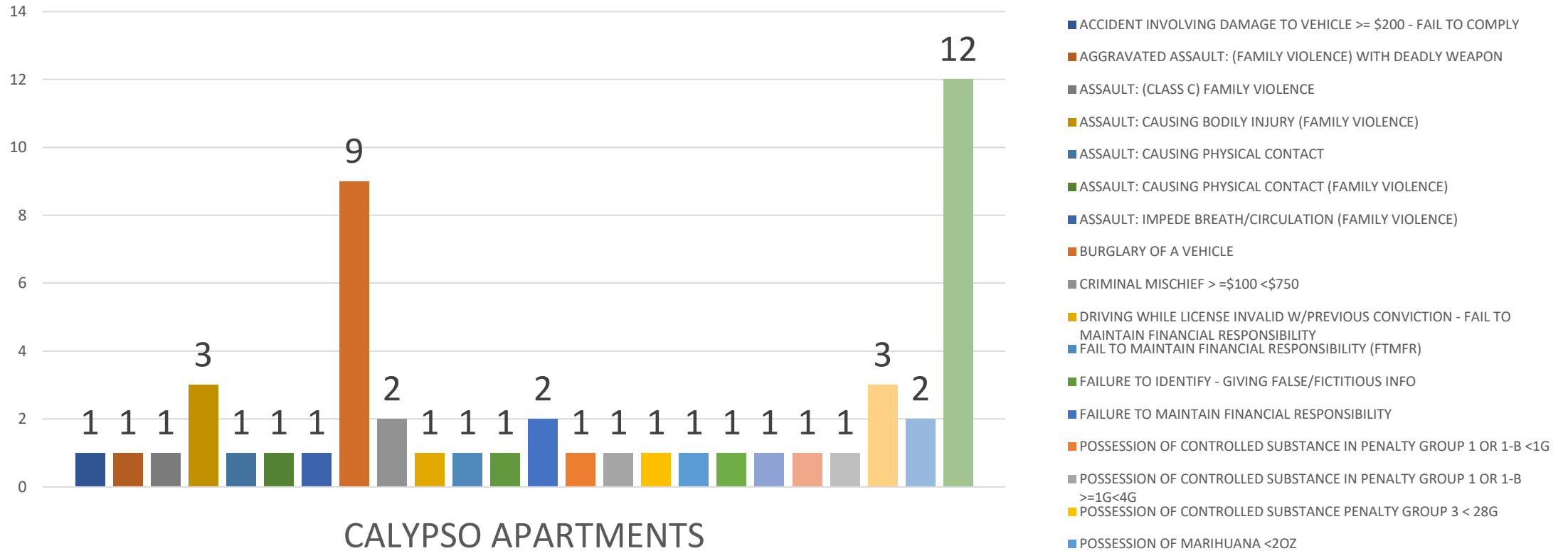
2023 LVPD MOTOR VEHICLE THEFTS

- 125 OFFENSES
 - APARTMENTS (54)
 - CONVENIENCE STORES (2)
 - HOTEL/MOTELS (6)
 - GROCERY STORES (3)
 - OTHERS (59)

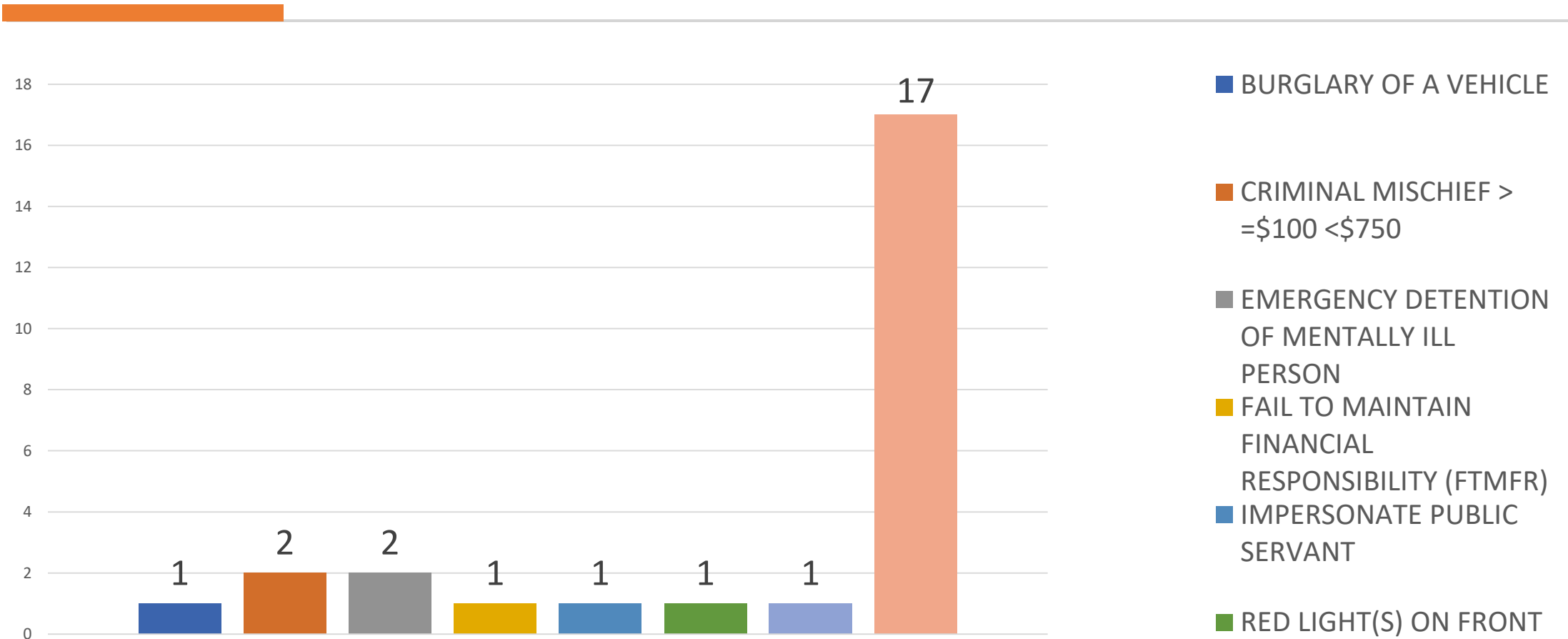
BARCELONA LOFTS (26)



CALYPSO (50)

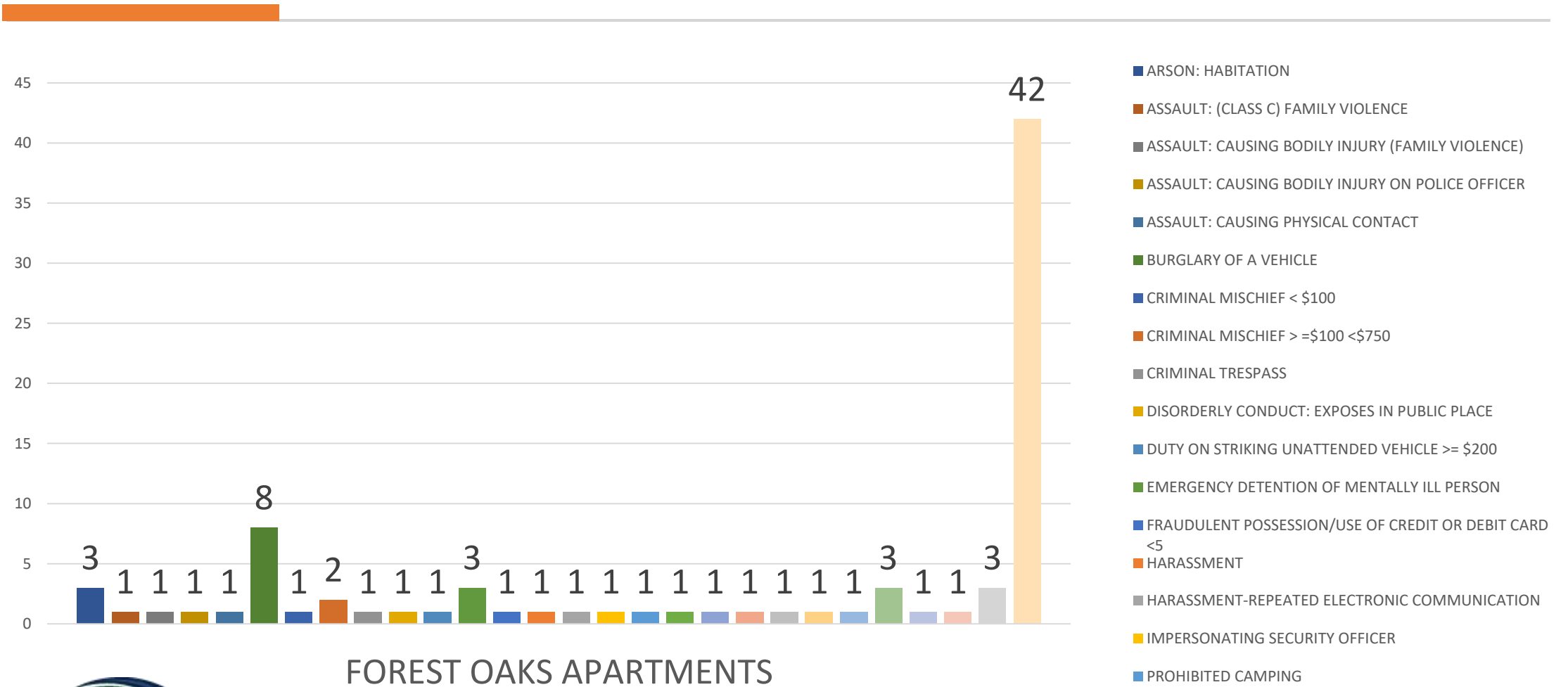


CHRISTIAN VILLAGE (26)

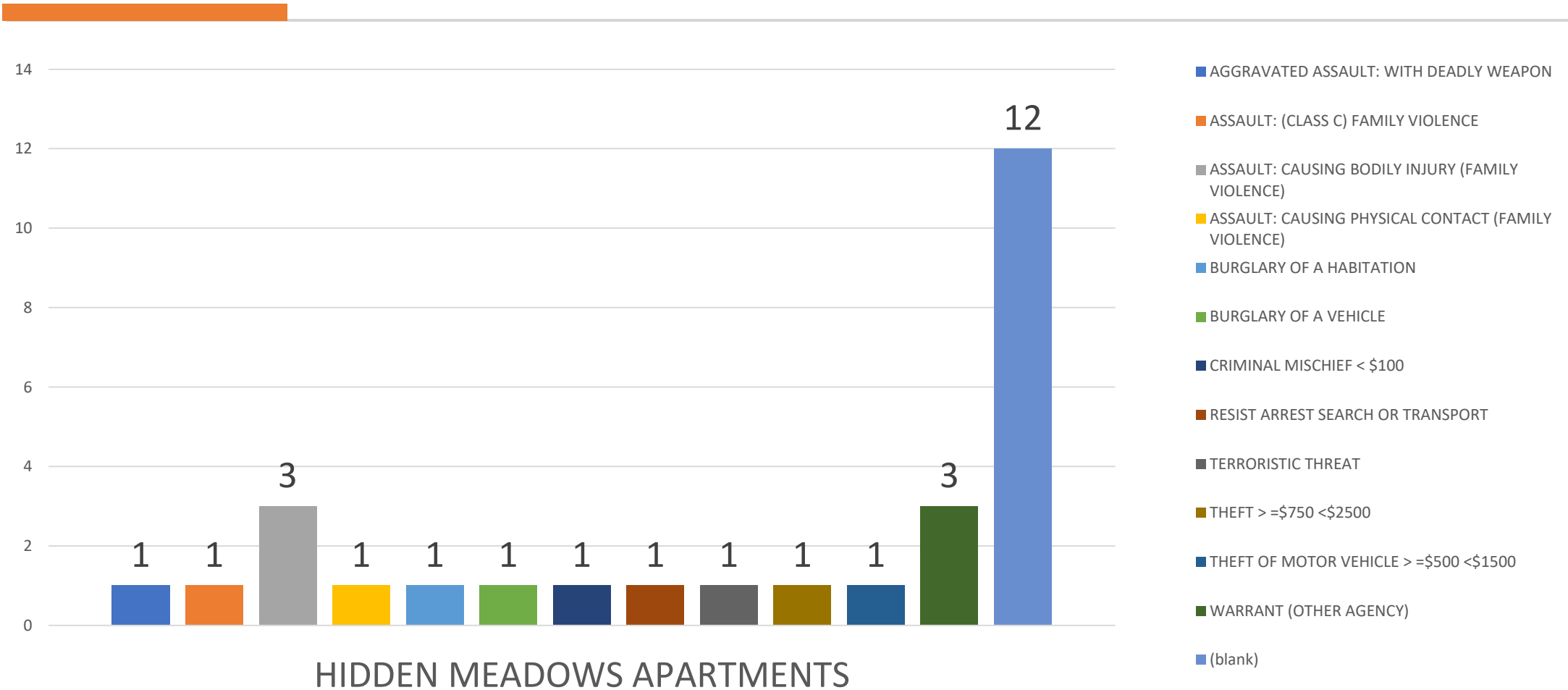


CHRISTIAN VILLAGE RETIREMENT

FOREST OAKS (85)



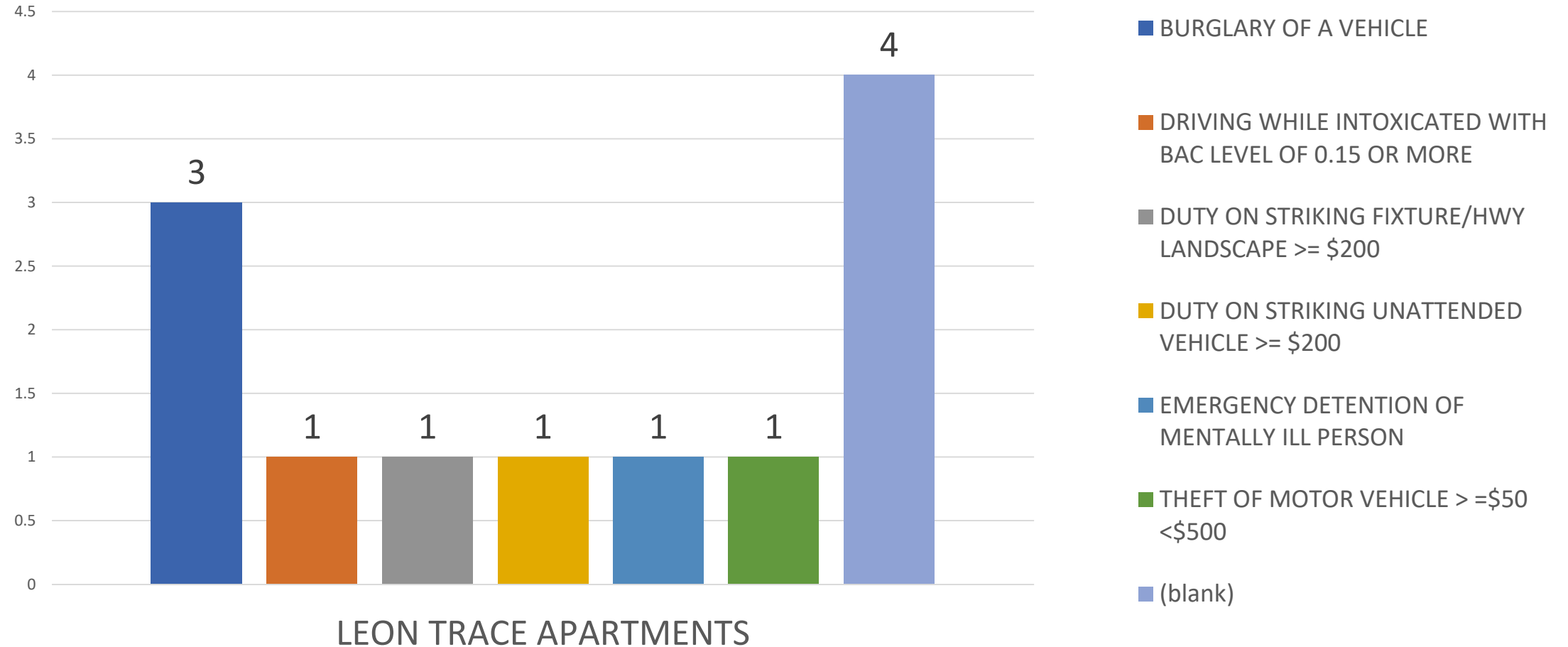
HIDDEN MEADOWS (28)



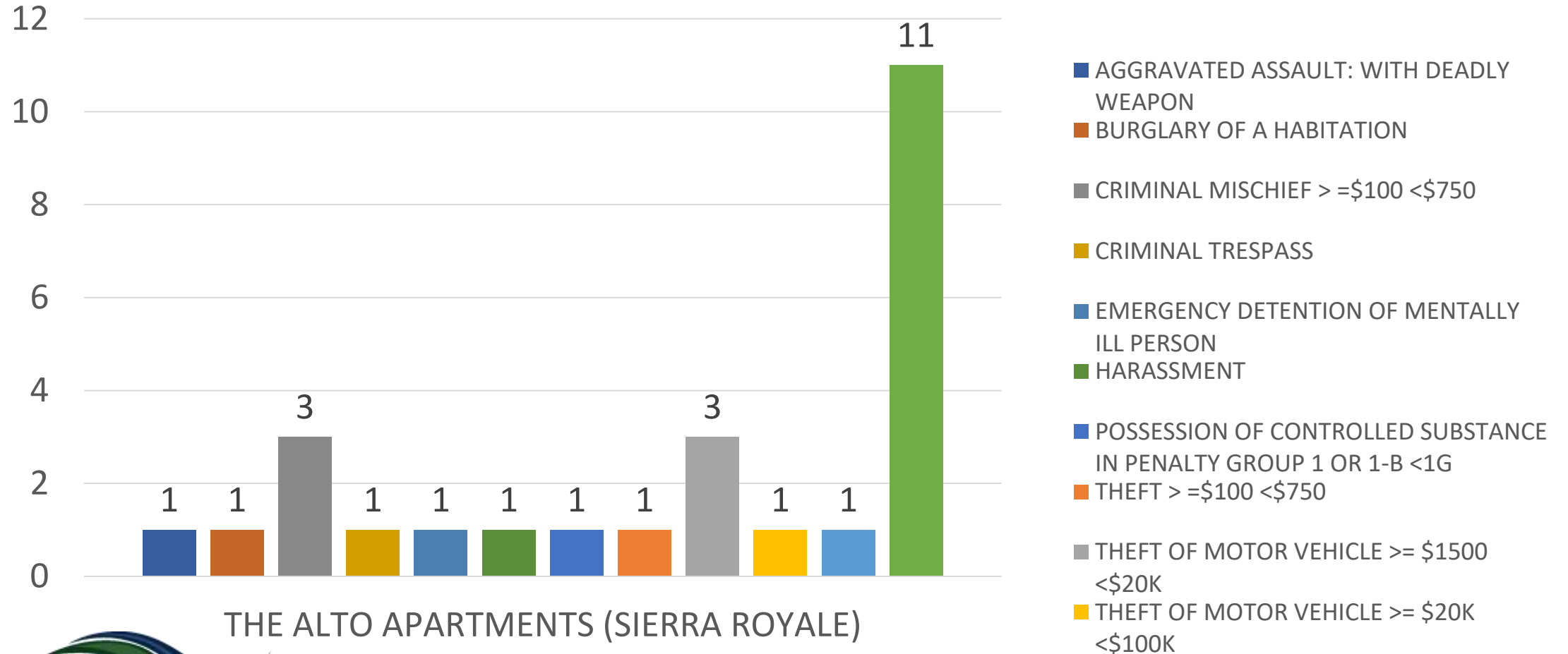
HIDDEN MEADOWS APARTMENTS



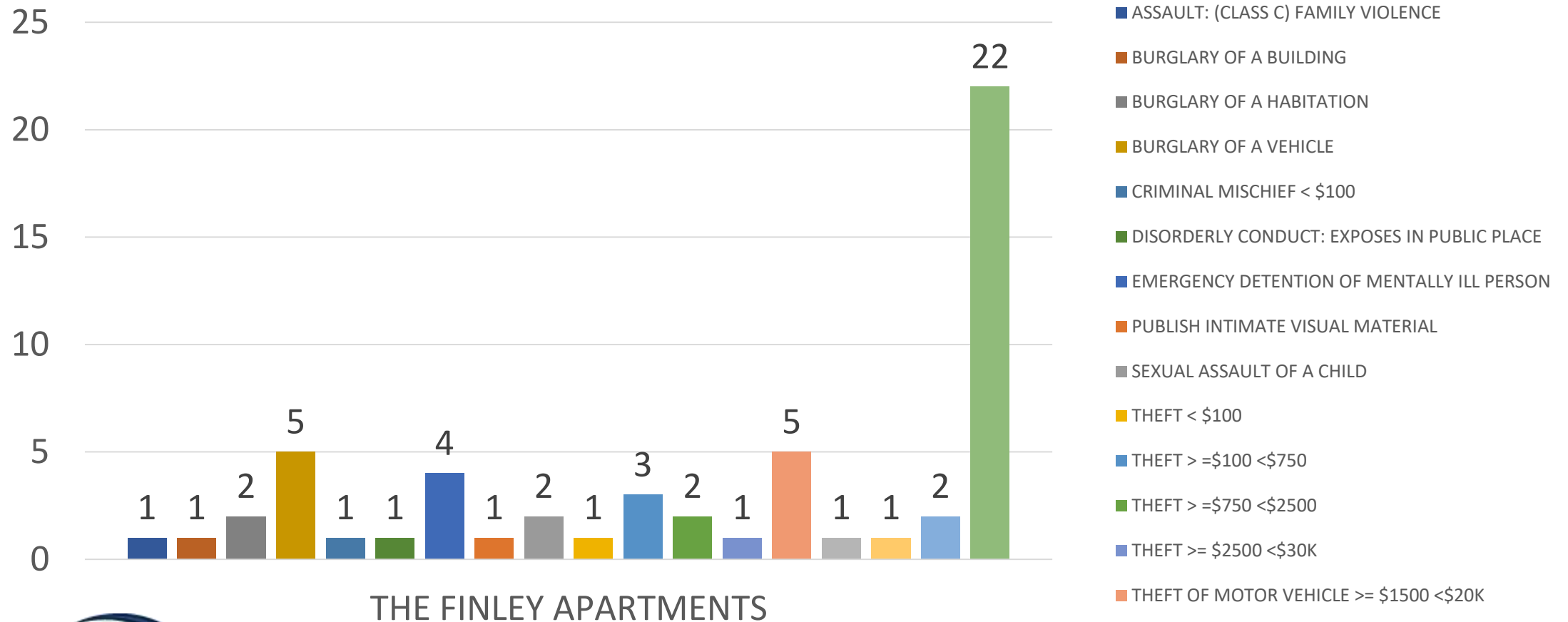
LEON TRACE (12)



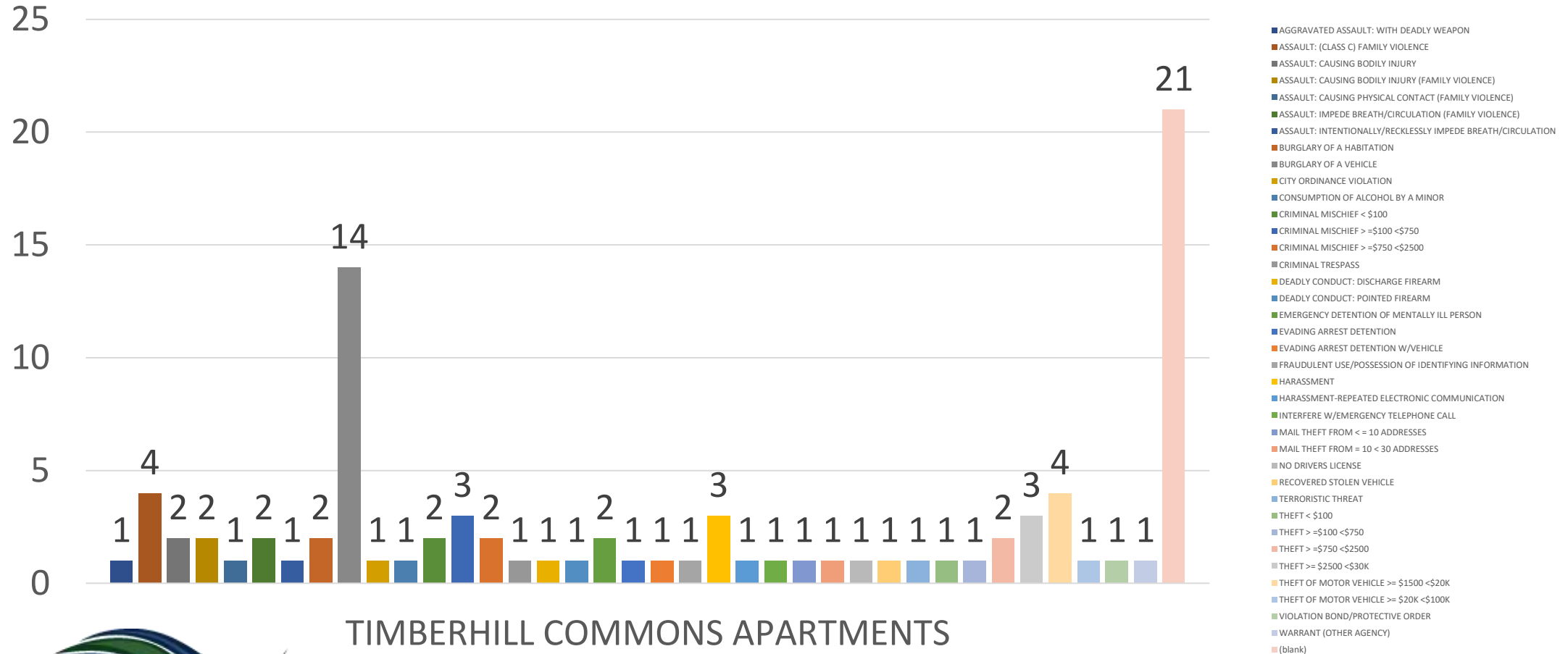
THE ALTO (SIERRA ROYALE) (26)



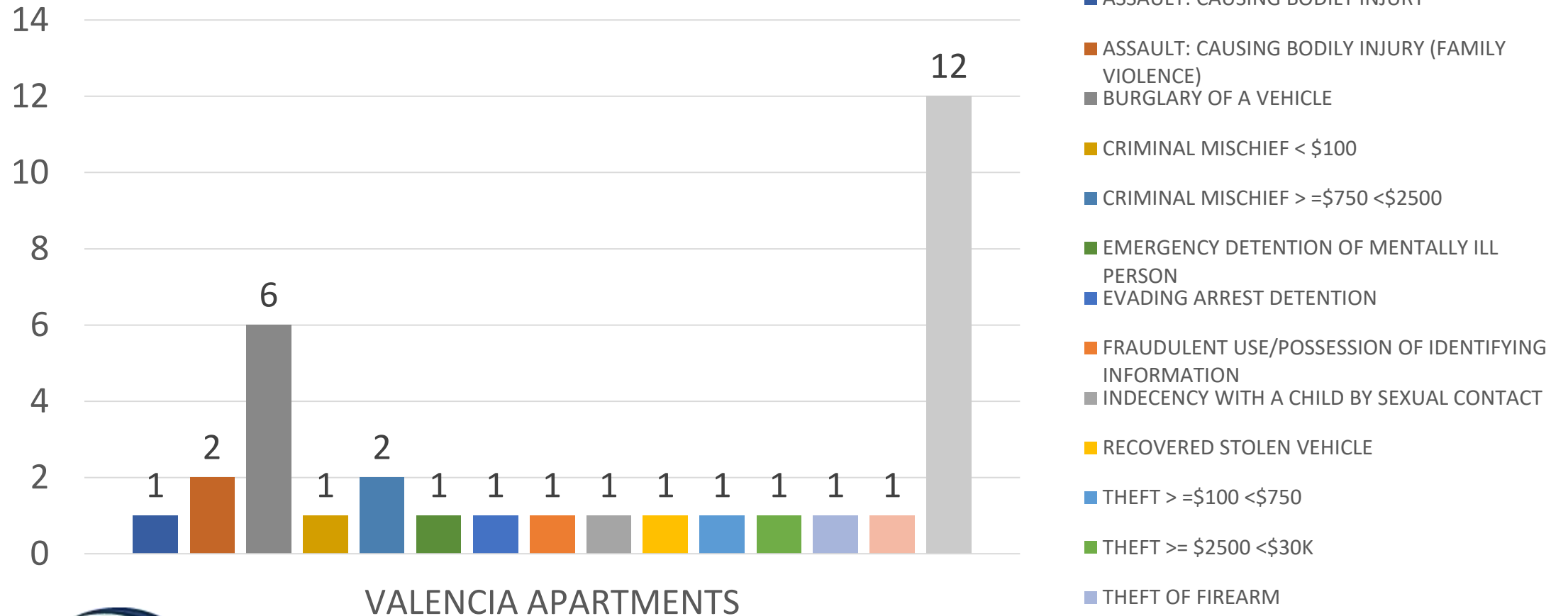
THE FINLEY (SHADOW VALLEY) (56)



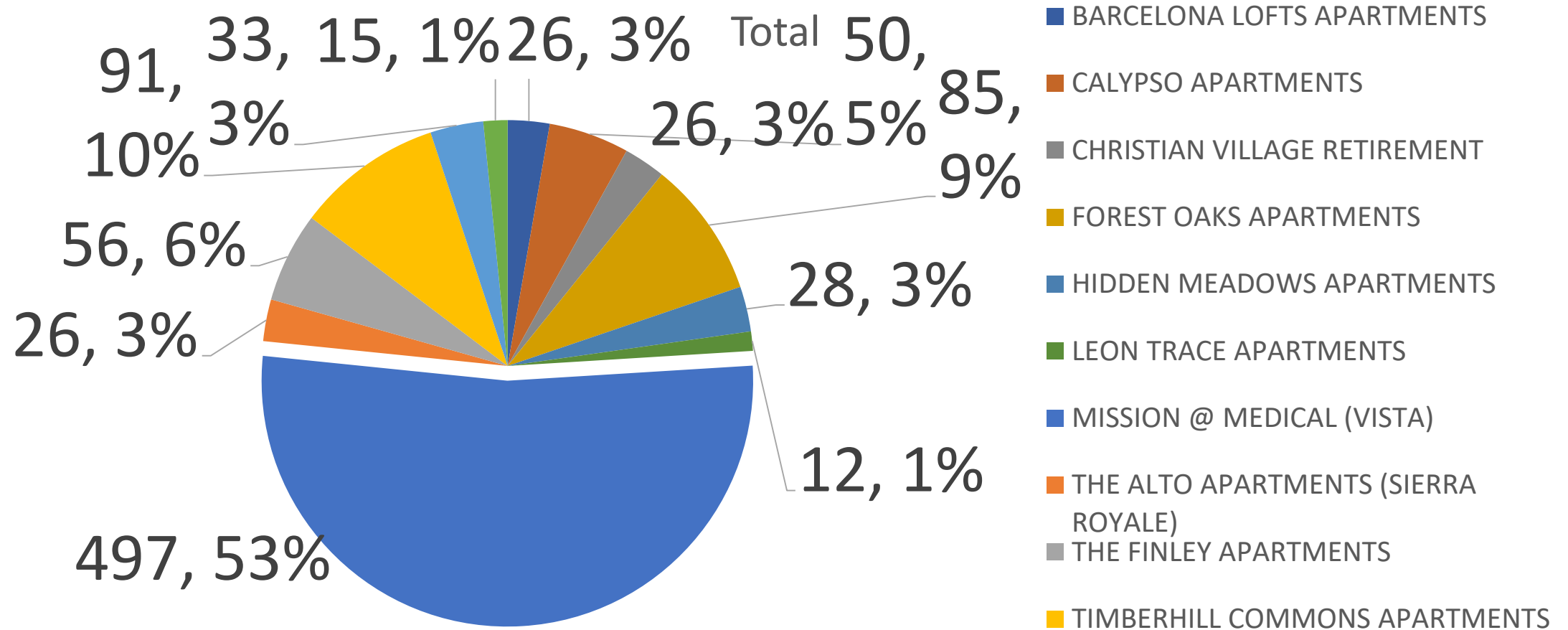
TIMBERHILL COMMONS (91)



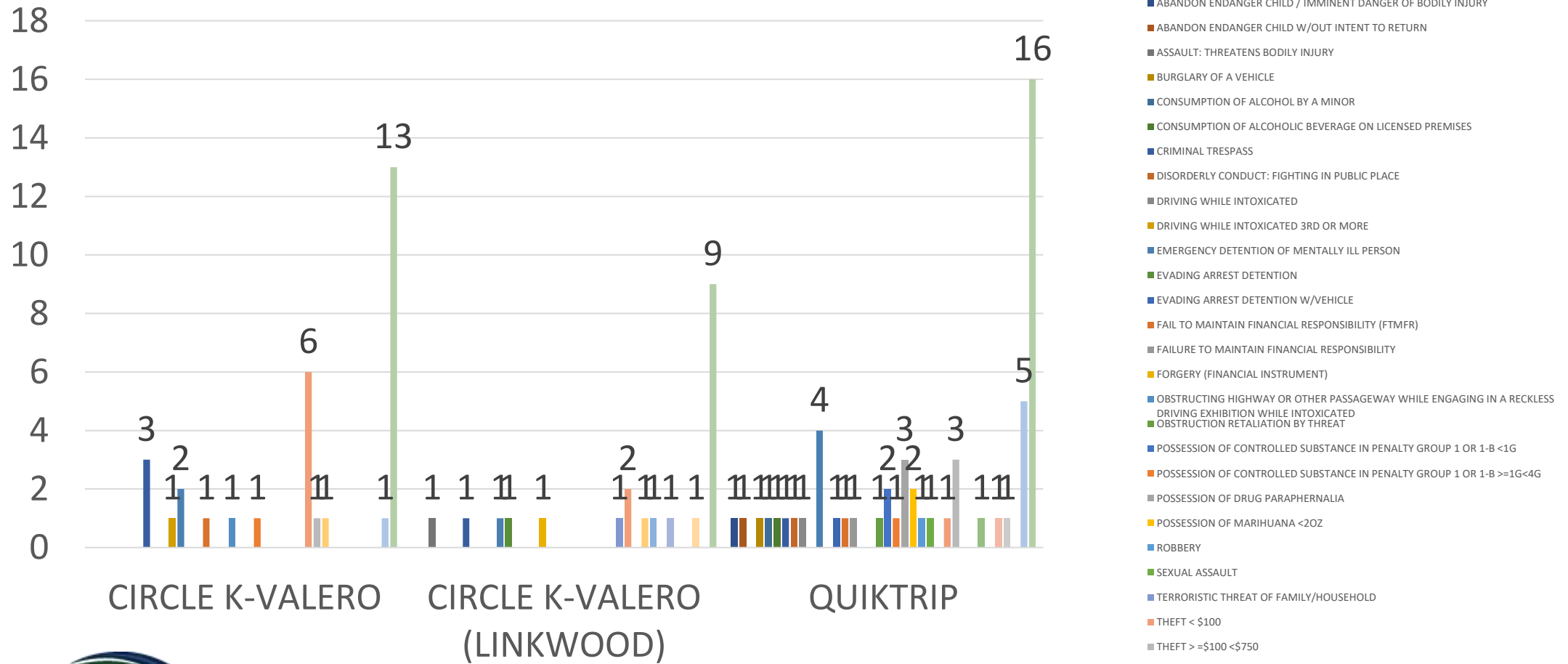
VALENCIA LOFTS (33)



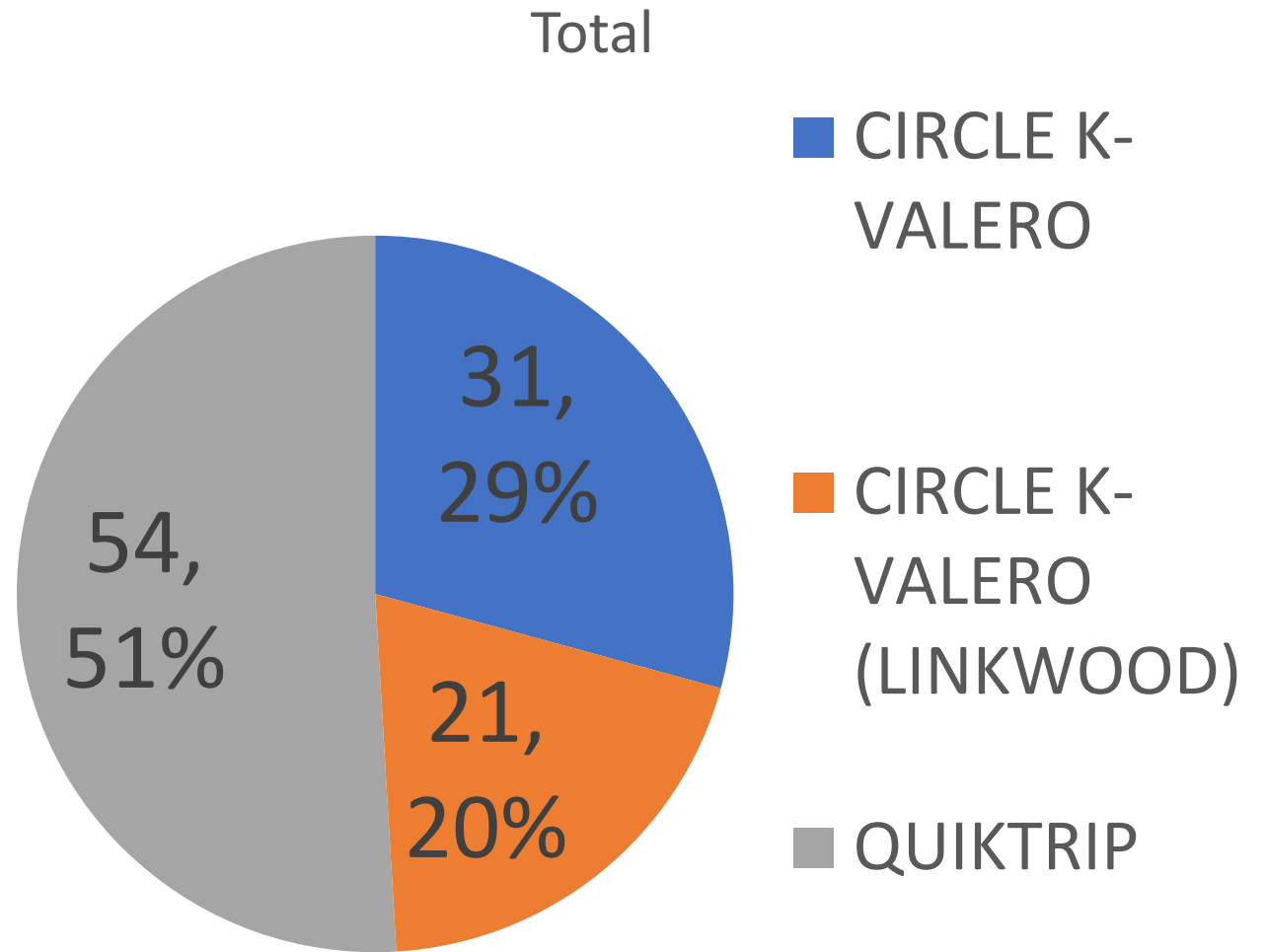
COMPOSITION BY APARTMENT COMPLEX (945)



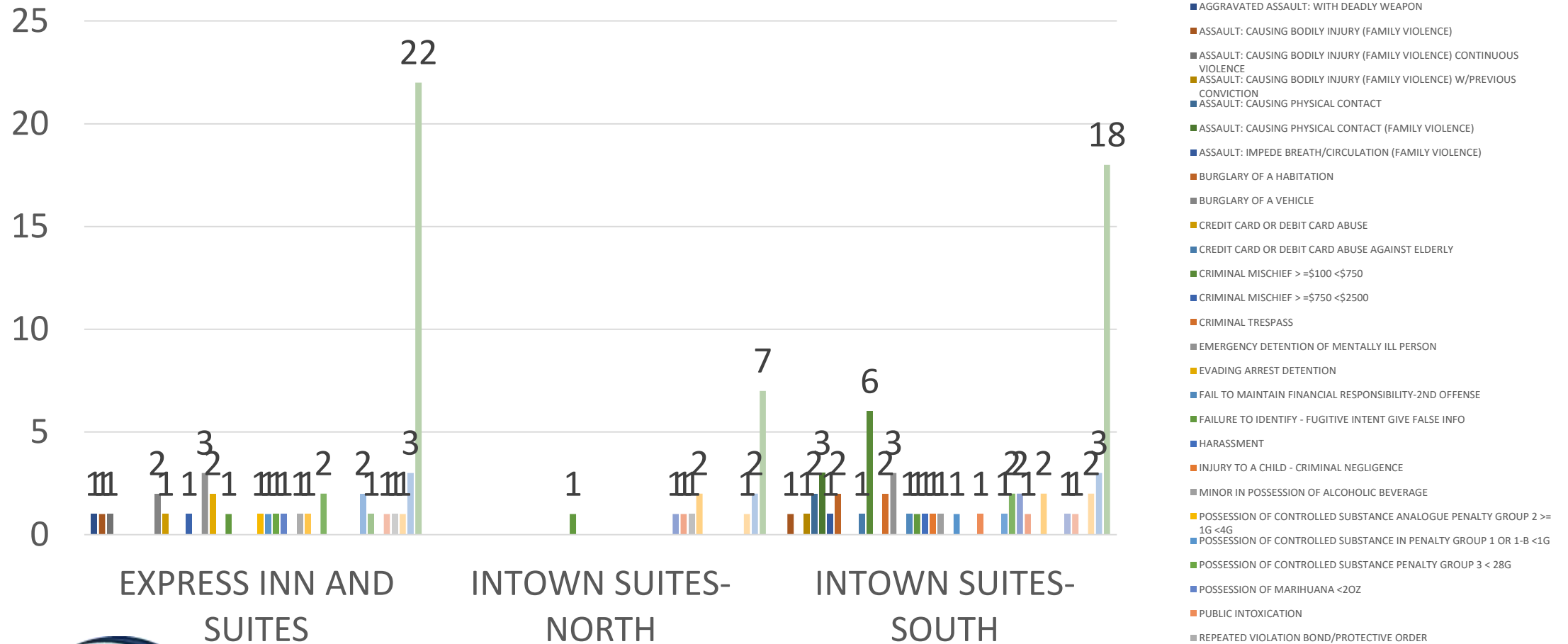
CONVENIENCE STORE COMPARISON



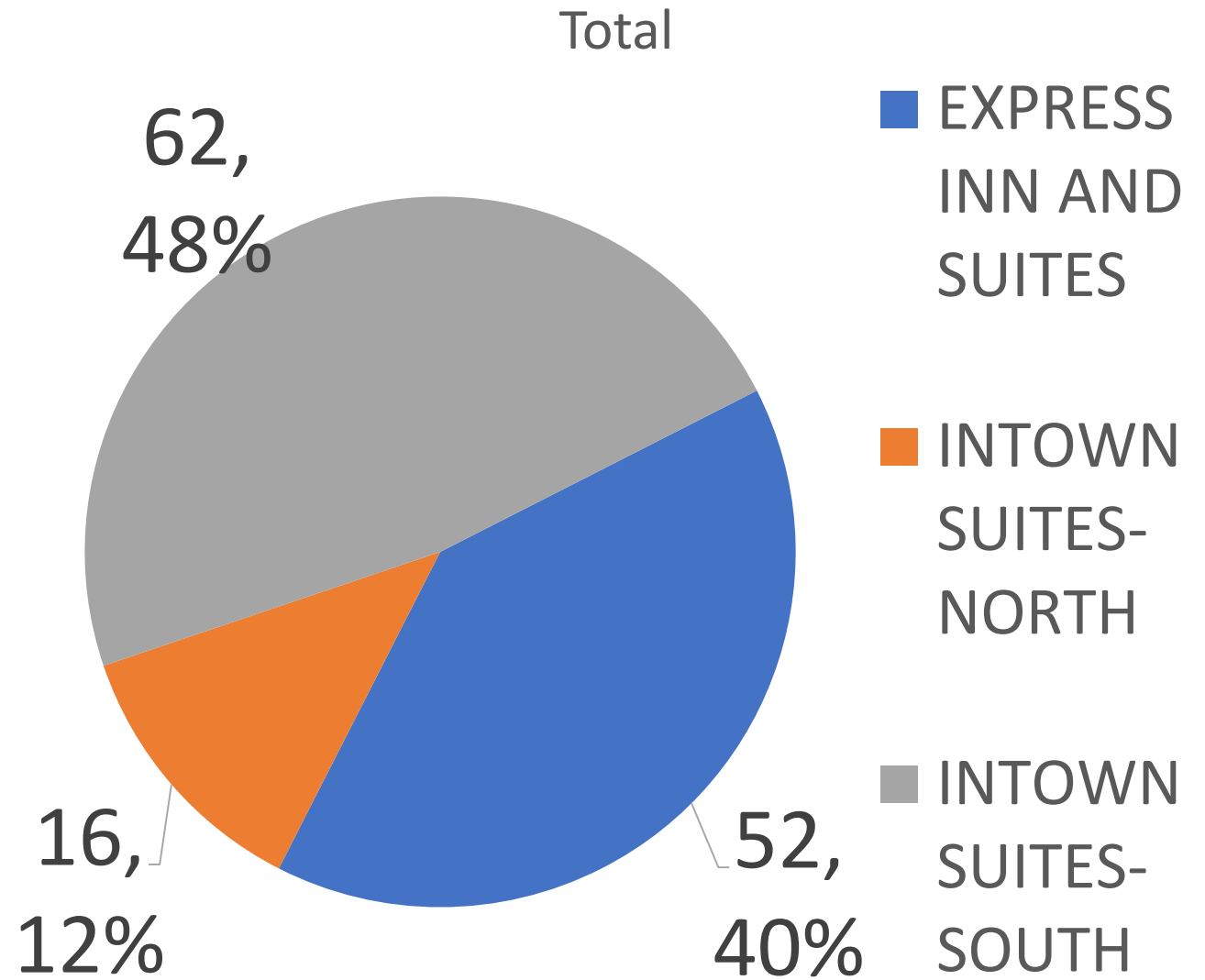
COMPOSITION BY CONVENIENCE STORES (106)



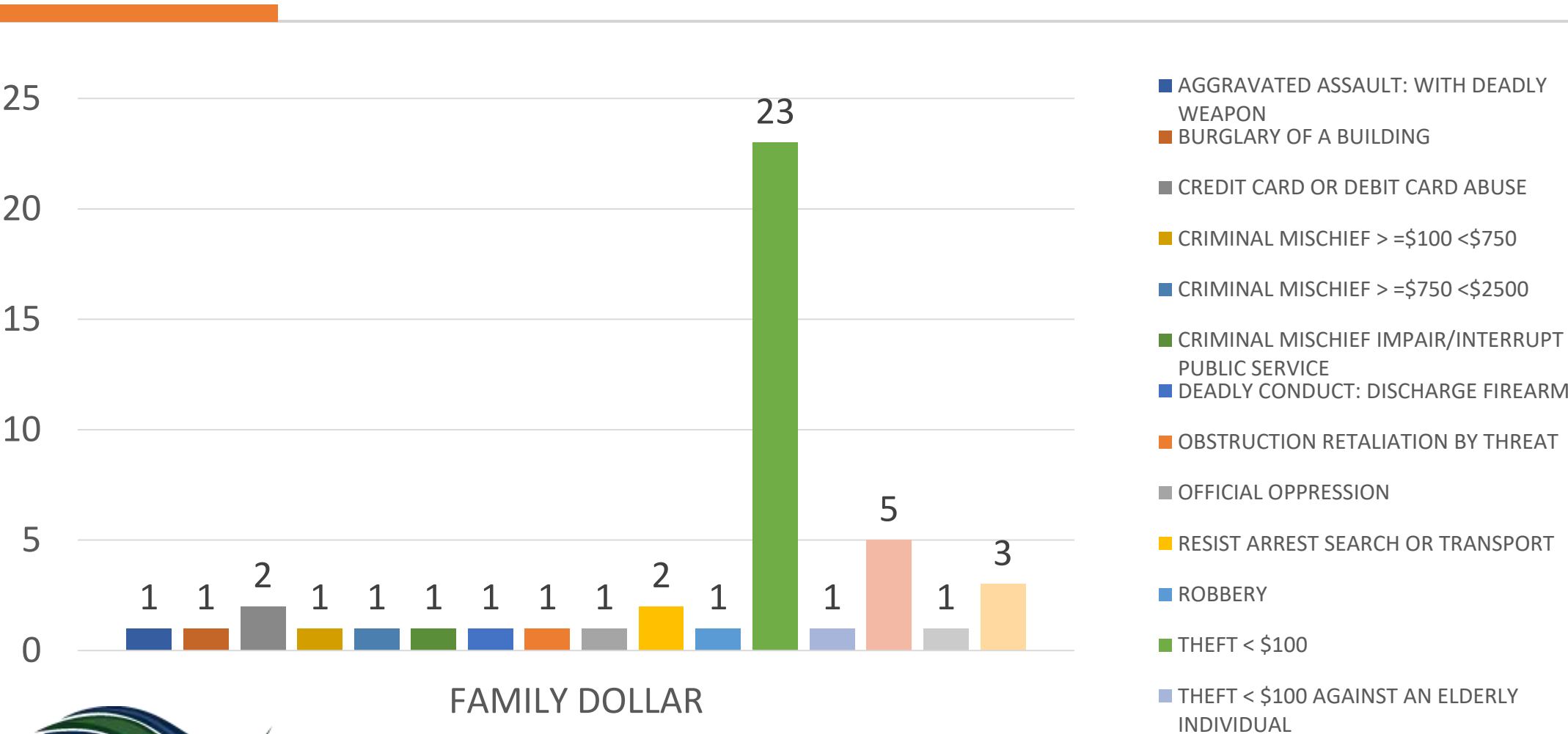
HOTEL /MOTEL COMPARISON



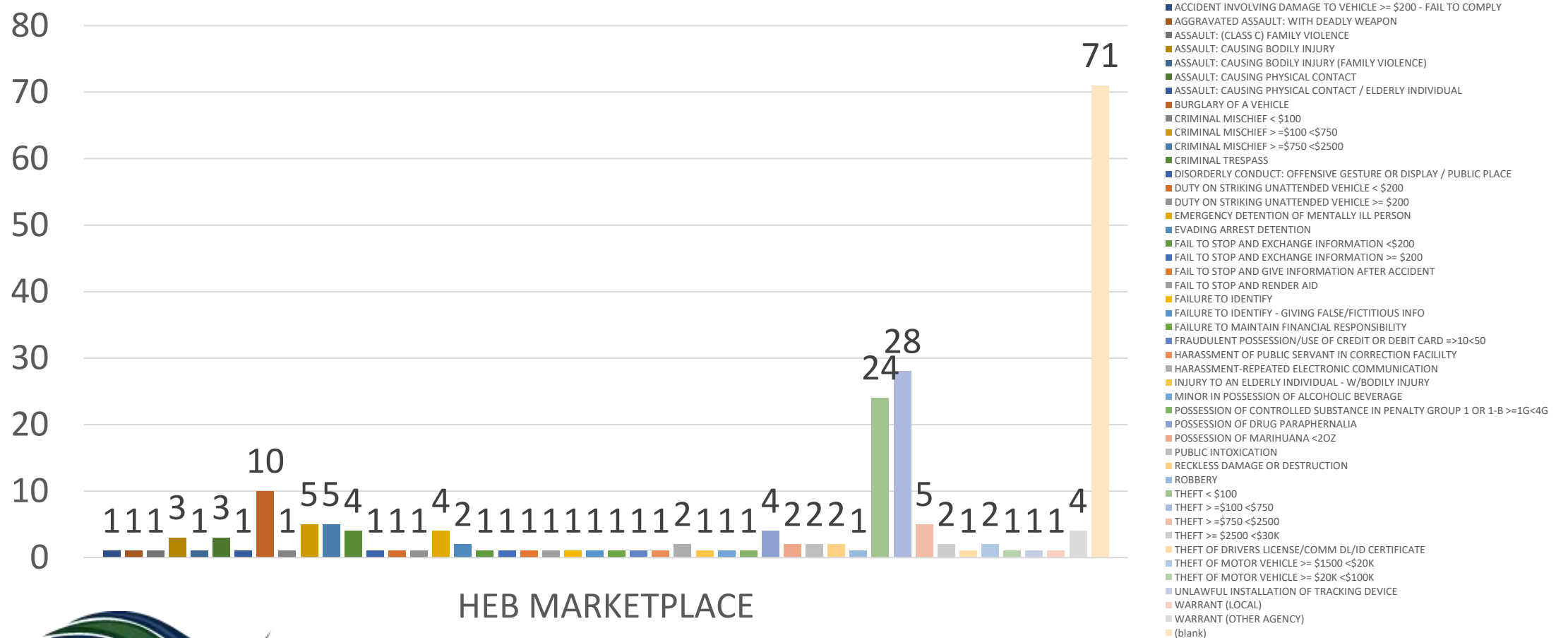
COMPOSITION BY HOTEL/MOTELS (130)



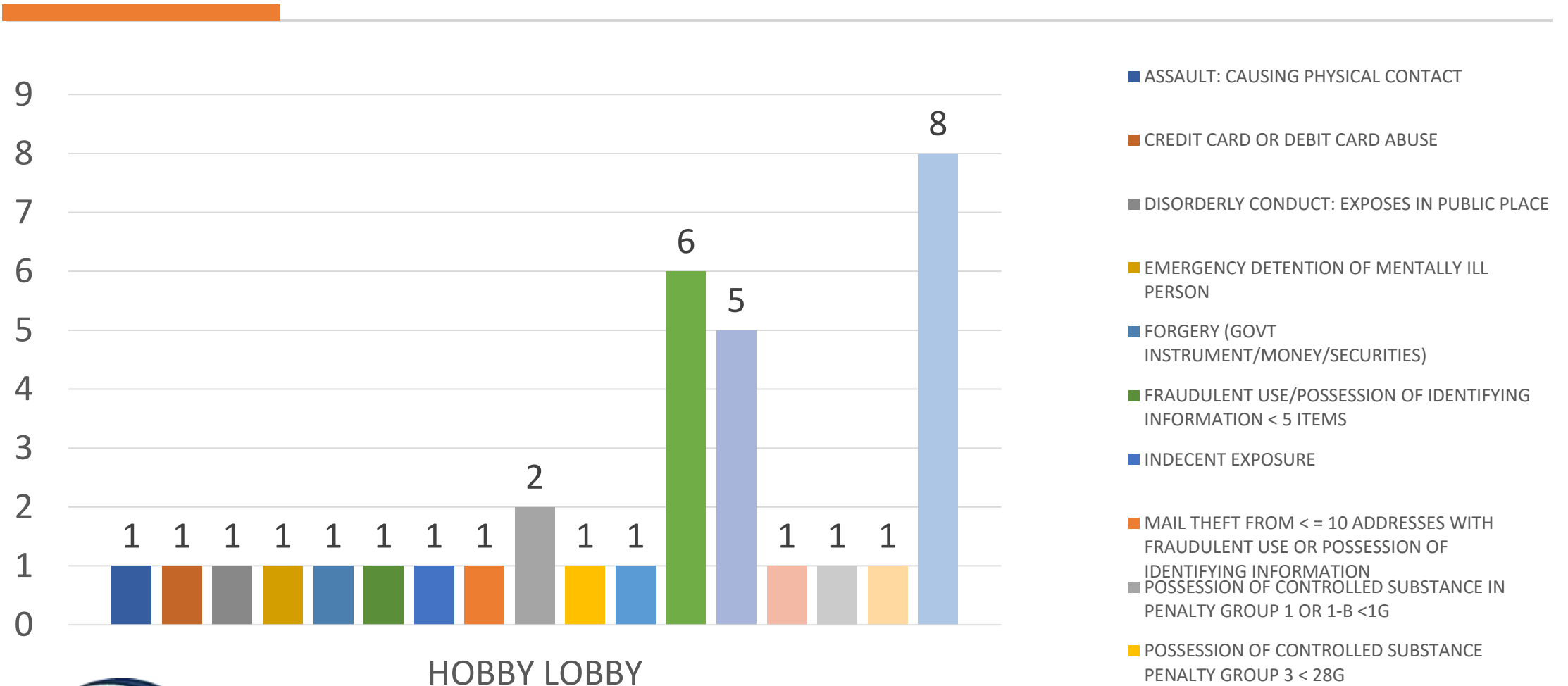
RETAIL LOCATION-FAMILY DOLLAR (WURZBACH) (46)



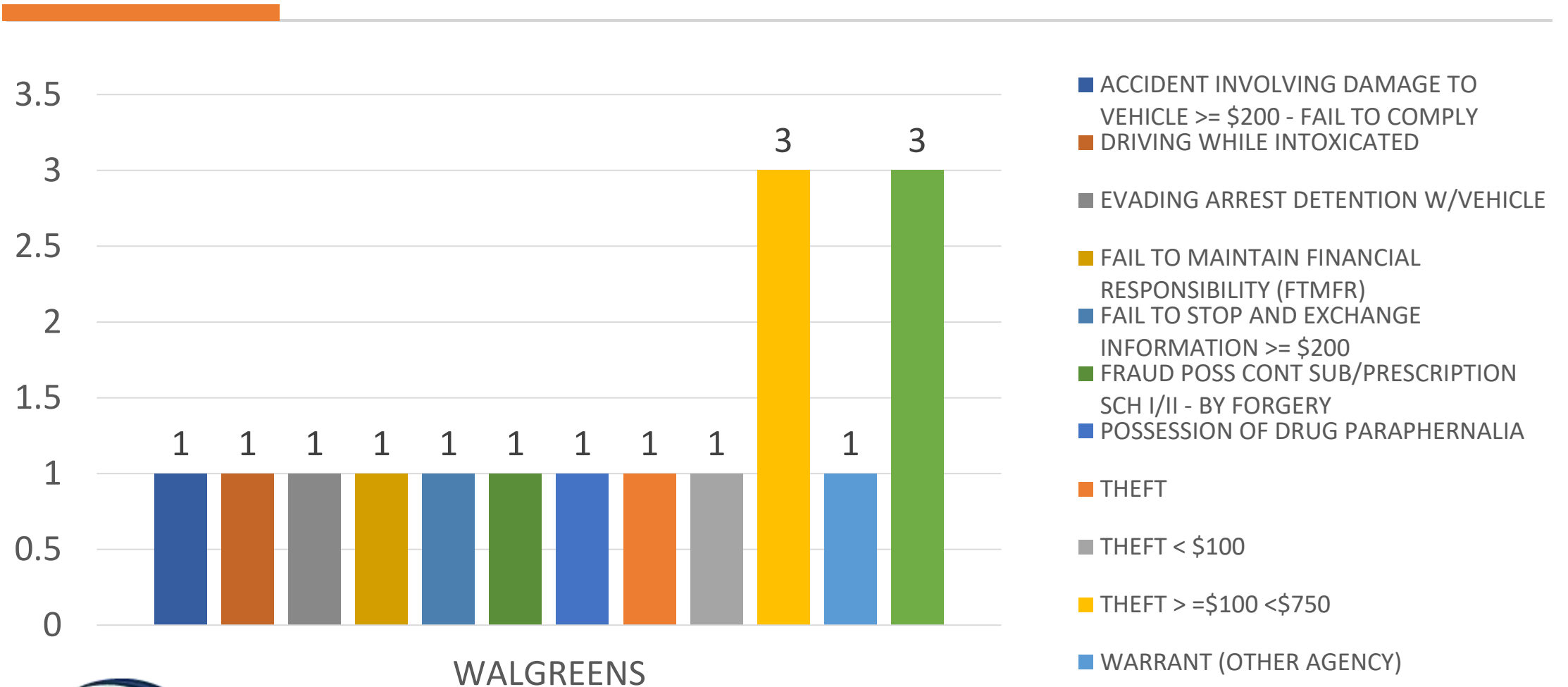
RETAIL LOCATION- HEB MARKETPLACE (210)



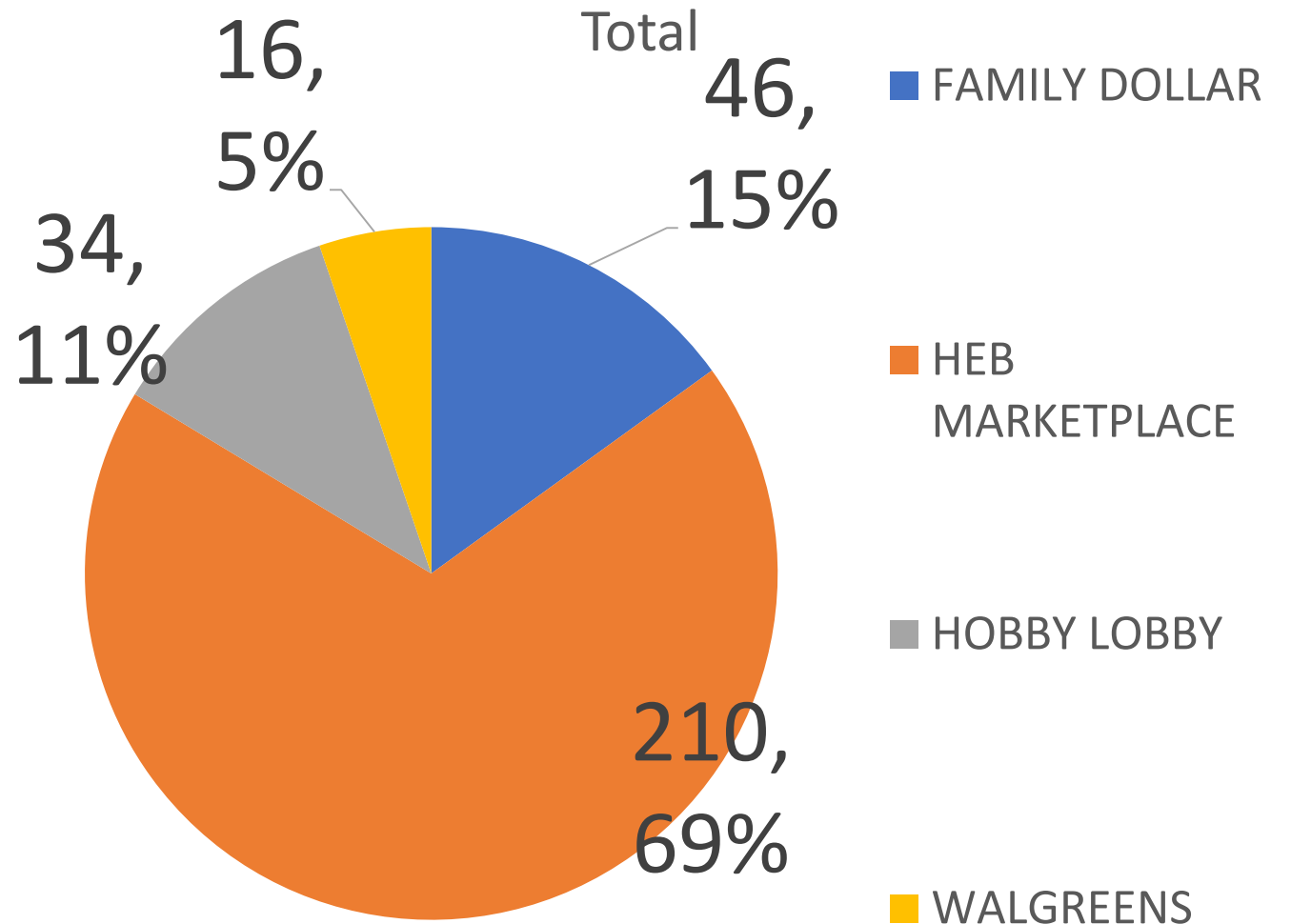
RETAIL LOCATION-HOBBY LOBBY (34)



RETAIL LOCATION- WALGREENS (16)

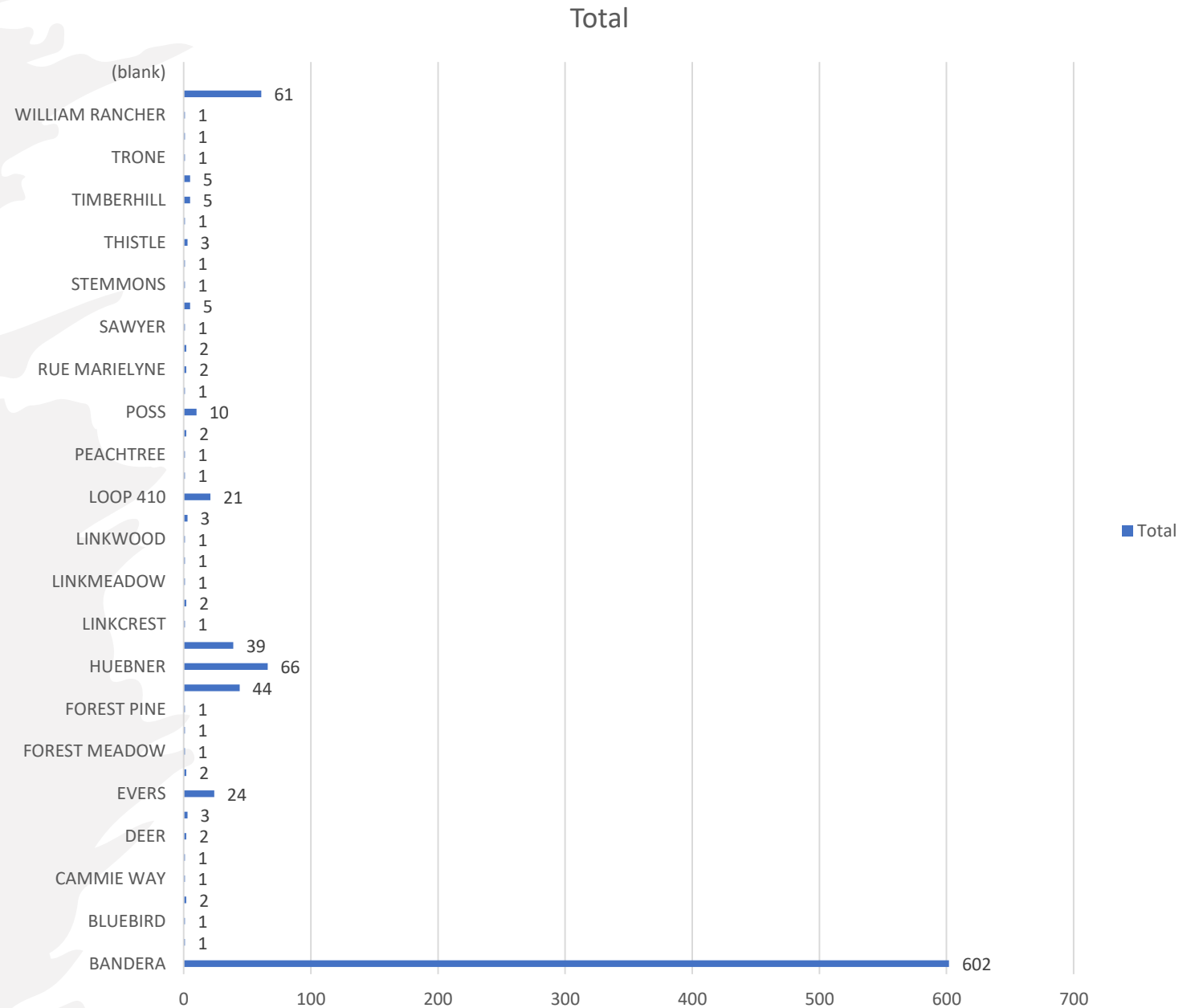


COMPOSITION BY RETAIL LOCATION (306)

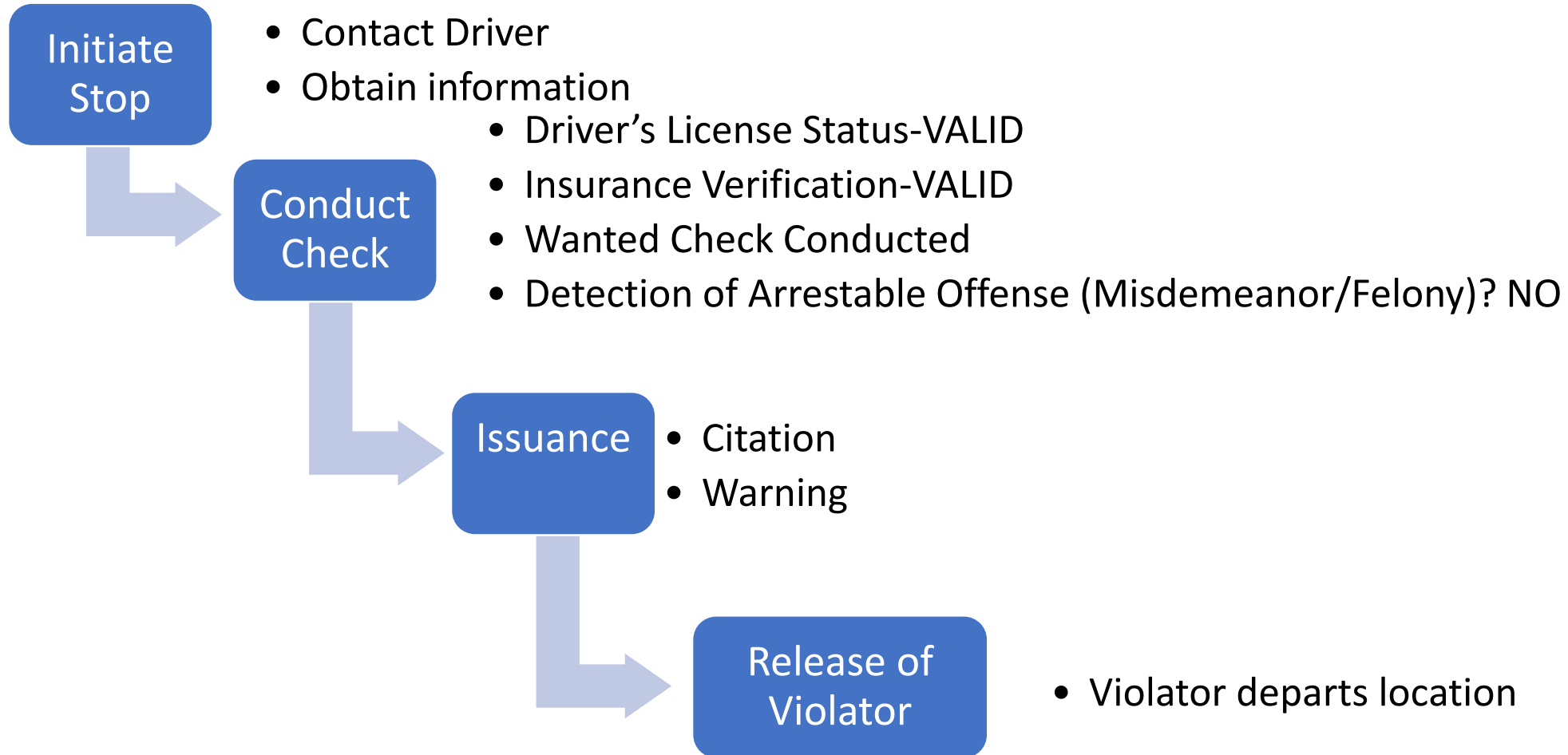


CRASH DATA 2023

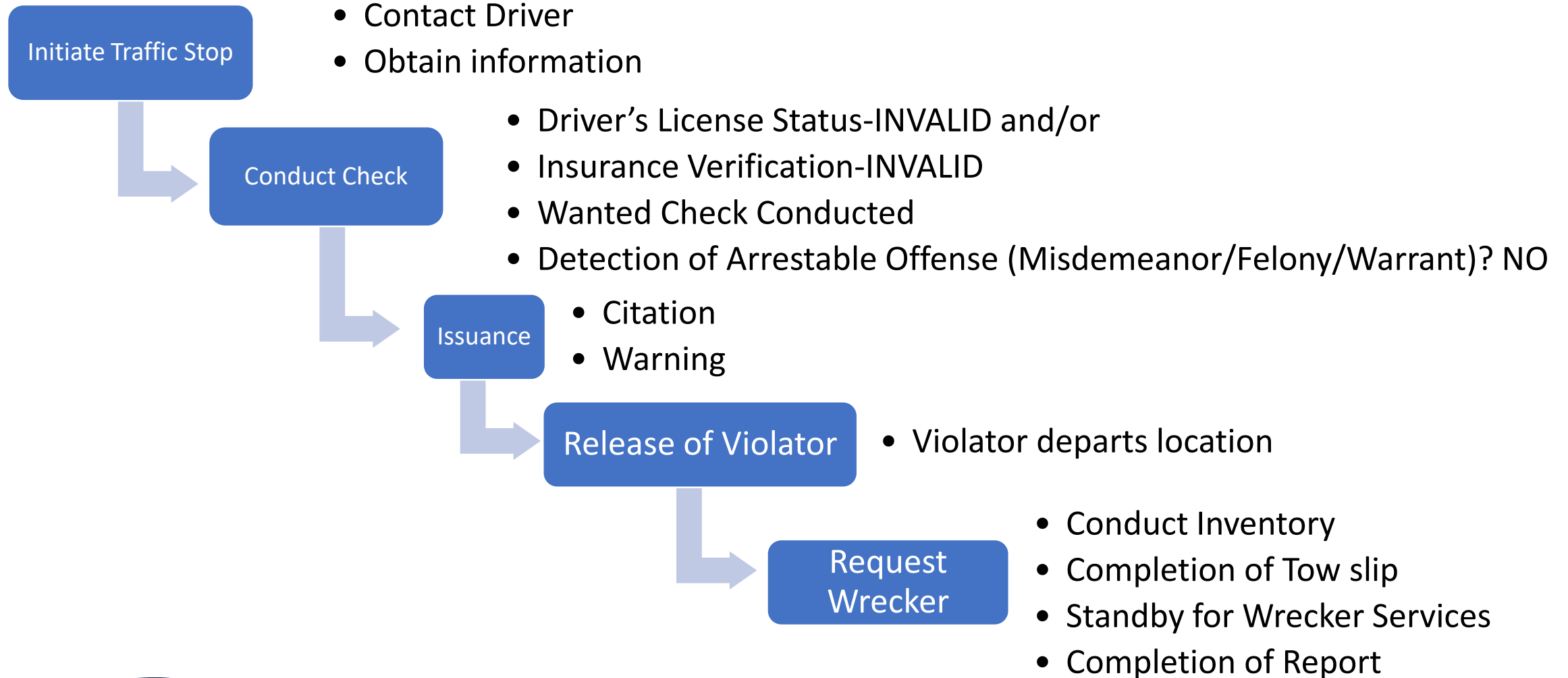
- NON-REPORTABLE CRASHES (42)
- CR-3 (927)



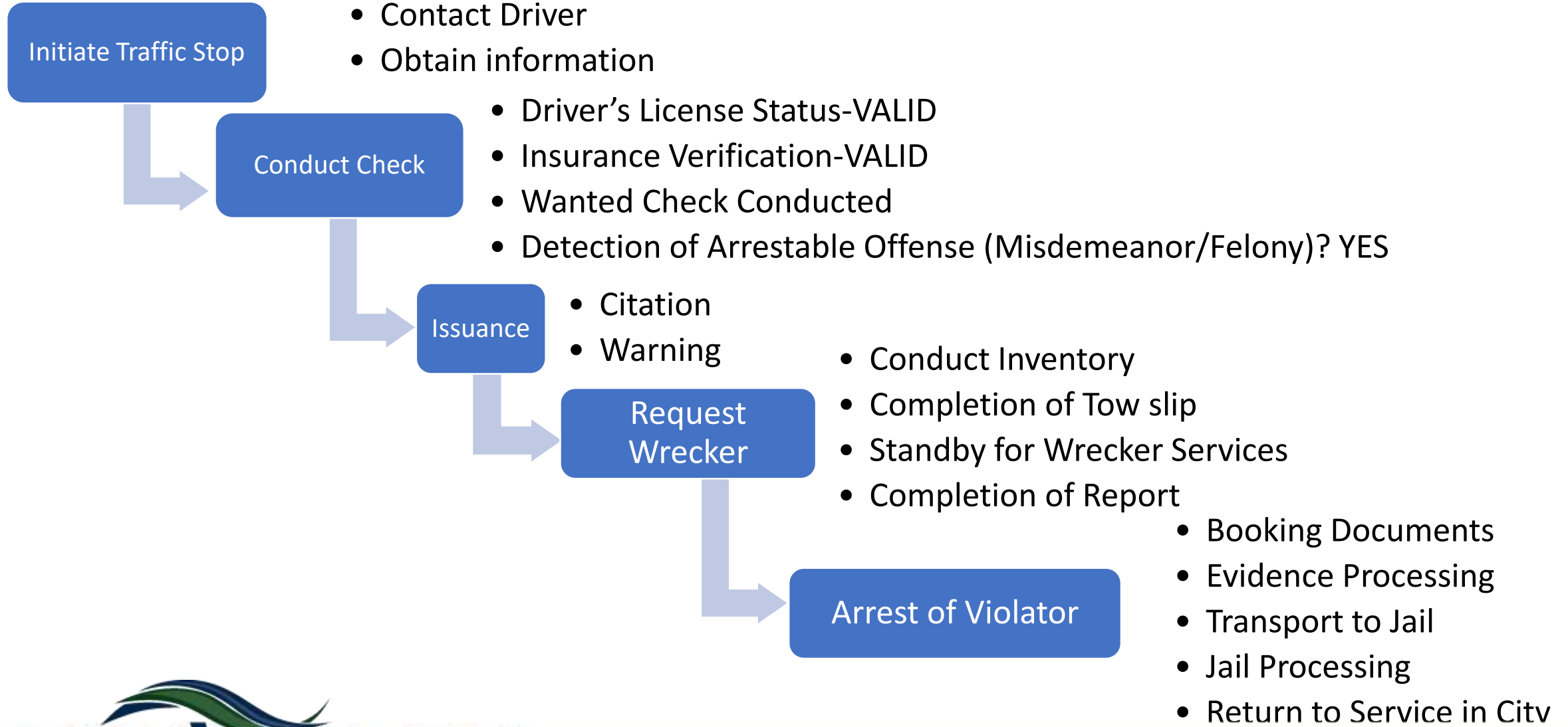
Traffic Stop 1



Traffic Stop 2



Traffic Stop 3



Crime Tips I

What to do if you witness a crime

- Prioritize Safety
 - Ensure your safety and that of others.
 - Avoid confrontation with the perpetrator or perpetrators.
 - Maintain a safe distance from the crime scene.



Crime Tips I



- Emergency Services:
 - Call 9-1-1 promptly
 - Provide accurate information about the crime, location, number of perpetrators, and potential threats.
 - Report the presence of weapons, if observed.
 - Stay Calm and Communicate Clearly:
 - Remain calm to assist emergency responders.
- Speak clearly when providing information.



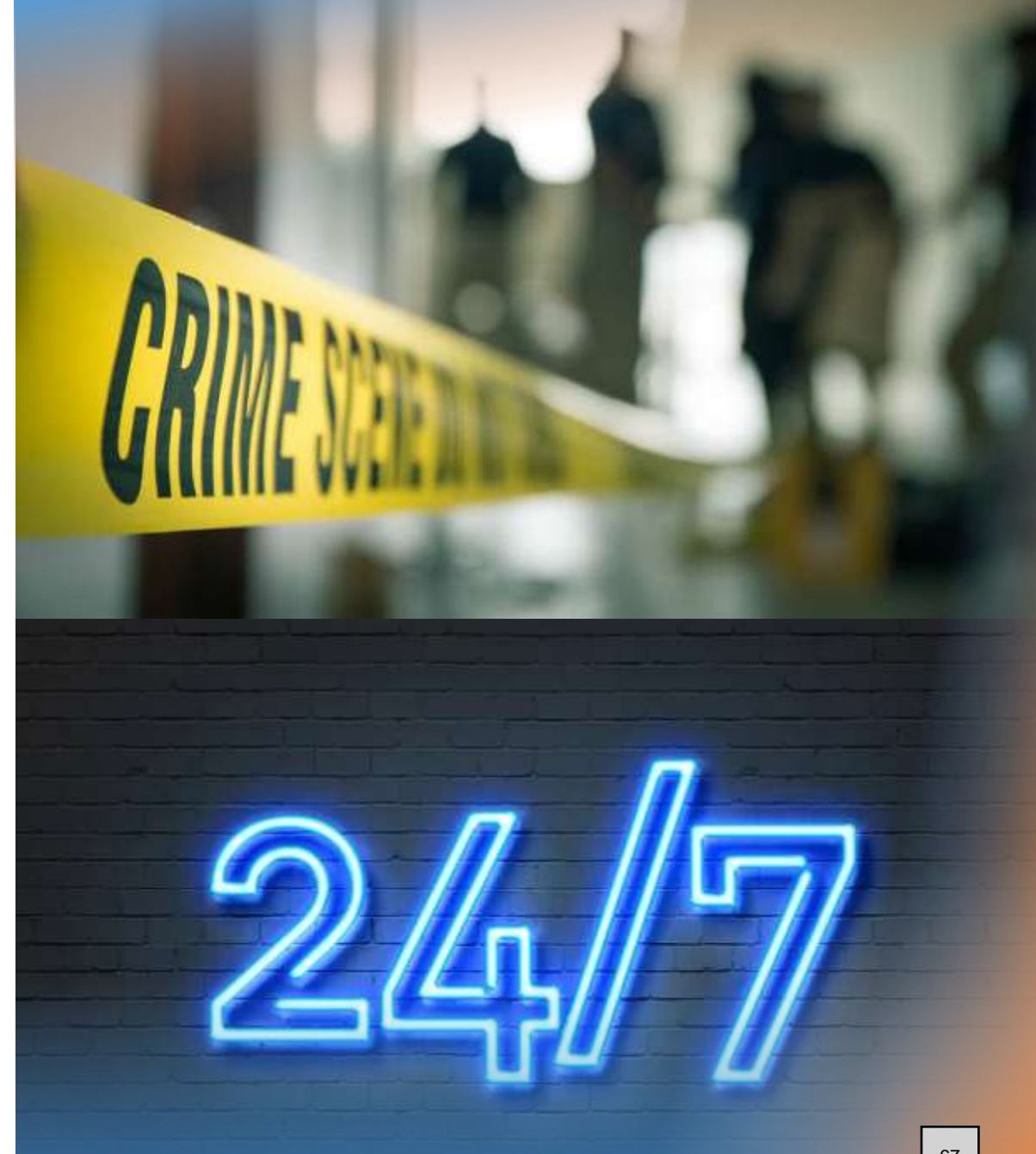
Crime Tips I

- Gather Information Safely:
 - If safe, collect information without risking personal safety.
 - Note physical descriptions of individuals, their clothing, and vehicles.
 - Pay attention to distinctive features like tattoos or scars.
 - Provide dispatchers with vehicle descriptions and the direction of flight.



Crime Tips I

- Preserve Evidence:
 - Avoid interfering with the crime scene to maintain evidence integrity.
- Follow Up with Law Enforcement:
 - Contact law enforcement if necessary.
 - Be prepared to provide a detailed statement to aid investigations.
 - Remember, your cooperation is crucial for justice and community safety.



Crime Tips II



- Home Security:
 - Lock all doors and windows when leaving home.
 - Utilize timers for lights to create the appearance of an occupied home.
 - Inform a trusted neighbor and the LVPD if you plan to be away.



Crime Tips II

- Travel Precautions:
 - Inform a neighbor or friend about your travel plans.
 - Keep valuables secure and out of sight in your vehicle.
 - Be aware of your surroundings, especially in unfamiliar areas.





gettyimages®
Credit: San Francisco
Chronicle/Hearst Newspapers via Gett

Crime Tips II

- Parking Lot Safety:
 - Park in well-lit areas.
 - Stay vigilant when walking to and from your vehicle.
 - Have your keys ready when approaching your car.
- Parking:
 - At home or away, do not leave valuables in your vehicle.
 - Always make sure you lock and or secure your vehicle.

Animal Control and Code Compliance Activity

- Animal Control Incidents – 4,361
- Code Compliance Incidents – 3,327

Animal Control and Code Compliance



Animal Control and Code Compliance Expenditures

- Boarding - \$9500.00
- Veterinary Care - \$1480.00
- Truck Cage A/C Repair - \$3811.00

Fiscal Impact

Police Department operations are funded by the General Fund (Police and Impound Lot)

Red Light Camera Program (Red Light Camera, Traffic Safety)

Crime Control District

Police Forfeiture

Police LEOSE

Possible Development of Grass Hill Estates Subdivision/ William Rancher Property

Crystal Caldera, PhD.
City Manager
Townhall Meeting
January 27, 2024

History

- **1971** – Annexed
- **1971** – Request to rezone 8.6 ac. from R-1 to R-3 (Multiple Family) - Denied
- **1984** – request to rezone existing Good Samaritan Nursing Home property from R-1 to B-2 (Retail) – Denied
- **1985** – request to rezone 44 ac. from R-1 to R-6 (Garden Home) – Denied
- **1986** – request to rezone 6.7 ac. (Aids @ William Rancher) from R-1 to R-6 – Denied

History

- **1987** – Nursing home property platted
- **2006** – request to rezone 25 ac. from R-1 to R-6 - Zoning Commission recommended approval, but case withdrawn prior to Council
- **2007** – request to rezone 68.569 acres from R-1 (Single-Family) to R-7 (Single-Family Medium Density) - Denied
- **2007** – residents of Seneca West petition to amend City Master Plan to remove recommendation of R-6 to only R-1 (Single-Family) – approved

History

- **2010**- Request to rezone approximately 65.704 acres from R-1 (Single-Family) to R-6 (Garden Homes) - Denied
- **2011**- the City Manager presented a TIF - denied
- **2013** – William Rancher Estate Joint Venture et al. v. City of Leon Valley Et al. – suit claiming city caused flooding conditions as a result of a previous PW flood project and a regulatory taking by depriving ability to develop or sell the property

History

- **2016** – City-wide drainage studies performed which include the Seneca West drainage area
- **2017**- The city mediated settlement agreement, as follows:
 - the city purchased the 21-acre property for \$500,000
 - TML paid \$15,000
 - Other defendants paid a total of \$200,000
- **2019** – Bexar County assisted with \$1.3 million for a drainage project (later increased to \$1.7 million -total cost of the project \$2.4 million)

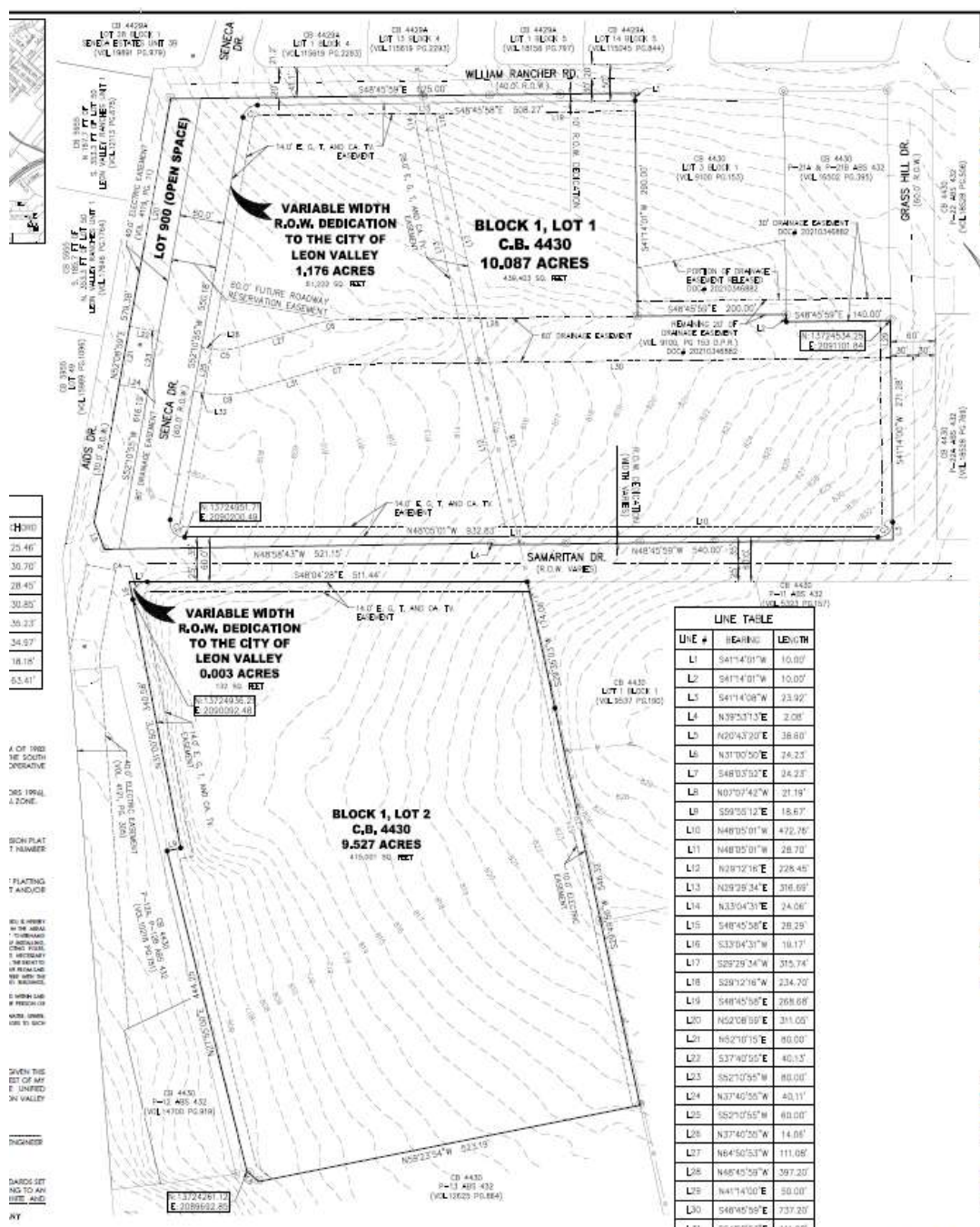
History

- **2019** – Rezoned 19 acres from R1 to RE1 (Residential Estate), left 1.72 acres as parkland
- **2021**- City plats 19 acres as Grass Hill Estates & contracted a Broker to list the property
- **2021 – 2023** Drainage project engineering & construction completed, and city started receiving offers on the property
- **2023**- City initiates zone change from RE-1 to R-6 - Denied

Background

- Council directs staff to prepare a replat of the lot bounded by all the roads into eight 1-acre lots and replat the 9-acre lot along Samaritan Drive into two 4.5+ acre lots
- If sold as RE-1 lots, each buyer would be burdened by the requirement to construct roadways, sidewalks, and in some cases sewer, fire hydrants, and water mains

Grass Hill Estates (current)



Grass Hill Estates (proposed replat)



Aids Drive



Samaritan Drive



Grass Hill Drive



William Rancher Drive



Fiscal Impact

- Seneca extension/Grass Hill ROW estimate \$3,564,396
 - Most of this is for the Seneca street extension
- Sewer main extension \$ 596,952
- Water main relocation \$ 435,874
- Total \$4,597,222
- City could decide to perform some or all of the work to relieve buyer burden
- Each buyer would also be required to pay Impact Fees prior to setting meters

Purchase Offers/Options

- City has received 2 offers for the 19.6 acres of city-owned land that contain other possible zoning/layout options for this area and the offerors will give their presentations to the citizens
- At the end of the presentations, citizens will be asked to give their consideration to one or the other of these options
- Residents should keep in mind that there are 36 acres of land behind the city-owned property that are privately owned and are also being considered for sale (total land including city-owned in area – 55.4126 acres)