



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 02, 2024 at 6:00 PM

AGENDA

The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.

Citizens May E-Mail Public Comments To citizenstobeheard@leonvalleytexas.gov. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

- 1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**
- 2. Citizens to be Heard**
- 3. Presentations**
 1. Presentation, Discussion, and Direction to Staff on the Redesign of the Forest Oaks Swimming Pool Facility - M. Moritz, Public Works Director
 2. Presentation, Discussion, and Possible Action on Proposed Capital Plans FY 2025 - Dr. Caldera, City Manager
 3. Presentation and Discussion on VIA Metropolitan Transit Service Update - Tom Marks, VIA Chief Government & External Affairs Officer
- 4. Regular Agenda**
 1. Presentation and Discussion on an Ordinance Approving VIA's Decision to Repeal the Application of the Exemption of Taxes on Sales within VIA's Entity Area of Telecommunication Services and Approves VIA's Decision to Impose such a Tax on Telecommunications Services - Tom Marks, VIA Chief Government and External Affairs Officer (1st read as required by the Charter)
 2. Presentation, **Public Hearing**, and Discussion to Consider Approval of an Ordinance Rezoning Approximately 27-Acres of Land From R-1 (Single Family Dwelling) to a Planned Development District With R-6 (Garden Home) Base Zoning District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1,

Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas (1st Read was Held on 03-19-2024) - M. Teague, Planning and Zoning Director

5. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

6. **City Manager's Report**

1. **Upcoming Important Events:**

Regular City Council Meeting, Tuesday, April 16, 2024, at 6:30 PM, in City Council Chambers.

Joint General Election – Early Voting, Monday, April 22, 2024 through Tuesday, April 30, 2024.

Job Fair, Tuesday, April 23, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.

Library Volunteer Party, Wednesday, April 24, 2024, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.

Coffee with the Mayor & City Council, Saturday, April 27, 2024, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.

Household Hazardous Waste Collection, Saturday, April 27, 2024, from 8:00 AM to 1:00 PM, at the Leon Valley Fire Department. This event is only for Leon Valley residents – address verification required.

Joint General Election - Election Day, Saturday May 04, 2024, polls open from 7:00 AM to 7:00 PM.

Annual City-Wide Garage Sale, Saturday, May 25, 2024, from 8:00 AM to 6:00 PM

Miscellaneous other events and announcements.

7. **Consent Agenda**

1. Discussion and Possible Action Approving of the Following City Council Minutes:
a. 03-19-2024 Regular City Council Meeting Minutes

2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
a. 02-27-2024 Planning & Zoning Commission Meeting Minutes
b. 02-08-2024 Park Commission Meeting Minutes

- c. 02-08-2024 Library Advisory Board Meeting Minutes
- d. 03-12-2024 Planning & Zoning Commission Meeting Minutes

3. A Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2023 Tax Year. - C. Goering, Finance Director
4. Presentation and Discussion on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$50,000 for the Purposes of Increasing the Impound Lot Budget to Pay for the Relocation and Completion of the Police Impound Lot (1st Read was Held on March 19, 2024) - D. Gonzalez, Police Chief
5. Discussion and Possible Action to Consider Approval of an Ordinance Rezoning an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD) with R-6 (garden Home) Base Zoning, Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas (1st Read was Held on 03-19-2024) - M. Teague, Planning and Zoning Director
6. Discussion and Possible Action on a Resolution Appointing a Member to the Economic & Community Development Advisory Committee - S. Passailaigue, City Secretary
7. Discussion and Possible Action on a Resolution Removing Barbara Owens from the Library Advisory Board - Mayor Chris Riley
8. Presentation, Discussion and Possible Action on a Resolution Amending the Previously Adopted Mission Statement for the City of Leon Valley - Dr. C. Caldera, City Manager
9. Discussion and Possible Action of Councilor Josh Steven's Excused Absence for the March 19, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3

8. Regular Agenda

1. Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment from the General Fund Reserve in the Amount of \$84,232.00 for Repairs to the Kinman House Foundation and the Police Department Sally Port Roof (1st Read as Required by City Charter) - M. Moritz, Public Works Director
2. Presentation, **Public Hearing**, and Discussion to Consider Approval of a Request for a Specific Use Permit (SUP) to Allow the Sale of Firearms, Ammunition, and Law Enforcement Equipment in a B-3 Commercial Zoning District, Being Lot 4, Block 1, CB 4428H, Located at 5405 Bandera Rd., Ste 101, Leon Valley, Texas - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
3. Presentation, **Public Hearing**, and Discussion to Consider a Request for a Specific Use Permit (SUP) on an Approximately 2.32 Acre Tract of Vacant Land, Located in the 5900 Block of Grissom Road, for the Construction and Operation of a "Car Wash (Automatic)" - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

- 4. Presentation, **Public Hearing**, Discussion, to Consider a Request to Rezone an Approximately 0.854 Tract of Land From R-3 (Multi-family Dwelling) District to a Planned Development District (PDD) With R-2 (Two-Family Dwelling) Base Zoning, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision, Located at 7680 Huebner, Leon Valley, Texas - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
- 9. **Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.**
- 10. **The City Council Shall Meet in Executive Session to Discuss the Following:**
 - 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land
- 11. **Reconvene into Regular Session**
- 12. **Possible Action on Issues Discussed in Executive Session If Necessary**
- 13. **Adjournment**

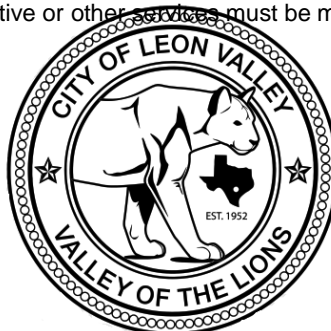
Executive Session. The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation 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.

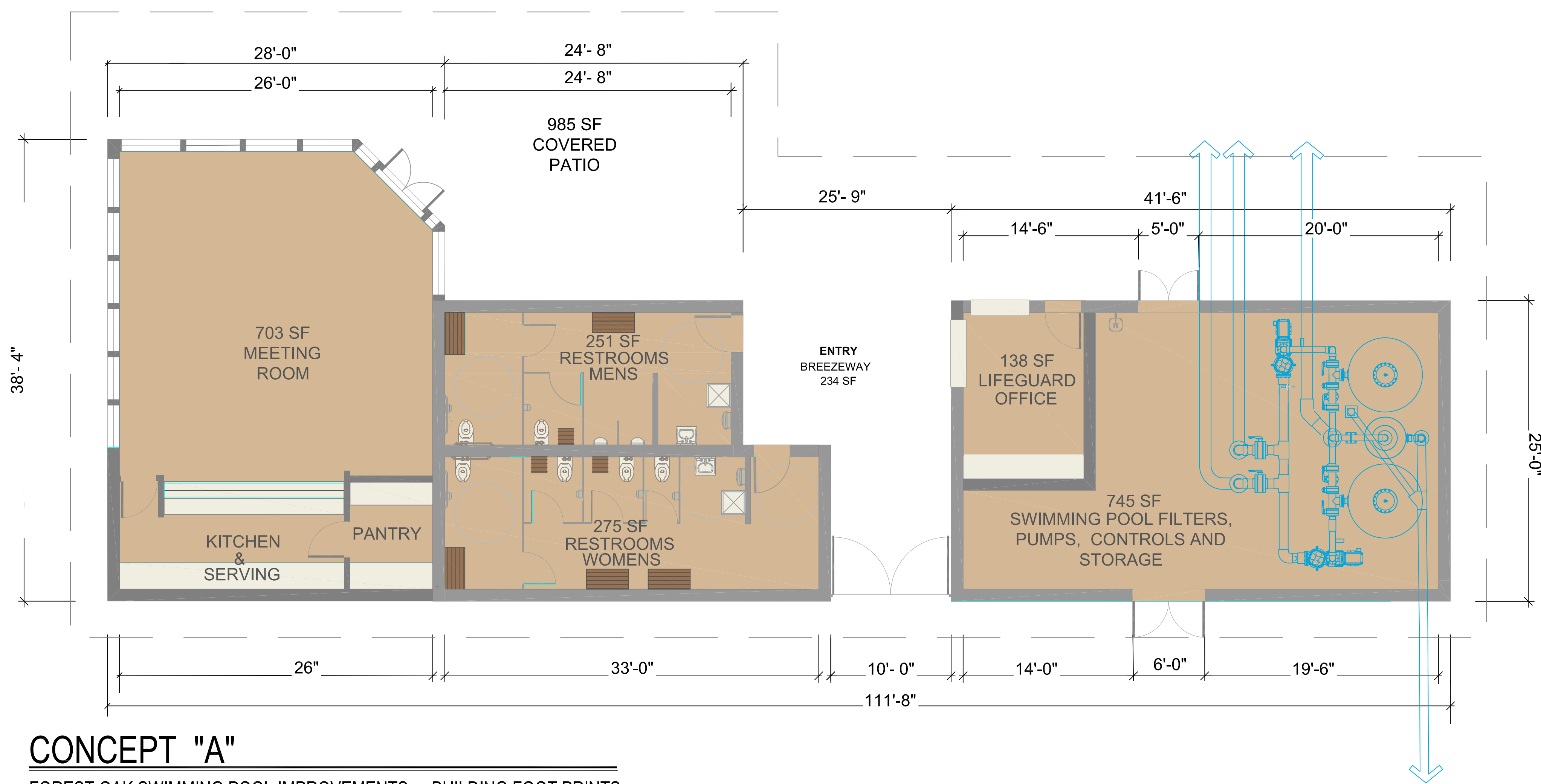
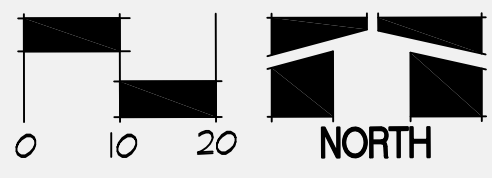
Saundra Passailaigue
 SAUNDRA PASSAILAIGUE, TRMC
 City Secretary
 March 28, 2024 8:25 AM



A



- 1 EXISTING POOL
- 2 RESTROOM BUILDING
- 3 COMMUNITY BUILDING
- 4 MECHANICAL BUILDING
- 5 POOL SLIDE
- 6 SINGLE SHADE CANOPIES
- 7 SPLASH PAD
- 8 PICKLEBALL COURTS
- 9 OUTDOOR SHOWER
- 10 LIFE GUARD STATION
- 11 CLIMBING WALL
- 12 FLAGSTONE PATIO



CONCEPT "A"
 FOREST OAK SWIMMING POOL IMPROVEMENTS - BUILDING FOOT PRINTS

FOREST OAKS POOL

Opinion of Probable Cost - Concept A

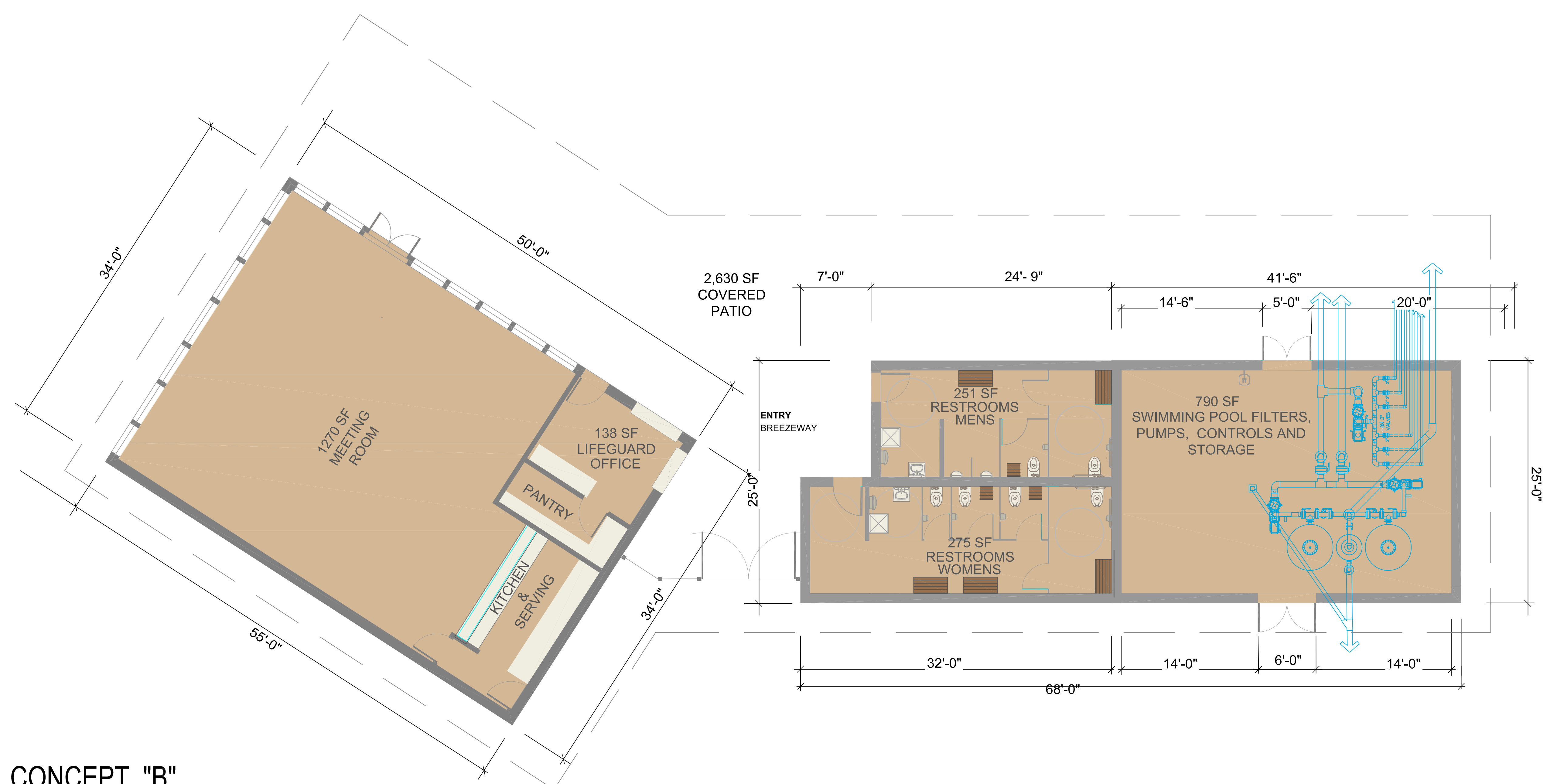
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No	Item	Qty	Unit	Unit Price	Cost	Total Item Cost
MOBILIZATION, INSURANCE AND BONDS						\$416,254.45
1	Mobilization and OH&P (11%)	1	L.S.	\$277,502.97	\$277,502.97	
2	Insurance and Bonds (4%)	1	L.S.	\$100,910.17	\$100,910.17	
3	Erosion Control And SWPPP (1%)	1	L.S.	\$25,227.54	\$25,227.54	
4	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,613.77	\$12,613.77	
DEMOLITION						\$37,365.45
5	Demolition and Haul off for Pool Cabana Showers and Meeting Room	1	L.S.	\$22,275.45	\$22,275.45	
6	Excavation and Haul off Pool Side Walk	8,850	S.F.	\$1.00	\$8,850.00	
7	Excavation and Haul off Pool Pump and Filter Bunker	8	C.Y.	\$500.00	\$4,000.00	
8	Site Grading	56	C.Y.	\$40.00	\$2,240.00	
POOL						\$1,731,940.80
9	New plaster finish, coping, piping, valves, inlets, skimmers, drains, surfacing, tile, pumps, filters, back wash surge tank, and controls	5,478	S.F.	\$41.00	\$224,598.00	
10	Underdrain Pipe (6" Corrugated Perforated Drain Pipe w/sock) to eliminate water accumulation under the pool shell.	260	L.F.	\$20.46	\$5,319.60	
11	24" x 12" Submersible Pump With Sump	1	L.S.	\$12,469.40	\$12,469.40	
12	Gravel subgrade filler	600	C.Y.	\$42.86	\$25,716.00	
13	Metal Fence Gates, 4 ft Wide x 6 ft Height	2	E.A.	\$800.00	\$1,600.00	
14	Metal Fence Double Gate, 8 ft Wide x 6 ft Height	1	E.A.	\$1,600.00	\$1,600.00	
15	Perimeter Wood Fence	415	L.F.	\$26.73	\$11,092.95	
	Perimeter Metal Fence	360	L.F.	\$37.00	\$13,320.00	
16	Shower Tower	1	L.S.	\$8,377.89	\$8,377.89	
17	Chair Lift	2	EA.	\$6,332.11	\$12,664.22	
18	Exterior lighting, poles and fixtures	3	EA.	\$7,306.28	\$21,918.84	
19	Concrete Walks	8,890	S.F.	\$6.33	\$56,292.46	
20	Lifeguard Chairs	3	EA.	\$954.70	\$2,864.10	
21	Drinking Fountain	1	EA.	\$4,091.75	\$4,091.75	
22	Shade Canopies (12'x12')	9	EA.	\$12,500.00	\$112,500.00	
23	Shade Canopies (15'x15')	4	EA.	\$12,500.00	\$50,000.00	
24	Climbing Walls (12' H x 4' W)	4	EA.	\$14,125.48	\$56,501.92	
25	Water slide	1	L.S.	\$76,959.50	\$76,959.50	
26	Pool Signage	4	EA.	\$2,240.59	\$8,962.36	
27	Pool Warning Sign Signage	6	EA.	\$194.83	\$1,168.98	
28	Pool Occupancy Sign	3	EA.	\$97.42	\$292.26	
29	Replace Asphalt Parking and Striping	9,315	S.F.	\$4.76	\$44,320.77	
30	Six Under Water Pool Lights	6	EA.	\$3,214.76	\$19,288.56	
31	New Restroom Buildings, Life Guard Office, Storage and Pool Equipment Room and Meeting Room	2,802	S.F.	\$342.62	\$960,021.24	
PICKEL BALL COURT CONVERSION						\$8,733.00
32	Resurface Tennis Courts to Create 4 Pickel Ball Courts	1	L.S.	\$8,733.00	\$8,733.00	
SPLASH PAD						\$700,000.00
33	Programable Sprayground - Large Gesyers, Medium Gesyers, 1/2" Jets, Low Small Features for Toddlers, and Colorful Themed Surfacing.	1	L.S.	\$700,000.00	\$700,000.00	
LANDSCAPING & IRRIGATION						\$44,715.00
34	Landscaping	4,065	S.F.	\$7.00	\$28,455.00	
	Bio-Swales & Rain Gardens Landscaping		S.F.	\$7.00	\$0.00	
	Riparian Landscaping		S.F.	\$6.00	\$0.00	
35	Irrigation	4,065	S.F.	\$4.00	\$16,260.00	
36	Flagstone Path and Patio	2,520	S.F.	\$25.00	\$63,000.00	
GRAND TOTAL					\$2,939,008.70	

B



- 1 NEW POOL
- 2 MEETING BUILDING
- 3 MECH./RESTROOM BUILDING
- 4 POOL SLIDE
- 5 SINGLE SHADE CANOPIES
- 6 DOUBLE SHADE CANOPIES
- 7 BEACH ENTRY
- 8 PICKLEBALL COURTS
- 9 OUTDOOR SHOWER
- 10 LIFE GUARD STATION
- 11 CLIMBING WALL
- 12 FLAGSTONE PATIO



CONCEPT "B"
 FOREST OAK SWIMMING POOL IMPROVEMENTS - BUILDING FOOT PRINTS

FOREST OAKS POOL

Opinion of Probable Cost - Concept B

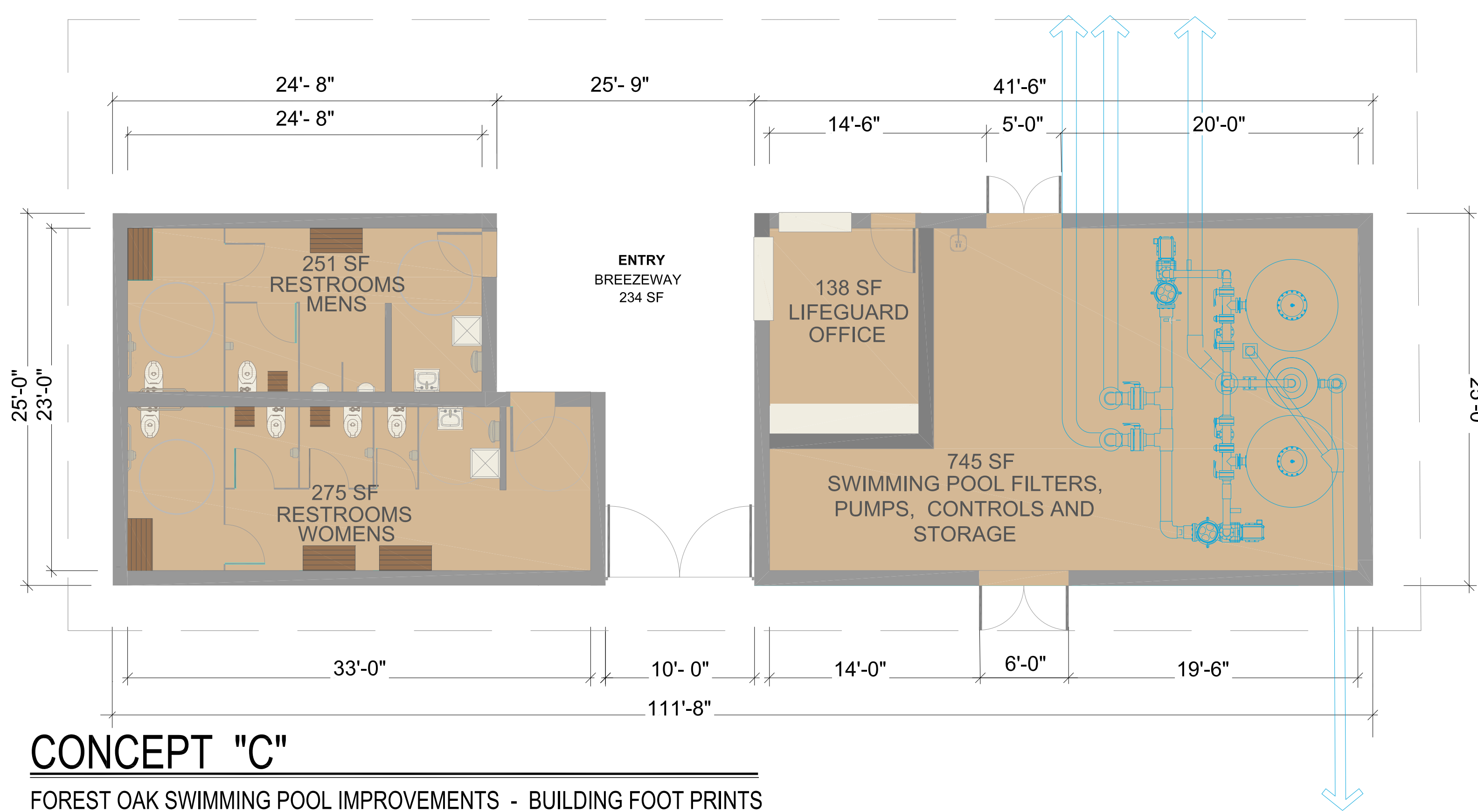
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No	Item	Qty	Unit	Unit Price	Cost	Total Item Cost
MOBILIZATION, INSURANCE AND BONDS						\$515,322.59
1	Mobilization and OH&P (11%)	1	L.S.	\$343,548.40	\$343,548.40	
2	Insurance and Bonds (4%)	1	L.S.	\$124,926.69	\$124,926.69	
3	Erosion Control And SWPPP (1%)	1	L.S.	\$31,231.67	\$31,231.67	
4	Barricades, Signs, and Traffic Handling	1	L.S.	\$15,615.84	\$15,615.84	
DEMOLITION						\$37,365.45
5	Demolition and Haul off for Pool Cabana Showers and Meeting Room	1	L.S.	\$22,275.45	\$22,275.45	
6	Excavation and Haul off Pool Side Walk	8,850	S.F.	\$1.00	\$8,850.00	
7	Excavation and Haul off Pool Pump and Filter Bunker	8	C.Y.	\$500.00	\$4,000.00	
8	Site Grading	56	C.Y.	\$40.00	\$2,240.00	
POOL						\$2,269,353.78
8	New Pool Shell, Equipment, and related plumbing Includes all equipment and materials including reinforced shotcrete pool structural shell, plaster finishes, coping, piping, valves, inlets, skimmers, drains, surfacing, tile, pumps, filters, back wash tank, and controls	4,729	S.F.	\$125.06	\$591,408.74	
9	Underdrain Pipe (6" Corrugated Perforated Drain Pipe w/sock) to eliminate water accumulation under the pool shell.	260	L.F.	\$20.46	\$5,319.60	
10	24" x 12" Submersible Pump With Sump	1	L.S.	\$12,469.40	\$12,469.40	
11	Gravel subgrade filler	600	C.Y.	\$42.86	\$25,716.00	
12	Metal Fence Gates, 4 ft Wide x 6 ft Height	2	E.A.	\$800.00	\$1,600.00	
13	Metal Fence Double Gate, 8 ft Wide x 6 ft Height	1	E.A.	\$1,600.00	\$1,600.00	
14	Perimeter Wood Fence	415	L.F.	\$26.73	\$11,092.95	
	Perimeter Metal Fence	360	L.F.	\$37.00	\$13,320.00	
15	Shower Tower	1	L.S.	\$8,377.89	\$8,377.89	
16	Chair Lift	2	EA.	\$6,332.11	\$12,664.22	
17	Exterior lighting, poles and fixtures	3	EA.	\$7,306.28	\$21,918.84	
18	Concrete Walks	8,890	S.F.	\$6.33	\$56,292.46	
19	Lifeguard Chairs	3	EA.	\$954.70	\$2,864.10	
20	Drinking Fountain	1	EA.	\$4,091.75	\$4,091.75	
21	Shade Canopies (12'x12')	15	EA.	\$12,500.00	\$187,500.00	
22	Shade Canopies (15'x15')	2	EA.	\$12,500.00	\$25,000.00	
24	Climbing Walls (12' H x 4' W)	4	EA.	\$14,125.48	\$56,501.92	
25	Water slide	1	L.S.	\$76,959.50	\$76,959.50	
26	Pool Signage	4	EA.	\$2,240.59	\$8,962.36	
27	Pool Warning Sign Signage	6	EA.	\$194.83	\$1,168.98	
28	Pool Occupancy Sign	3	EA.	\$97.42	\$292.26	
29	Replace Asphalt Parking and Striping	9,315	S.F.	\$4.76	\$44,320.77	
30	Six Under Water Pool Lights	6	EA.	\$3,214.76	\$19,288.56	
31	New Restroom Buildings, Life Guard Office, Storage and Pool Equipment Room, and Meeting Room	3,154	S.F.	\$342.62	\$1,080,623.48	
PICKEL BALL COURT CONVERSION						\$8,733.00
32	Resurface Tennis Courts to Create 4 Pickel Ball Courts	1	L.S.	\$8,733.00	\$8,733.00	
SPLASH PAD						\$700,000.00
33	Programable Sprayground - Large Gesyers, Medium Gesyers, 1/2" Jets, Low Small Features for Toddlers, and Colorful Themed Surfacing.	1	L.S.	\$700,000.00	\$700,000.00	
LANDSCAPING & IRRIGATION						\$107,715.00
34	Landscaping	4,065	S.F.	\$7.00	\$28,455.00	
	Bio-Swales & Rain Gardens Landscaping		S.F.	\$7.00	\$0.00	
	Riparian Landscaping		S.F.	\$6.00	\$0.00	
35	Irrigation	4,065	S.F.	\$4.00	\$16,260.00	
36	Flagstone Path and Patio	2,520	S.F.	\$25.00	\$63,000.00	
GRAND TOTAL					\$3,638,489.82	

C



- ① EXISTING POOL
- ② RESTROOM BUILDING
- ③ MECHANICAL BUILDING
- ④ POOL SLIDE
- ⑤ SINGLE SHADE CANOPIES
- ⑥ SPLASH PAD
- ⑦ PICKLEBALL COURTS
- ⑧ OUTDOOR SHOWER
- ⑨ LIFE GUARD STATION
- ⑩ CLIMBING WALL
- ⑪ FLAGSTONE PATIO
- ⑫ PAVILION



FOREST OAKS POOL

Opinion of Probable Cost - Concept C

{Section}.31.

No	Item	Qty	Unit	Unit Price	Cost	Total Item Cost
MOBILIZATION, INSURANCE AND BONDS						\$381,630.38
1	Mobilization and OH&P (11%)	1	L.S.	\$254,420.25	\$254,420.25	
2	Insurance and Bonds (4%)	1	L.S.	\$92,516.45	\$92,516.45	
3	Erosion Control And SWPPP (1%)	1	L.S.	\$23,129.11	\$23,129.11	
4	Barricades, Signs, and Traffic Handling	1	L.S.	\$11,564.56	\$11,564.56	
DEMOLITION						\$37,365.45
5	Demolition and Haul off for Pool Cabana Showers and Meeting Room	1	L.S.	\$22,275.45	\$22,275.45	
6	Excavation and Haul off Pool Side Walk	8,850	S.F.	\$1.00	\$8,850.00	
7	Excavation and Haul off Pool Pump and Filter Bunker	8	C.Y.	\$500.00	\$4,000.00	
8	Site Grading	56	C.Y.	\$40.00	\$2,240.00	
POOL						\$1,381,097.92
9	New plaster finish, coping, piping, valves, inlets, skimmers, drains, surfacing, tile, pumps, filters, back wash surge tank, and controls	5,478	S.F.	\$41.00	\$224,598.00	
10	Underdrain Pipe (6" Corrugated Perforated Drain Pipe w/sock) to eliminate water accumulation under the pool shell.	260	L.F.	\$20.46	\$5,319.60	
11	24" x 12" Submersible Pump With Sump	1	L.S.	\$12,469.40	\$12,469.40	
12	Gravel subgrade filler	600	C.Y.	\$42.86	\$25,716.00	
13	Metal Fence Gates, 4 ft Wide x 6 ft Height	2	E.A.	\$800.00	\$1,600.00	
14	Metal Fence Double Gate, 8 ft Wide x 6 ft Height	1	E.A.	\$1,600.00	\$1,600.00	
15	Perimeter Wood Fence	415	L.F.	\$26.73	\$11,092.95	
	Perimeter Metal Fence	360	L.F.	\$37.00	\$13,320.00	
16	Shower Tower	1	L.S.	\$8,377.89	\$8,377.89	
17	Chair Lift	2	E.A.	\$6,332.11	\$12,664.22	
18	Exterior lighting, poles and fixtures	3	E.A.	\$7,306.28	\$21,918.84	
19	Concrete Walks	8,890	S.F.	\$6.33	\$56,292.46	
20	Lifeguard Chairs	3	E.A.	\$954.70	\$2,864.10	
21	Drinking Fountain	1	E.A.	\$4,091.75	\$4,091.75	
22	Shade Canopies (12'x12')	9	E.A.	\$12,500.00	\$112,500.00	
23	Shade Canopies (15'x15')	4	E.A.	\$12,500.00	\$50,000.00	
24	Climbing Walls (12' H x 4' W)	4	E.A.	\$14,125.48	\$56,501.92	
25	Water slide	1	L.S.	\$76,959.50	\$76,959.50	
26	Pool Signage	4	E.A.	\$2,240.59	\$8,962.36	
27	Pool Warning Sign Signage	6	E.A.	\$194.83	\$1,168.98	
28	Pool Occupancy Sign	3	E.A.	\$97.42	\$292.26	
29	Replace Asphalt Parking and Striping	9,315	S.F.	\$4.76	\$44,320.77	
30	Six Under Water Pool Lights	6	E.A.	\$3,214.76	\$19,288.56	
31	New Restroom Buildings, Life Guard Office, Storage and Pool Equipment Room	1,778	S.F.	\$342.62	\$609,178.36	
PICKEL BALL COURT CONVERSION						\$8,733.00
32	Resurface Tennis Courts to Create 4 Pickel Ball Courts	1	L.S.	\$8,733.00	\$8,733.00	
SPLASH PAD						\$700,000.00
33	Programable Sprayground - Large Gesyers, Medium Gesyers, 1/2" Jets, Low Small Features for Toddlers, and Colorful Themed Surfacing.	1	L.S.	\$700,000.00	\$700,000.00	
LANDSCAPING & IRRIGATION						\$185,715.00
32	Landscaping	4,065	S.F.	\$7.00	\$28,455.00	
	Bio-Swales & Rain Gardens Landscaping		S.F.	\$7.00	\$0.00	
	Riparian Landscaping		S.F.	\$6.00	\$0.00	
33	Irrigation	4,065	S.F.	\$4.00	\$16,260.00	
34	Flagstone Path and Patio	2,520	S.F.	\$25.00	\$63,000.00	
35	Hip and Vented Roof Pavilion, 20'x40' with 8' height, powder coat finish, pre-cut standing seam metal roofing, and engineering.	1	L.S.	\$78,000.00	\$78,000.00	
GRAND TOTAL						\$2,694,541.74

Forest Oaks Swimming Pool Renovation Options

City Council Meeting

April 2, 2024

Melinda Moritz, Public Works Director

Summary

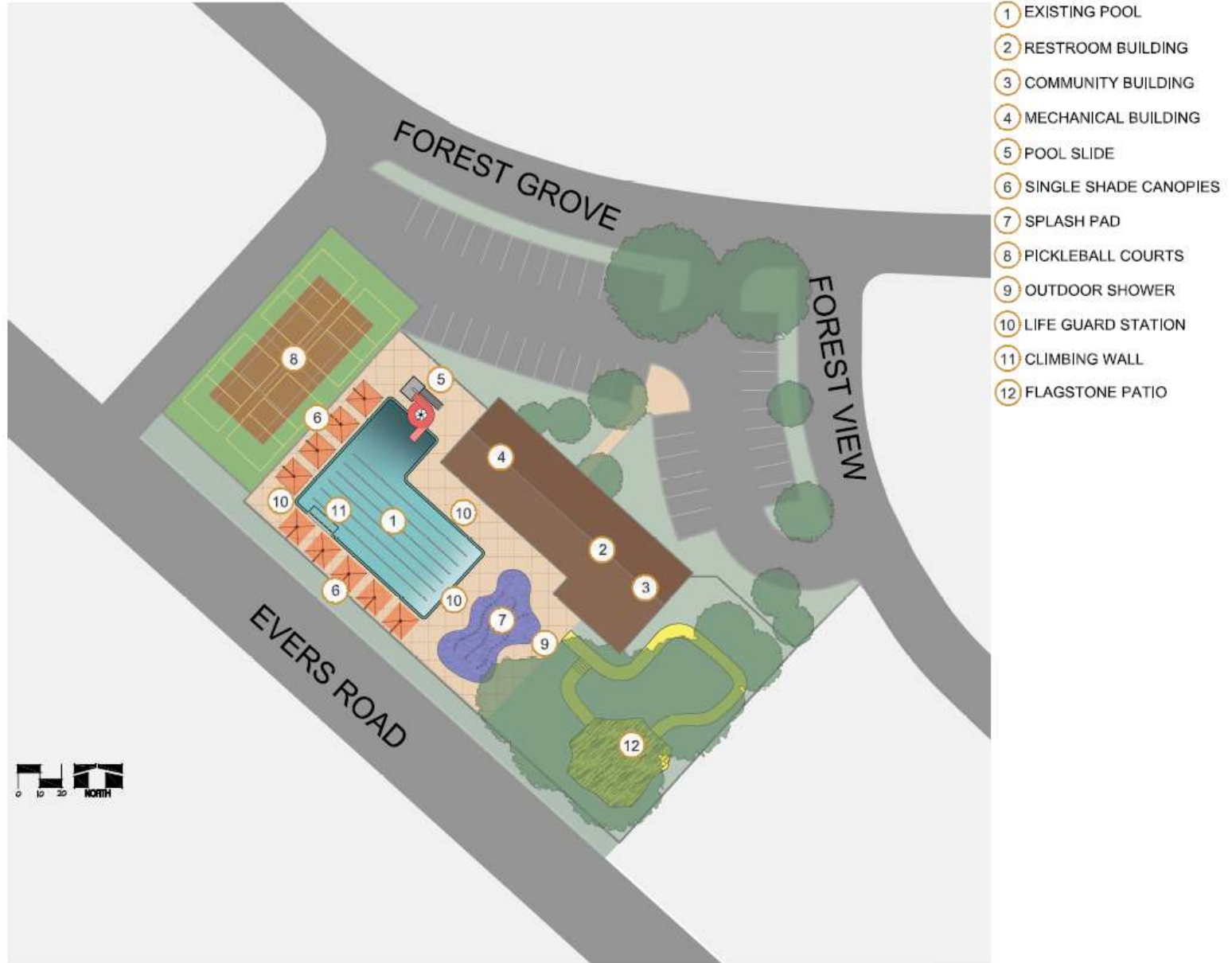
- Question
 - Does the City Council want to choose 1 of the 3 requested design concepts of the Forest oaks Swimming Pool Facility
- Options
 - Approve one of the concepts
 - Ask for another design, possibly combining, removing, or adding some features
- Declaration
 - At City Council discretion

Design Concept A

- Keep existing swimming pool & replaster, demolish baby pool & all sidewalks
- Demolish clubhouse & construct new facility with 703 sq ft community room, lifeguard office, restrooms, mechanical room
- Add spray ground, water slide, in-pool rock climbing wall, & shower tower, add shade canopies, & construct patio on hill
- Add pickleball courts to tennis courts
- Estimated cost \$2,939,009

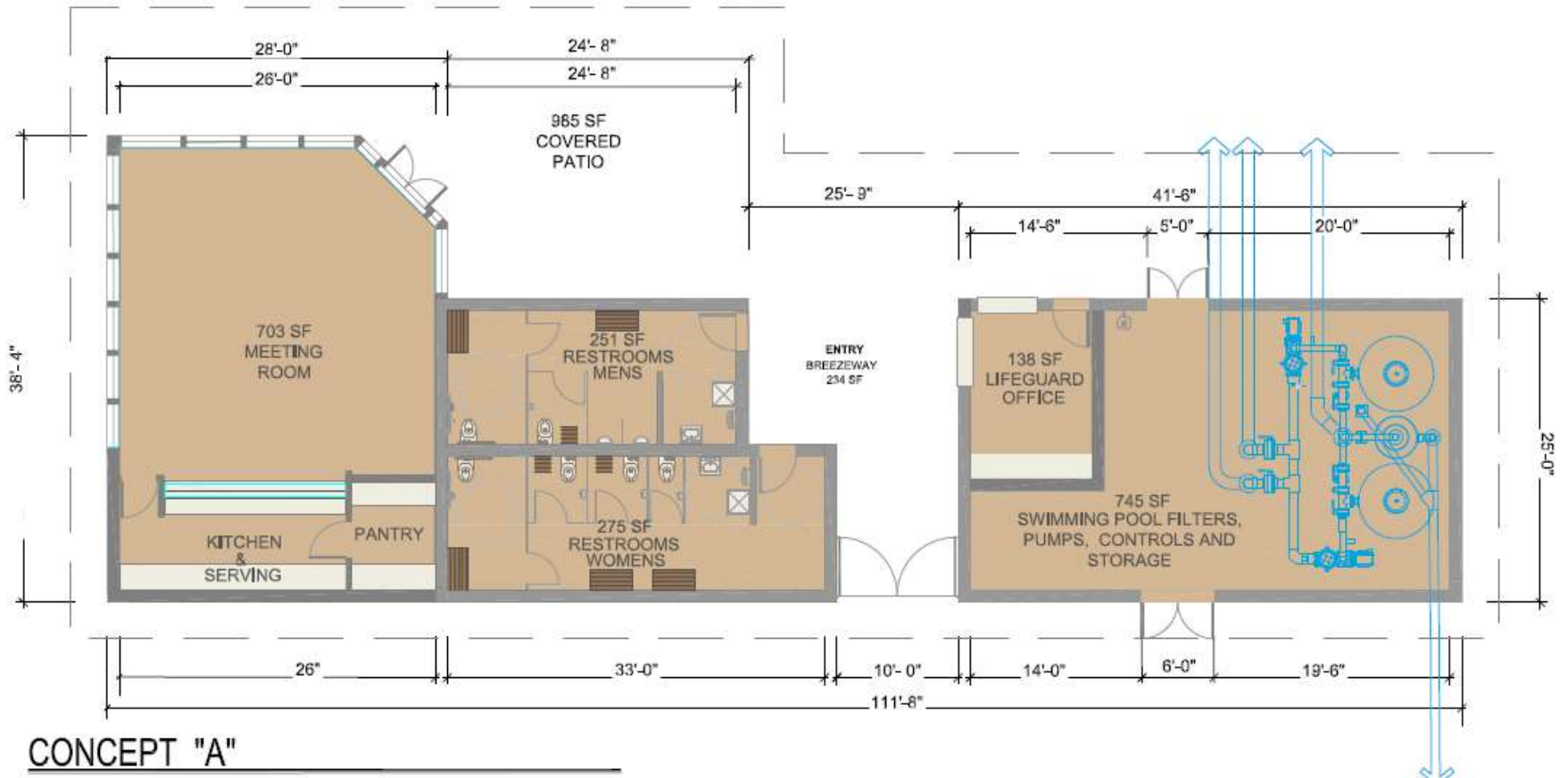
Concept A

{Section}.31.



Concept A

{Section}.31.



CONCEPT "A"

Design Concept B

- Demolish pool, baby pool, & all sidewalks, build new zero entry pool with tanning shelters
- Add shade canopies, rock climbing wall, water slide, spray ground, shower tower, construct patio on hill
- Demolish building & build 1270 sq ft community room, lifeguard office, restrooms, mechanical, storage
- Add pickleball to tennis courts
- Estimated cost: \$3,638,490

Concept B

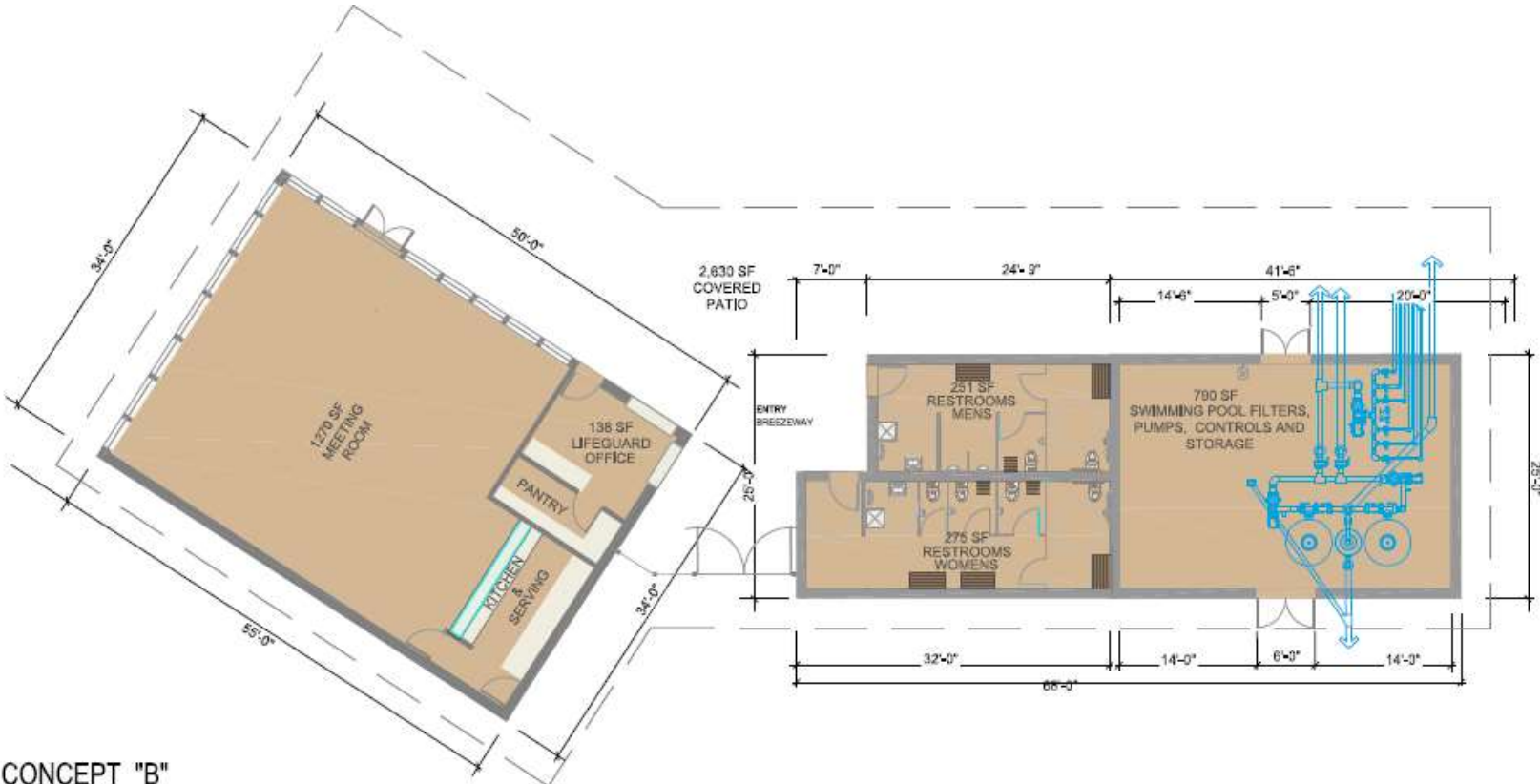
{Section}.31.



- 1 NEW POOL
- 2 MEETING BUILDING
- 3 MECH./RESTROOM BUILDING
- 4 POOL SLIDE
- 5 SINGLE SHADE CANOPIES
- 6 DOUBLE SHADE CANOPIES
- 7 BEACH ENTRY
- 8 PICKLEBALL COURTS
- 9 OUTDOOR SHOWER
- 10 LIFE GUARD STATION
- 11 CLIMBING WALL
- 12 FLAGSTONE PATIO

Concept B

{Section}.31.



CONCEPT "B"

Design Concept C

- Keep existing pool, demolish baby pool, & sidewalks
- Demolish old building, build new restrooms, lifeguard office, mechanical, storage – no meeting room
- Add water slide, rock climbing wall, spray ground, shower tower, shade canopies
- Add pavilion on hill for pool parties
- Estimate cost: \$2,694,550

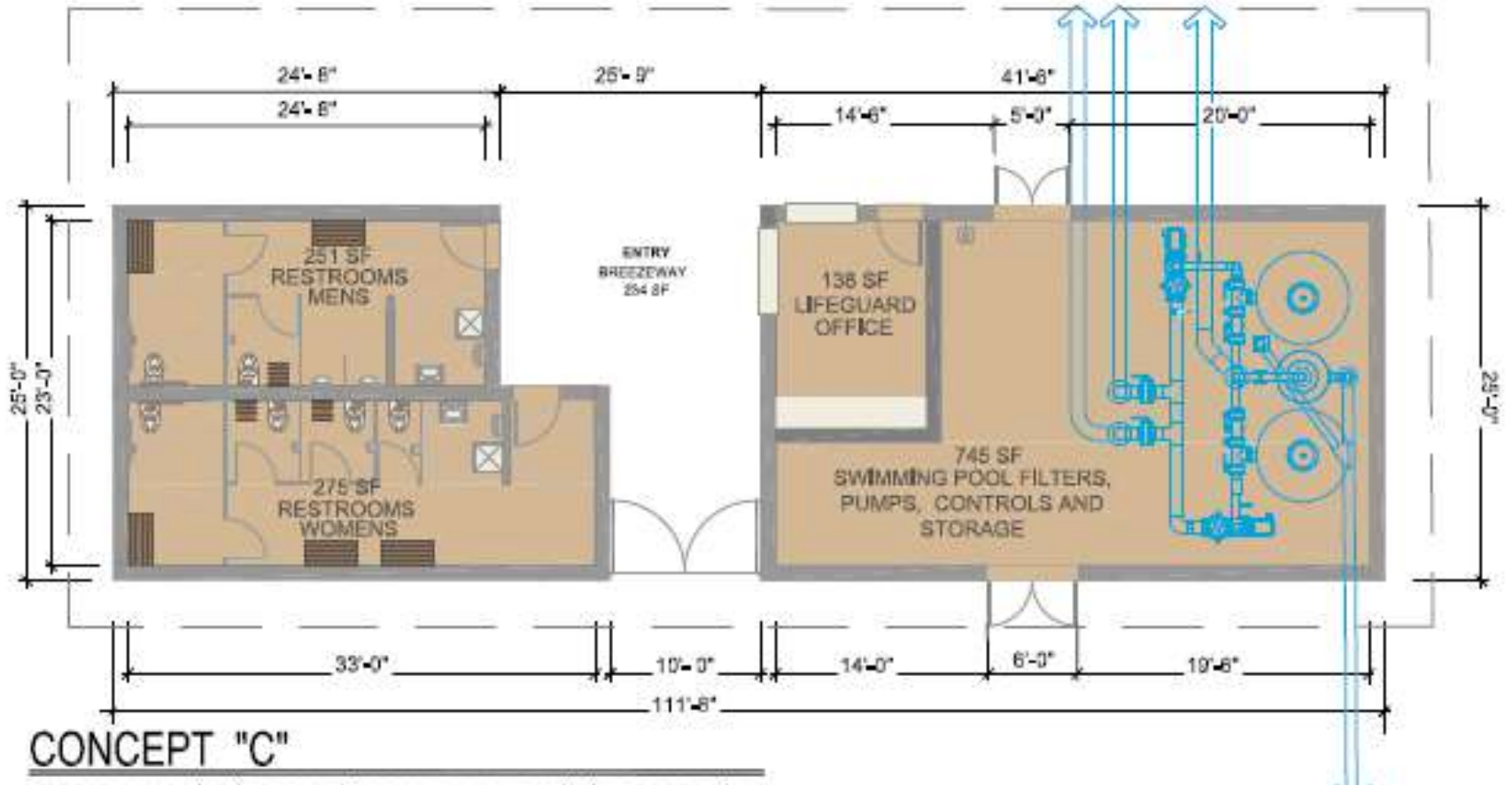
Concept C

{Section}.31.



- 1 EXISTING POOL
- 2 RESTROOM BUILDING
- 3 MECHANICAL BUILDING
- 4 POOL SLIDE
- 5 SINGLE SHADE CANOPIES
- 6 SPLASH PAD
- 7 PICKLEBALL COURTS
- 8 OUTDOOR SHOWER
- 9 LIFE GUARD STATION
- 10 CLIMBING WALL
- 11 FLAGSTONE PATIO
- 12 PAVILION

Concept C



Front Facade



Water Slide



Rock Climbing Wall



City of Leon Valley Proposed Capital Plans Fiscal Year 2025

Crystal Caldera, PhD

City Manager

City Council Meeting

April 02, 2024

Purpose

- To discuss the proposed Fiscal Year 2025 Capital Plans.

General Fund

INFORMATION TECHNOLOGY

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Department Server - Fire	2024	Replacement	15,000					
Meraki 48 port Switch (2x) - Library	2020	Replacement	13,000					
Meraki 48 port Switch (2x) - Public Works	2020	Replacement	13,000					
Meraki 48 port Switch (1x) - Police	New	New	6,500					
Meraki 48 port Switch (1x) - Fire	New	New	6,500					
Meraki 48 port Switch (1x) - City Hall	New	New	6,500					
Department Server - City Hall	2021	Replacement			15,000			
Department Server - Public Works	2023	Replacement				15,000		
Department Server - Library	2023	Replacement					15,000	
TOTAL BY FISCAL YEAR			\$ 60,500	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Department Server - PD	2024	Replacement	15,000					
Meraki 48 port Switch (1x) - Library	2025	Replacement	6,500					
Meraki 48 port Switch (1x) - Public Works	2025	Replacement		6,500				
Meraki 48 port Switch (1x) - Police	2025	Replacement			6,500			
Meraki 48 port Switch (1x) - Fire	2025	Replacement				6,500		
Meraki 48 port Switch (1x) - City Hall	2025	Replacement					6,500	
Department Server - Fire	2025	Replacement		15,000				
Department Server - City Hall	2026	Replacement			15,000			
Department Server - Public Works	2023	Replacement				15,000		
Department Server - Library	2023	Replacement					15,000	
TOTAL BY FISCAL YEAR			\$ 21,500	\$ 21,500	\$ 21,500	\$ 21,500	\$ 21,500	\$ -

General Fund

POLICE DEPARTMENT

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	65,000	65,000	65,000		65,000	
Detective Vehicle (1)	Variable	Replacement	65,000				55,000	
TOTAL POLICE			\$ 130,000	\$ 65,000	\$ 65,000	\$ -	\$ 120,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Mobile Digital Terminals	Variable	Replacement				32,000		
TOTAL POLICE			\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ -

General Fund

{Section}.32.

FIRE DEPARTMENT

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Fire Station Technology	2013	Replacement	95,000					
Vent Hood with suppression system	2013	Replacement	35,000					
Covered Parking for City Vehicles/Equip	New	New	20,000					
DFM Vehicle DFM 159)	2012	Replacement	70,000					
Gear Extractor	2013	Replacement		12,000				
Rescue Air Bags	2013	Replacement		30,000				
FD Application Server	2019	Replacement		25,000				
Rescue Air Bags	2013	Replacement		30,000				
Support Truck (S159)	2014	Replacement		70,000				
Ambulance with Power Load System (M159B)	2014	Replacement		320,000				
Thermal Imaging Camera (3)	2019	Replacement			28,000			
Brush Truck	2015	Replacement			200,000			
Ambulance with Power Load System (M159A)	2018	Replacement					320,000	
Fire Chief Truck	2019	Replacement					70,000	
TOTAL FIRE DEPARTMENT			\$ 220,000	\$ 487,000	\$ 228,000	\$ -	\$ 390,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Mechanical CPR Device (3)	2019	Replacement	50,000					
Cardiac Monitors (4)	2019	Replacement	150,000					
Ambulance with Power Load System (M159C)	2020	Replacement	320,000					
SCBA's (25)	2018	Replacement				250,000		
Utility Terrain Vehicle	2013	Replacement					35,000	
Ambulance with Power Load System (M159D)	2025	Replacement					320,000	
TOTAL FIRE DEPARTMENT			\$ 520,000	\$ -	\$ -	\$ 250,000	\$ 355,000	\$ -

General Fund

{Section}.32.

PUBLIC WORKS

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Kennel	New	New	20,000					
ATV - 2 seater	2024	New		20,000				
C1 Chevy C8500	2000	Replacement		100,000				
C14 Ford F 350 Flatbed	1994	Replacement		45,000				
M12 Bobcat		Replacement			50,000			
M14 F150 Pick-Up 1/2 Ton	2013	Replacement			50,000			
M3 Ford F-150	2012	Replacement			50,000			
M9 Case JX55 Farm Tractor	2003	Replacement			150,000			
ST01 Onan generator	2000	Replacement			115,000			
M1 Ford F150 Super cab 4x2	2023	Replacement				50,000		
M16 Chevy Silverado 1/2 Ton	2017	Replacement				50,000		
C12A Doosan Compressor	2013	Replacement				30,000		
C15 Trail-Eze Trailer	1997	Replacement				20,000		
C18 Ingersoll Rand Roller	1999	Replacement				50,000		
C21 International Water Truck	2010	Replacement				100,000		
M15 Chevrolet Silverado 2500	2016	Replacement				45,000		
C10A Leeboy Motor Grader	2014	Replacement						
M7 Rhino 1348 Boom Mower	2006	Replacement					75,000	
C20 Southwest Gooseneck Trailer	2017	Replacement					20,000	
C22 Cart-Away Concrete Mixer Trailer	2018	Replacement					40,000	
C23 Doosan Forklift	2018	Replacement					70,000	
C24 Stewart -Amos Isuzu Sweeper	2018	Replacement					200,000	
C21 Water Tanker	2010	Replacement					80,000	
C5 Interstate Haul Trailer	2023	Replacement					30,000	
C19 Asphalt Zipper	2022	Replacement					120,000	
TOTAL PUBLIC WORKS			\$ 20,000	\$ 165,000	\$ 415,000	\$ 345,000	\$ 635,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
M22 Chevrolet Silverado	2019	Replacement	45,000					
M21 Ford F 350 Truck	2019	Replacement	45,000					
C25 International Dump Truck	2020	Replacement		100,000				
C26 Concrete Load Pro	2020	Replacement		80,000				
Car washing Equipment	2021	Replacement		10,000				
C26 Concrete Load Pro	2020	Replacement		80,000				
M6A Case Loader Backhoe	2015	Replacement			120,000			
Traffic Signal System - Wurzbach	2017	Replacement			150,000			
Traffic Signal System - Huebner/Evers	2017	Replacement			150,000			
Crack seal trailer	2024	Replacement				65,000		
C16 Broce Broom	2024	Replacement				70,000		
TOTAL PUBLIC WORKS			\$ 90,000	\$ 270,000	\$ 420,000	\$ 135,000	\$ -	\$ -

General Fund

{Section}.32.

PARKS

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Basketball Court Shade Structure	New	New	100,000					
Merry Go Round ADA	1973	Replacement	20,000					
LV Ranches Park equipment	New	New	100,000					
Hike & Bike Trail Seg 2	New	New	2,217,363					
Silo Park Shade structures	New	New	100,000					
Adaptive Resue - LV Pool	New	New	220,000					
Mower/Shredder	New	New	40,000					
RRP Multi-purpose play structure	1996	Replacement					125,000	
RRP Playground Equipment Natural Area	2013	Replacement					50,000	
RRP Shade Structures	2019	Replacement					180,000	
Silo fitness equipment	2016	Replacement					15,000	
TOTAL PARKS			\$ 2,797,363	\$ -	\$ -	\$ -	\$ 370,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Silo Park Pavilion	2018	Replacement	15,000					
Silo Park Playscape	2018	Replacement	50,000					
Old Mill Pavilion	2018	Replacement	16,000					
Old Mill Park Playscape	2018	Replacement	50,000					
Old Mill fencing	2018	Replacement			40,000			
Ridge Park fitness equipment	2018	Replacement			15,000			
Ridge Park Pavilion	2019	Replacement			15,000			
Ridge Park Playscape	2019	Replacement			50,000			
Sprinkler System - 4 parks	New	New			150,000			
Hike & Bike Trail Seg 1	2023	Replacement				150,000		
TOTAL PARKS			\$ 131,000	\$ -	\$ 270,000	\$ 150,000	\$ -	\$ -



General Fund Totals

{Section}.32.

	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
TOTAL BY FISCAL YEAR	\$ 3,227,863	\$ 767,000	\$ 723,000	\$ 360,000	\$ 1,530,000	\$ -

	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
TOTAL BY FISCAL YEAR	\$ 762,500	\$ 291,500	\$ 711,500	\$ 588,500	\$ 376,500	\$ -

Enterprise Fund

{Section}.32.

Item	Acquisition Date	Purchase Type	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Future Needs
WA - Replace water Mains City-Wide	1960 - 1990	Replacement	500,000					
WA - Purchase Water Rights	2018	New	140,000					
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement	500,000					
STW - M2 Case Backhoe	2010	Replacement		150,000				
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement	500,000					
WA - Purchase Water Rights	2018	New	140,000					
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement	500,000					
WA - S122 Top Hat Trailer	2014	Replacement	7,000					
WA - S123 Top Hat Trailer	2014	Replacement	7,000					
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement			500,000			
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement			500,000			
WA - Purchase Water Rights	New	New			140,000			
WA - S136 Leeboy Asphalt Distributor	2017	Replacement			100,000			
WA - S137 Dynpac Roller	2017	Replacement			70,000			
STW - S135 Vermeer Chipper	2017	Replacement			30,000			
STW S143 Hustler Super Z HD	2018	Replacement			30,000			
SW - W10 3/4 Ton Pickup Truck	2016	Replacement				50,000		
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement				500,000		
WA - Purchase Water Rights	New	New				140,000		
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement				500,000		
STW - S141 ATV	2017	Replacement				20,000		
SW - W11 Sewer Jet Machine	2016	Replacement					40,000	
WA - Replace Water Mains City-Wide	1960 - 1990	Replacement					500,000	
WA - Purchase Water Rights	New	New					140,000	
SW - Replace Sewer Mains City-Wide	1960 - 1990	Replacement					500,000	
SW - W12 Vermeer Vac-Tron Trailer	2017	Replacement					60,000	
STW - S144 John Deere Rotary Cutter	2018	Replacement					25,000	
TOTAL BY FISCAL YEAR			1,140,000	1,304,000	1,370,000	1,210,000	1,265,000	\$ -

Item	Acquisition Date	Purchase Type	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	Future Needs
WA - W13 Ford F550 Dumptruck	2018	New	100,000					
WA - W8 Backhoe	2009	Replacement	130,000					
WA - Replace water mains city-wide	1960-1990	Replacement	500,000					
Sw - Replace sewer mains city-wide	1960-1990	Replacement	500,000					
STW - Streetsweeper	2018	New	250,000					
STW - M18 John Deere Mower Tractor w/Shre	2018	Replacement	130,000					
WA - Replace John Marshall elevated tank	1939	Replacement	1,000,000					
WA - ST01 Onan 100KW Generator	2010	Replacement		115,000				
WA - W9 Baldor Generator TS 175	2010	Remove		-				
WA - Replace Water Mains City-Wide	Replacement	Replacement		500,000				
WA - Purchase Water Rights	New	New		140,000				
SW - Replace Sewer Mains City-Wide	Replacement	Replacement		500,000				
WA - Replace Water Mains City-Wide	Replacement	Replacement			500,000			
WA - Purchase Water Rights	New	New			140,000			
SW - Replace Sewer Mains City-Wide	Replacement	Replacement			500,000			
STW - Excavator Trailer	2023	Replacement			70,000			
WA - Marshall Elevated Water Storage Tank							1,500,000	
TOTAL BY FISCAL YEAR			2,610,000	1,255,000	\$ 1,210,000	\$ -	\$1,500,000	\$ -



Traffic Safety Fund

{Section}.32.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	65,000					
Mobile Digital Terminals	Variable	Replacement						
Detective Vehicle	Variable	Replacement						
Police Patrol Vehicles (2 w/equip)	Variable	Replacement			130,000			
Police Patrol Vehicle (1 w/equip)	Variable	Replacement				65,000		
Detective Vehicle	Variable	Replacement				65,000		
Jaws of Life (Tier 2)	Variable	Replacement					62,500	
In-Car Camera Systems	Variable	Replacement					86,500	
Police Patrol Vehicle (2 w/equip)	Variable	Replacement					130,000	
TOTAL BY FISCAL YEAR			\$ 65,000	\$ -	\$ 130,000	\$ 130,000	\$ 279,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Police Patrol Vehicle (1 w/equip)	Variable	Replacement	65,000					
Detective Vehicle	Variable	Replacement			65,000	55,000		
TOTAL BY FISCAL YEAR			\$ 65,000	\$ -	\$ 65,000	\$ 55,000	\$ -	\$ -

Community Center Fund

{Section}.32.

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 24-25</i>	<i>FY 25-26</i>	<i>FY 26-27</i>	<i>FY 27-28</i>	<i>FY 28-29</i>	<i>Future Needs</i>
Conference Center Restrooms	2000	Replacement	160,000					
A/C (2) Units Community Center	2018	Replacement					28,000	
TOTAL BY FISCAL YEAR			\$ 160,000	\$ -	\$ -	\$ -	\$ 28,000	\$ -

<i>Item</i>	<i>Acquisition Date</i>	<i>Purchase Type</i>	<i>FY 29-30</i>	<i>FY 30-31</i>	<i>FY 31-32</i>	<i>FY 32-33</i>	<i>FY 33-34</i>	<i>Future Needs</i>
Conference Center A/V Equipment	2019	Replacement	25,000					
TOTAL BY FISCAL YEAR			\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -



VIA Metropolitan Transit Service Update

Leon Valley | 2024

*Tom Marks
Chief Government and External Affairs Officer
Government and Community Relations*



Today's Discussion

- Service Benefits
- Ridership in Leon Valley
- Service Cost and Value
- Financial Investment
- Telecom Tax

Public Transit Benefits

Connects people to jobs, training,
education, healthcare

Offers independence to people in
the disability community

Helps drive local businesses and
supports the economy

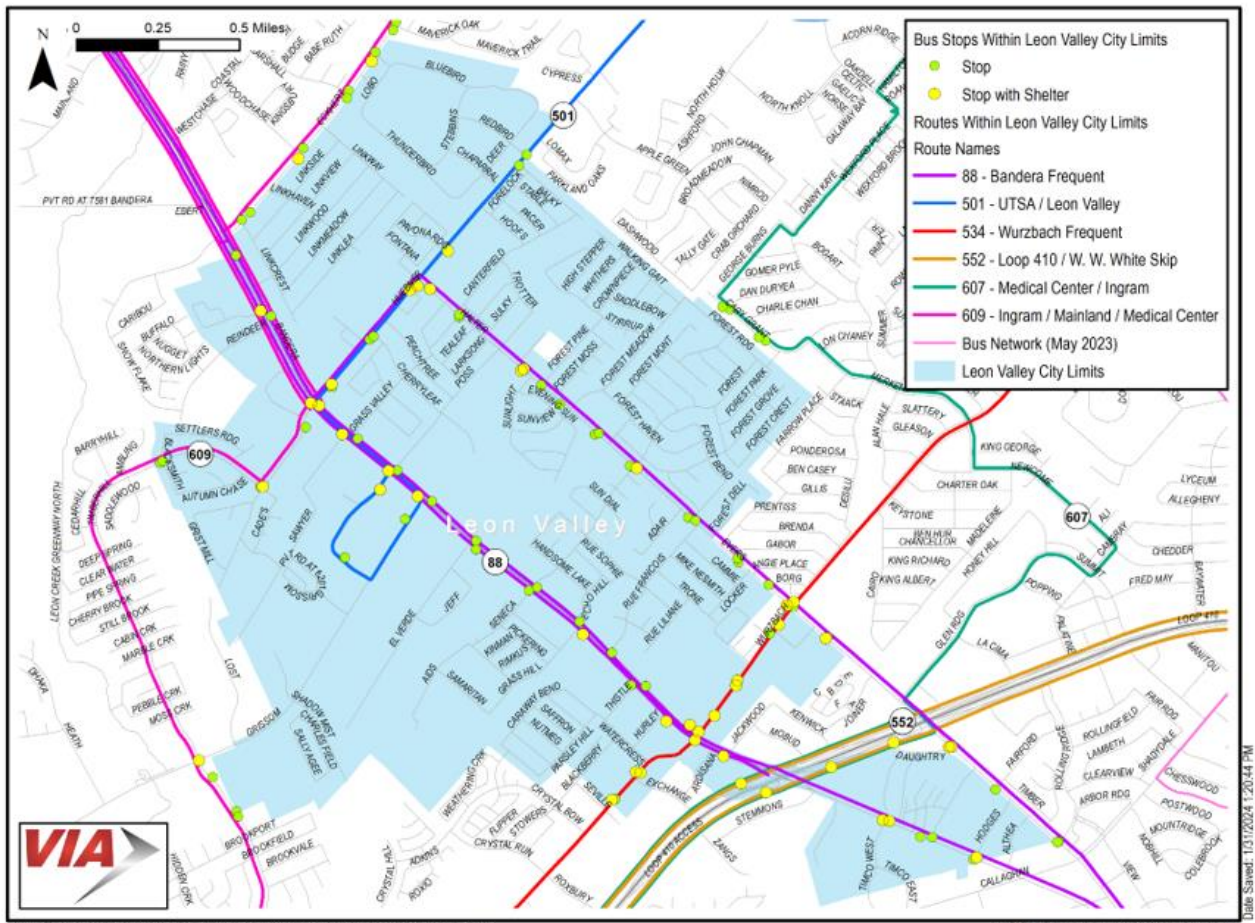
Lowers harmful emissions for
a cleaner environment

Provides affordable, accessible
mobility options



Bus Service Snapshot

CURRENT SERVICE



Currently **220,630** boardings per year

Route #	Route/Line	Frequency
88	Bandera Frequent	20 mins
501	UTSA/Leon Valley	60 mins
534	Wurzbach Frequent	20 mins
552	Loop 410/ WW White Skip	15 mins
607	Med Center/Ingram	60 mins
609	Ingram/Mainland/ Med Center	60 mins

105 Stops

44 Sheltered Stops





VIAtrans Service Snapshot

CONNECTIONS TO THE NETWORK (TRIP ORIGINS AND DESTINATIONS)

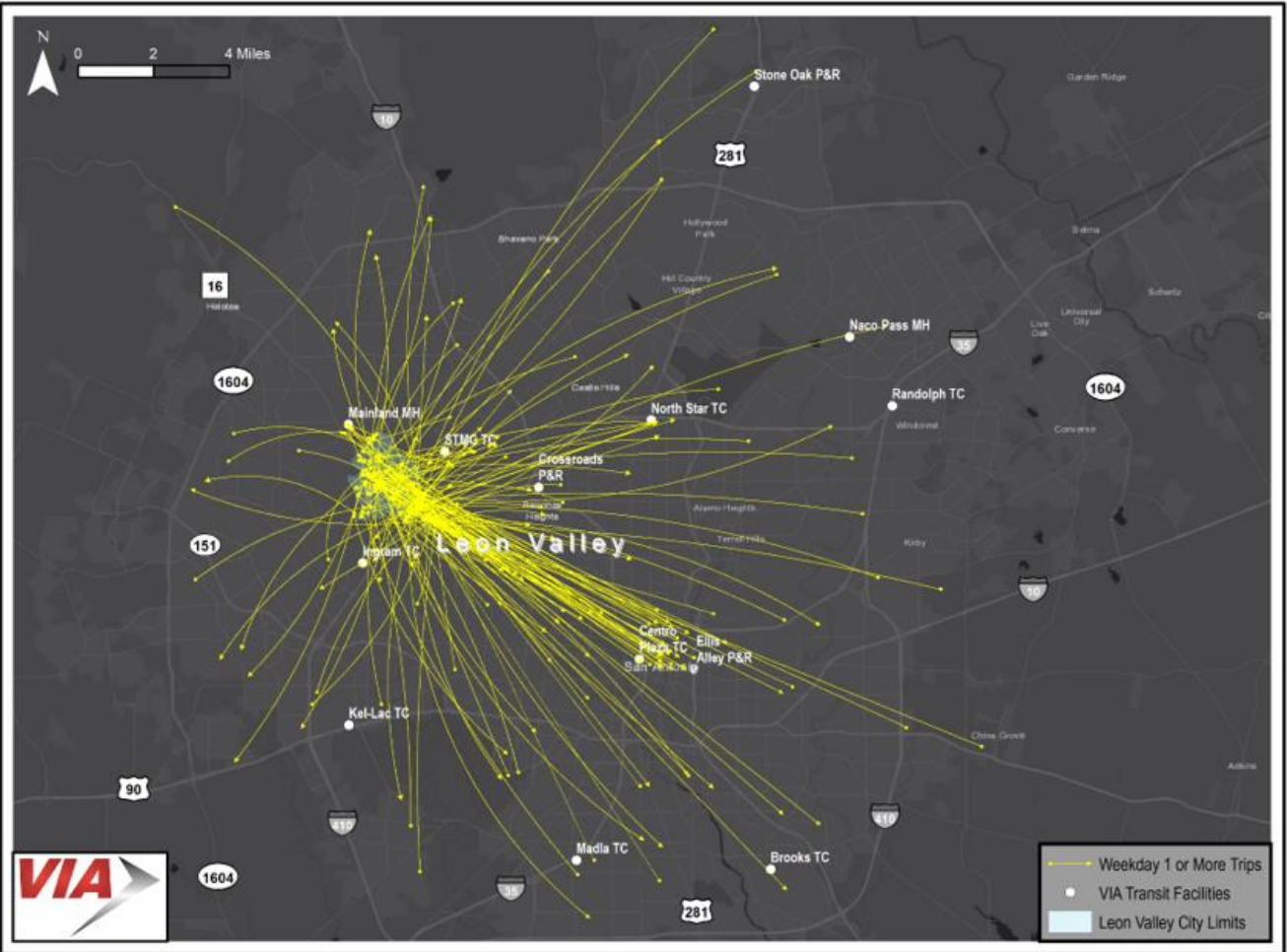
159 Active VIAtrans clients in Leon Valley

38,863 trips in 2023
31,649 trips in FY 2022
28,508 trips in FY 2021

▪ \$23.91 Cost per trip

Popular trip destinations include:

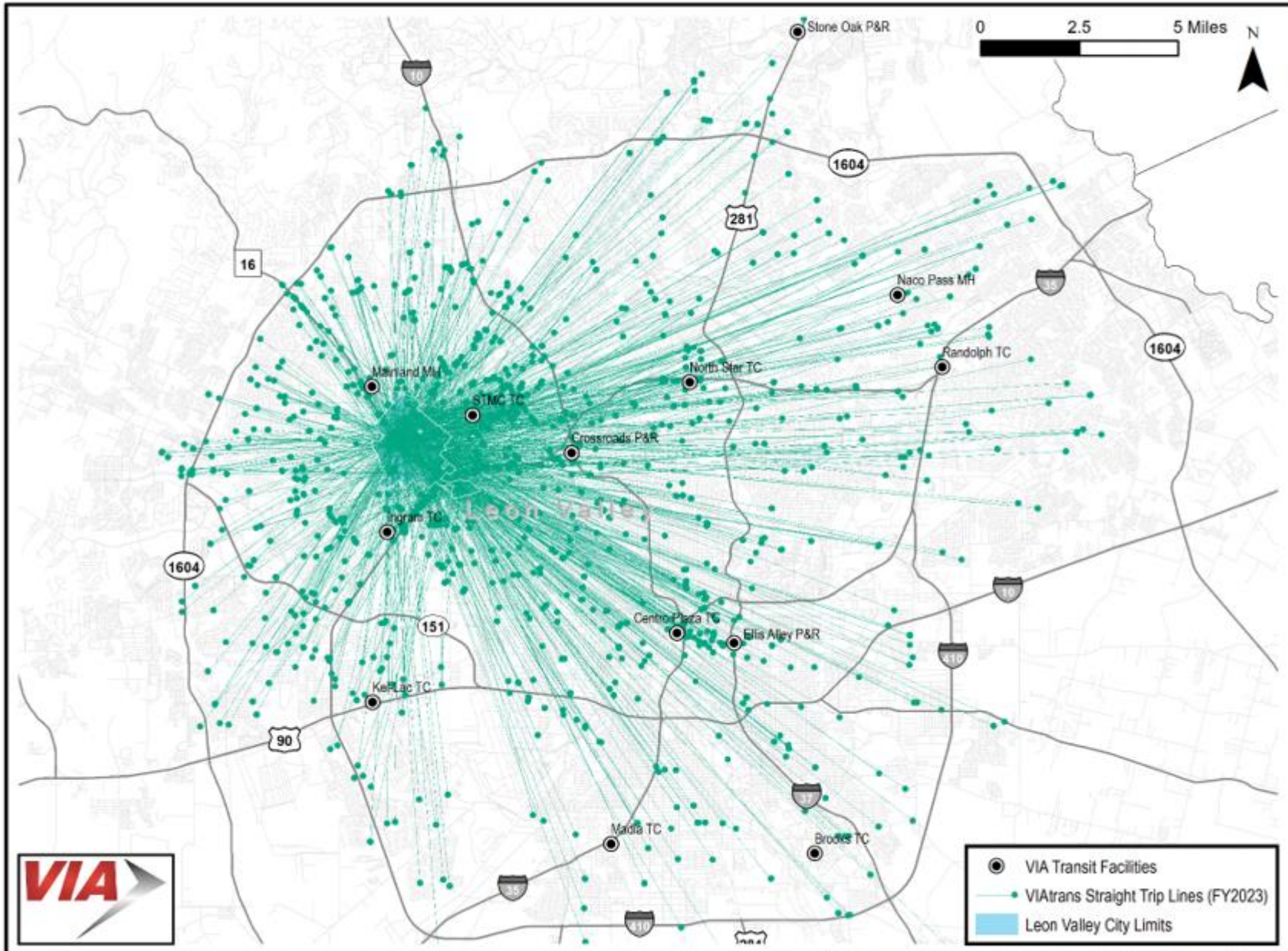
- Dialysis Centers
- Senior Centers
- Medical Facilities
- Grocery Stores
- Shopping Centers
- Schools



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VIATRANS - TRIPS FROM LEON VALLEY

{Section}.33.



Note: This map was made for conceptual purposes and it is subject to change.

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MXD File: VIAtransFY2022_Trips_From_LeonValley_Map



VIATRANS Snapshot

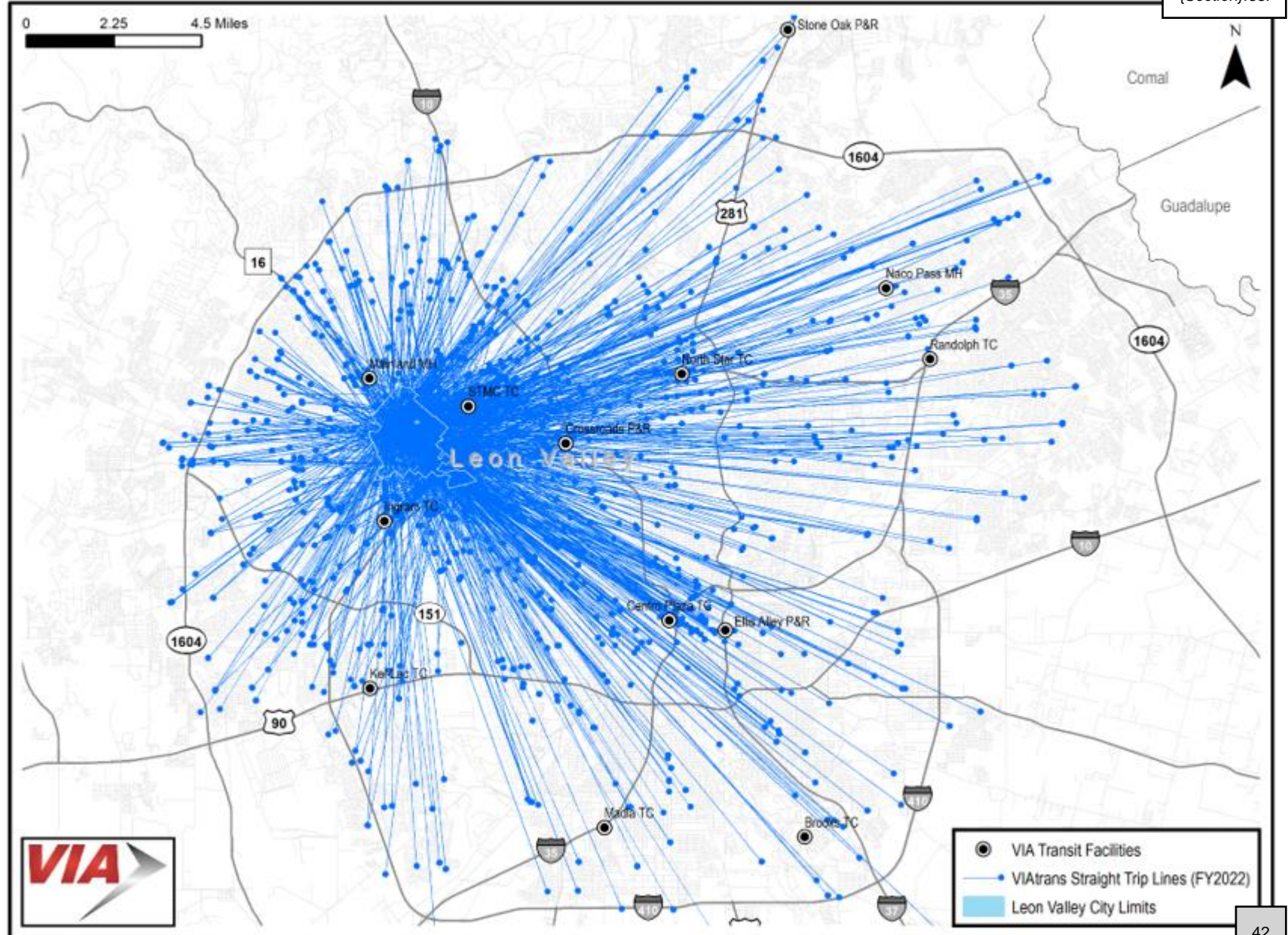
Trips From Leon Valley

VIATRANS Snapshot

Trips to Leon Valley

VIATRANS - TRIPS TO LEON VALLEY

{Section}.33.



Note: This map was made for conceptual purposes and it is subject to change.

Date Saved: 2/2/2024 11:00:57 AM

MXD File: VIATRANSFY2022_Trips_To_LeonValley

Transit Investment/Benefit to Leon Valley

▶ Revenues

Sales Tax ¹	\$1,599,586
Line Service Passenger Fares ²	\$119,186
VIATrans Passenger Fares ³	\$68,387
<i>Subtotal Revenues</i>	<i>\$1,787,159</i>

▶ Expenses

Line Service Expense ⁴	(\$1,666,047)
VIATrans Expense ⁵	(\$929,127)
<i>Subtotal Expenses</i>	<i>(\$2,595,174)</i>

▶ **System Subsidy for Leon Valley** **(\$808,015)**

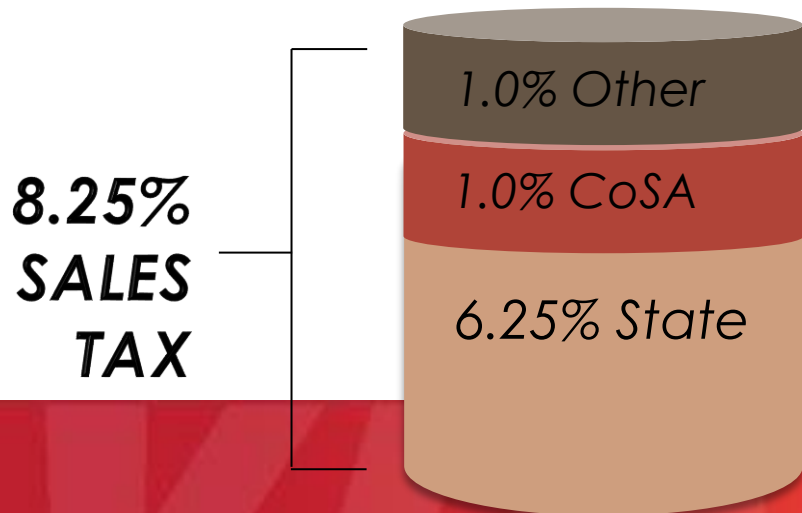
Notes: ¹ VIA does not receive MTA sales tax receipt details by individual member city from the Texas Comptroller. Gross sales tax receipts for the MTA are allocated by city based on the ratio of the MTA sales tax rate to the total city sales tax rate.
² Fare based on August 2022 sign-up ridership annualized; ³ Fare based on FY21 trips; ⁴ Based on January 2023 sign-up scheduled service hours annualized; ⁵ Based on FY21 trips

HOW TRANSIT IS FUNDED IN TEXAS

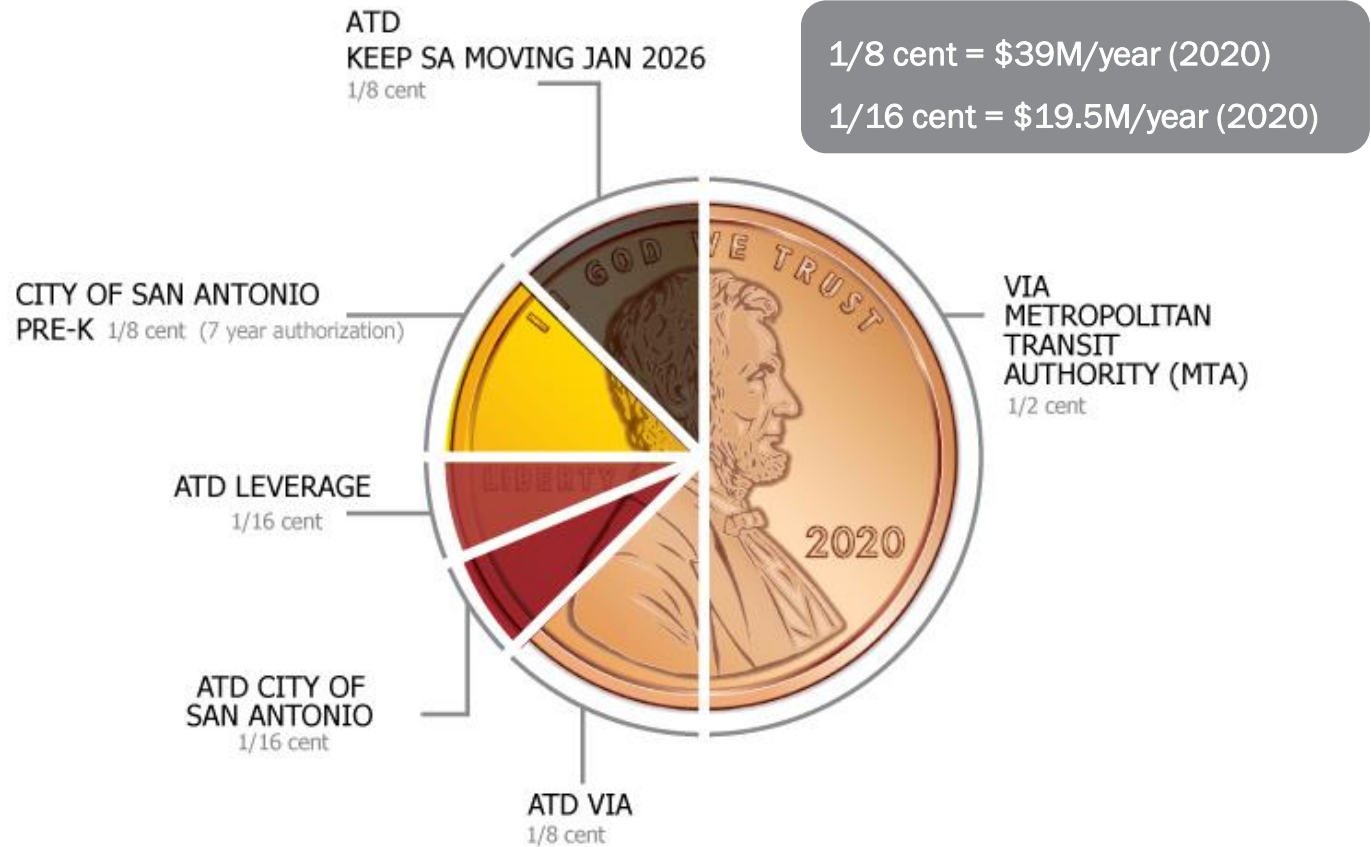
{Section}.33.

1973 Texas Legislature authorized up to 1% local sales tax for transit (MTA)

1977 San Antonio voters approve the creation of the first MTA in Texas VIA, funded by a 1/2 cent (.5%) sales tax



PENNY SALES TAX ALLOCATION 2026



Telecom Tax

Telecommunications Exemption - **Texas Tax Code 321.210**, unless through an administrative notice Telecommunication companies will not assess sales tax on goods and services. The administrative notice originates from the municipality. As such the Metropolitan Transit Authority sales tax approved by voters is not being applied to telecommunications services.

VIA is proposing an ordinance that repeals the exemption and allows collection of sales use tax on receipts from the sale of telecommunication services within the city as allowed under **Texas Tax Code 321.210**.

Government Relations

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AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL ADOPTING AN ORDINANCE APPROVING VIA'S DECISION TO REPEAL THE APPLICATION OF THE EXEMPTION OF TAXES ON SALES WITHIN VIA'S ENTITY AREA OF TELECOMMUNICATIONS SERVICES AND APPROVES VIA'S DECISION TO IMPOSE SUCH A TAX ON TELECOMMUNICATIONS SERVICES.

WHEREAS, under Section 322.109 of the Texas Tax Code there are exempted from the taxes imposed by a taxing entity the sales within the entity area of telecommunications services unless the application of the exemption is repealed under that section, and

WHEREAS, under Section 322.109(d) of the Texas Tax Code, the governing board of a taxing entity created under Chapter 451, Transportation Code, may not repeal the application of the exemption of taxes on sales within its entity area of telecommunications services unless the repeal is first approved by a majority of the members of the governing body of each municipality that created the taxing entity.

WHEREAS, VIA Metropolitan Transit (VIA) is a taxing entity created under Chapter 451, Transportation Code; and

WHEREAS, the City Council of the City of Leon Valley is a governing board of a municipality that created VIA; and

WHEREAS, VIA does not currently impose a sales and use tax on telecommunications services sold within its entity area; and

WHEREAS, the governing board of VIA intends to repeal the application of the exemption of taxes on sales within VIA's entity area of telecommunications services and has requested the City Council of the City of Leon Valley approve VIA's decision to do so as required under Section 322.109(d) of the Texas Tax Code; and

WHEREAS, after thorough review and consideration, the City Council finds it approves VIA's desire to repeal the application of the exemption of taxes on sales within VIA's entity area of telecommunications services and approves VIA's intent to impose such a tax on telecommunication services;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. . The City Council hereby approves VIA's decision to repeal the application of the exemption of taxes on sales within VIA's entity area of telecommunications services and approves VIA's decision to impose such a tax on telecommunications services.

SECTION 2. Upon this Ordinance becoming law pursuant to applicable City procedures, it shall be entered into the minutes of the City Council.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections,

paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the XXth day of April, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE
CITY SECRETARY

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
CITY ATTORNEY

TAX CODE

TITLE 3. LOCAL TAXATION

SUBTITLE C. LOCAL SALES AND USE TAXES

CHAPTER 322. SALES AND USE TAXES FOR SPECIAL PURPOSE TAXING AUTHORITIES

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 322.001. APPLICATION OF CHAPTER. (a) This chapter applies to the imposition, assessment, collection, administration, and enforcement of a sales and use tax imposed under Chapter 451, 452, 453, or 460, Transportation Code.

(b) The effective dates and rates of the taxes imposed by a taxing entity are determined under the laws authorizing the adoption of the taxes.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1997, 75th Leg., ch. 165, Sec. 30.266, eff. Sept. 1, 1997;

Acts 2003, 78th Leg., ch. 209, Sec. 56, eff. Oct. 1, 2003.

Sec. 322.002. DEFINITIONS. In this chapter:

(1) "Taxing entity" means a rapid transit authority, a regional transit authority, including a subregional transportation authority, or a municipal mass transit department created under Chapter 451, 452, or 453, Transportation Code, or a coordinated county transportation authority created under Chapter 460, Transportation Code, that has adopted a sales and use tax under the law authorizing the creation of the entity.

(2) "Entity area" means the geographical limits of a taxing entity.

(3) "Municipal sales and use tax" means a sales and use tax imposed by a municipality under the Municipal Sales and Use Tax Act (Chapter 321) within an entity area.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1997, 75th Leg., ch. 165, Sec. 30.267, eff. Sept. 1, 1997;

Acts 2003, 78th Leg., ch. 209, Sec. 57, eff. Oct. 1, 2003.

SUBCHAPTER B. ASSESSMENT AND COMPUTATION OF TAXES

Sec. 322.101. SALES TAX. There is imposed in a taxing entity {Section}.41. tax at the rate authorized and set as provided by the law authorizing the creation of the taxing entity and applied to the receipts from the sale within the entity area of all taxable items that are subject to the sales tax under Chapter 151.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.102. USE TAX. In a taxing entity, there is imposed an excise tax on the use, storage, and other consumption within the entity area of taxable items purchased, leased, or rented from a retailer during the period that the sales tax is effective within the entity area. The rate of the excise tax is the same rate as the rate of the sales tax imposed by the taxing entity and is applied to the sales price of the taxable item.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.103. COMPUTATION OF SALES TAXES. (a) Each retailer in an entity area shall add the sales tax imposed under this chapter, the sales taxes imposed under Chapter 151, and, if applicable, any sales taxes imposed under Chapter 321 or 323 to the sales price, and the sum of the taxes is a part of the price, a debt of the purchaser to the retailer until paid, and recoverable at law in the same manner as the purchase price.

(b) The amount of the total tax is computed by multiplying the combined applicable tax rates by the amount of the sales price. If the product results in a fraction of a cent less than one-half of one cent, the fraction of a cent is not collected. If the fraction is one-half of one cent or more, the fraction shall be collected as one cent.

(c) The exclusion provided by Section 151.411 applies to a retailer under this chapter 50 percent of whose receipts from the sales of taxable items comes from individual transactions in which the sales price is an amount on which no tax is produced from the combined applicable tax rates.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.104. COMPUTATION OF USE TAX. (a) In each taxing entity the tax imposed by Subchapter D, Chapter 151, the tax imposed under Section 321.104(a), if applicable, and the tax imposed under Section 322.102 are added together to form a single combined tax rate, except in a situation described by Section 322.105(b).

(b) The formula prescribed by Section 322.103(b) applies to the computation of the amount of the tax under this section. {Section}.41.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.105. USE TAX: WHERE USE OCCURS. (a) In determining the incidence of the use tax of a taxing entity, the name of the taxing entity is substituted in Subchapter D, Chapter 151, for "this state" where those words are used to designate the taxing entity or delimit the tax imposed. However, the excise tax of a taxing entity on the use, storage, or other consumption of a taxable item does not apply if the item is first used, stored, or consumed in an area other than an entity area.

(b) If a sale of a taxable item is consummated within this state but not within an entity area and the item is shipped directly or brought by the purchaser or lessee directly into an entity area, the item is subject to the entity's use tax. The use is considered to be consummated at the location where the item is first used, stored, or consumed after the intrastate transit has ceased.

(c) If a taxable item is shipped from outside this state to a customer within this state, the item is subject to the use tax of the taxing entity and not its sales tax. A use is considered to be consummated at the first point in this state where the item is stored, used, or consumed after the interstate transit has ceased. A taxable item delivered to a point in this state is presumed to be for storage, use, or consumption at that point until the contrary is established.

(d) Repealed by Acts 2007, 80th Leg., R.S., Ch. 823, Sec. 1(1), eff. September 1, 2007.

(e) With respect to a taxable service, "use" means the derivation in the taxing entity of direct or indirect benefit from the service.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1989, 71st Leg., ch. 2, Sec. 14.21(a), eff. Aug. 28, 1989;

Acts 1991, 72nd Leg., ch. 705, Sec. 29, eff. Sept. 1, 1991.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 823 (H.B. 142), Sec. 1(1), eff. September 1, 2007.

Sec. 322.106. TAX INAPPLICABLE WHEN NO STATE TAX; EXCEPTIONS. (a) The sales tax of a taxing entity does not apply to the sale of a taxable item unless the sales tax imposed under Subchapter C, Chapter 151, also applies to the sale.

(b) The excise tax of a taxing entity on the use, storage, or consumption of a taxable item does not apply to the use, storage, or consumption of an item unless the tax imposed by Subchapter D, Chapter 151, also applies to the use, storage, or consumption of the item.

{Section}.41.

(c) Subsection (b) does not apply to the application of the tax in a situation described by Section 322.105(b).

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1991, 72nd Leg., ch. 705, Sec. 30, eff. Sept. 1, 1991.

Sec. 322.108. CERTAIN PROVISIONS OF MUNICIPAL SALES AND USE TAX APPLICABLE. (a) Except as provided by Subsection (b), the following apply to the taxes imposed by this chapter in the same manner as applicable to a municipality under Chapter 321:

- (1) Section 321.002(a)(3);
- (2) Section 321.003;
- (3) Section 321.203;
- (4) Section 321.205(d);
- (5) Section 321.208;
- (6) Section 321.209;
- (7) Section 321.303;
- (8) Section 321.304;
- (9) Section 321.305; and
- (10) Section 321.510.

(b) The provisions of this chapter applicable to a taxing entity created under Chapter 453, Transportation Code, prevail over any inconsistent provision in a statute listed in Subsection (a).

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1989, 71st Leg., ch. 2, Sec. 14.20(a), eff. Aug. 28, 1989;

Acts 1997, 75th Leg., ch. 165, Sec. 30.268, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 942 (H.B. 590), Sec. 3, eff. September 1, 2011.

Sec. 322.109. TELECOMMUNICATIONS EXEMPTION. (a) There are exempted from the taxes imposed by a taxing entity under this chapter the sales within the entity area of telecommunications services unless the application of the exemption is repealed under this section. A taxing entity may not repeal the application of this exemption as it applies to interstate long-distance telecommunications services, but if a taxing

entity has repealed the exemption before the effective date of Part {Section}.41. Article 1, H.B. No. 61, Acts of the 70th Legislature, 2nd Called Session, 1987, interstate long-distance telecommunications services in that taxing entity are not subject to taxes imposed under this chapter.

(b) Except as provided by Subsection (d), the board of a taxing entity may, by a majority vote of the board in the manner required for the adoption of other orders, repeal the application of the exemption provided by Subsection (a) for telecommunications services sold within the city.

(c) A taxing entity board that has repealed the application of the exemption may in the same manner reinstate the exemption.

(d) The governing board of a taxing entity created under Chapter 451, Transportation Code, may not repeal the application of the exemption provided by Subsection (a) unless the repeal is first approved by a majority of the members of the governing body of each municipality that created the taxing entity. A reinstatement of the exemption must be approved in the same manner.

(e) A vote of a taxing entity board repealing the application of or reinstating the exemption must be entered in the minutes of the entity. The entity board chairman or secretary shall send to the comptroller by United States certified or registered mail a copy of each order adopted under this section. The repeal of the application of the exemption or a reinstated exemption takes effect within the entity on the first day of the first calendar quarter after the expiration of the first complete calendar quarter after the date on which the comptroller receives a copy of the order.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1987, 70th Leg., 2nd C.S., ch. 5, art. 1, pt. 4, Sec. 34; Acts 1999, 76th Leg., ch. 1008, Sec. 1, eff. June 18, 1999.

Sec. 322.110. TRANSITION EXEMPTION IN CERTAIN TAXING ENTITIES. (a) The receipts from the sale, use, or rental of and the storage, use, or consumption of taxable items in this state are exempt from the tax imposed under this chapter by a taxing entity created under Chapter 453, Transportation Code, if the items are used:

(1) for the performance of a written contract entered into before the date the tax takes effect in the taxing entity, if the contract is not subject to change or modification by reason of the tax; or

(2) pursuant to an obligation of a bid or bids submitted before the date the tax takes effect in the taxing entity, if the bid or bids may not be withdrawn, modified, or changed by reason of the tax.

(b) The exemptions provided by this section have no effect after {Section}.41. three years from the date the tax takes effect in the taxing entity.

Added by Acts 1989, 71st Leg., ch. 2, Sec. 14.19(a), eff. Aug. 28, 1989.
Amended by Acts 1997, 75th Leg., ch. 165, Sec. 30.269, eff. Sept. 1, 1997.

SUBCHAPTER C. ADMINISTRATION OF TAXES

Sec. 322.201. COMPTROLLER TO COLLECT AND ADMINISTER TAXES. (a) The comptroller shall administer, collect, and enforce the sales and use tax of a taxing entity.

(b) The sales and use taxes imposed under this chapter, the taxes imposed under Chapters 321 and 323, and the taxes imposed under Chapter 151 shall be collected together to the extent that each is imposed in an entity area.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.202. COMPTROLLER'S REPORTING DUTIES. (a) The comptroller shall report to a taxing entity on the entity's sales and use taxes by making substantially the same reports that are required to be made by the comptroller to a municipality under Sections 321.302(a), (b), and (c).

(b) The comptroller shall send to a taxing entity by United States certified or registered mail a notice of each person who is delinquent in the payment of the entity's sales and use taxes and shall send to the attorney general a copy of the notice. A notice sent under this subsection is a certification of the amount of tax owed and is prima facie evidence of a determination of that amount and of its delinquency.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.2022. TAX INFORMATION. (a) Except as otherwise provided by this section, the comptroller on request shall provide to a taxing entity:

(1) information relating to the amount of tax paid to the entity under this chapter during the preceding or current calendar year by each person doing business in the area included in the entity who annually remits to the comptroller state and local sales tax payments of more than \$5,000; and

(2) any other information as provided by this section.

(b) The comptroller on request shall provide to a taxing entity information relating to the amount of tax paid to the entity under this

chapter during the preceding or current calendar year by each person {Section}.41. business in an area included in the entity, as defined by the entity, that is part of:

- (1) an interlocal agreement;
- (2) a revenue sharing agreement;
- (3) any other agreement similar to those listed in Subdivisions (1) and (2); or
- (4) any area defined by the entity for the purpose of economic forecasting.

(c) The comptroller shall provide the information under Subsection (b) as an aggregate total for all persons doing business in the defined area without disclosing individual tax payments.

(d) If the request for information under Subsection (b) involves not more than three persons doing business in the defined area who remit taxes under this chapter, the comptroller shall refuse to provide the information to the taxing entity unless the comptroller receives permission from each of the persons allowing the comptroller to provide the information to the entity as requested.

(e) A separate request for information under this section must be made in writing by the governing body of the taxing entity each year.

(f) Information received by a taxing entity under this section is confidential, is not open to public inspection, and may be used only for the purpose of economic forecasting, for internal auditing of a tax paid to the entity under this chapter, or for the purpose described by Subsection (g).

(g) Information received by a taxing entity under Subsection (b) may be used by the entity to assist in determining revenue sharing under a revenue sharing agreement or other similar agreement.

(h) The comptroller may set and collect from a taxing entity reasonable fees to cover the expense of compiling and providing information under this section.

(i) Notwithstanding Chapter 551, Government Code, the governing body of a taxing entity is not required to confer with one or more employees or a third party in an open meeting to receive information or question the employees or third party regarding the information received by the entity under this section.

Added by Acts 2009, 81st Leg., R.S., Ch. 1360 (S.B. 636), Sec. 7, eff. September 1, 2009.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 140 (S.B. 758), Sec. 2, eff. Sept. 1, 2011. {Section}.41.

Sec. 322.203. COMPTROLLER'S RULES. The comptroller may adopt reasonable rules and prescribe forms that are consistent with this chapter for the administration, collection, and enforcement of this chapter and for the reporting of the taxes imposed under this chapter.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.204. DELINQUENT TAXES: LIMITATIONS. The limitations for the bringing of a suit for the collection of a sales and use tax imposed by a taxing entity or a penalty due on the tax after the tax and penalty are delinquent or after a determination against a taxpayer are the same as the limitations provided by Chapter 151.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.205. SEIZURE AND SALE OF PROPERTY. (a) If the comptroller lawfully seizes property for the payment of the taxes imposed under Chapter 151 and the property owner is delinquent in the payment of taxes under this chapter, the comptroller shall sell sufficient property to pay the delinquent taxes and penalties under this chapter, Chapter 151, and Chapter 321.

(b) The proceeds of the sale of seized property shall first be applied to the payment of amounts due the state, then to the payments of amounts due a municipality under Chapter 321, and the remainder, if any, to the payment of amounts due to the taxing entity to which the taxes are due.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.206. SUITS FOR TAX COLLECTION. (a) A taxing entity acting through its attorney may join as a plaintiff in any suit brought by the attorney general to seek a judgment for delinquent taxes and penalties due to the taxing entity under this chapter.

(b) A taxing entity may bring suit for the collection of taxes owed to the taxing entity under this chapter if:

(1) the taxes are certified by the comptroller in the notice required by Section 322.202 (b);

(2) a written notice of the tax delinquency and the entity's intention to bring suit is given by certified mail to the taxpayer, the

attorney general, and the comptroller at least 60 days before the suit is filed; and

{Section}.41.

(3) neither the comptroller nor the attorney general disapproves of the suit.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.207. DISAPPROVAL OF SUIT. (a) The comptroller or the attorney general may disapprove of the institution of a suit by a taxing entity under Section 322.206(b) if:

(1) negotiations between the state and the taxpayer are being conducted for the purpose of the collection of delinquent taxes owed to the state and the taxing entity seeking to bring suit;

(2) the taxpayer owes substantial taxes to the state and there is a reasonable possibility that the taxpayer may be unable to pay the total amount owed;

(3) the state will bring suit against the taxpayer for all taxes due under Chapter 151 and this chapter; or

(4) the suit involves a critical legal question relating to the interpretation of state law or a provision of the Texas or United States constitution in which the state has an overriding interest.

(b) A notice of disapproval to a taxing entity must be in writing and give the reason for the determination by the comptroller or attorney general.

(c) A disapproval is final and not subject to review.

(d) Not earlier than one year after the date of a disapproval of the institution of a taxing entity collection suit, the taxing entity may again proceed as provided by Section 322.206(b) even though the liability of the taxpayer includes taxes for which the entity has previously given notice and the comptroller or attorney general has disapproved of the suit.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.208. JUDGMENTS IN SUIT. (a) A judgment in a suit under Section 322.206(b) for or against a taxpayer does not affect a claim against the taxpayer by a municipality or the state unless the state is party to the suit.

(b) A taxing entity shall abstract a copy of each final judgment for taxes imposed under this chapter in a case in which the state is not a party and shall send to the comptroller a copy of the judgment and the abstract.

(c) A taxing entity shall by execution collect the taxes awarded {Section}.41. it in each judgment received by it and is responsible for the renewal of the judgment before its expiration.

(d) The taxing entity shall notify the comptroller by certified mail of the amount of any taxes collected on the judgment.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

SUBCHAPTER D. REVENUE DEPOSIT, DISTRIBUTION, AND USE

Sec. 322.301. COLLECTIONS HELD BY COMPTROLLER. The comptroller shall deposit, hold, account for, and transmit sales and use taxes collected under this chapter for each taxing entity in the same manner as required under Section [321.501](#) for each municipality.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.302. DISTRIBUTION OF TRUST FUNDS. At least quarterly during each state fiscal year and as often as feasible, the comptroller shall send to the person at each taxing entity who performs the function of entity treasurer, payable to the taxing entity, the entity's share of the taxes collected by the comptroller under this chapter.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1989, 71st Leg., ch. 16, Sec. 5, eff. Aug. 31, 1989; Acts 1997, 75th Leg., ch. 165, Sec. 30.270, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1467, Sec. 2.68, eff. Oct. 1, 1999.

Sec. 322.303. STATE'S SHARE. Before sending any money to a taxing entity under this subchapter, the comptroller shall deduct two percent of the amount of the taxes collected within the entity area during the period for which a distribution is made as the state's charge for its services under this chapter and shall credit the money deducted to the general revenue fund.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Sec. 322.304. AMOUNTS RETAINED IN TRUST ACCOUNT. (a) The comptroller may retain in the suspense account of a taxing entity a portion of the entity's share of the tax collected for the entity under this chapter, not to exceed five percent of the amount remitted to the entity.

If the entity has abolished the tax, the amount that may be retained {Section}.41. not exceed five percent of the final remittance to the entity at the time of the termination of the collection of the tax.

(b) From the amounts retained in an entity's suspense account, the comptroller may make refunds for overpayments to the account and to redeem dishonored checks and drafts deposited to the credit of the account.

(c) Before the expiration of one year after the effective date of the abolition of an entity's tax under this chapter other than a department under Chapter 453, Transportation Code, the comptroller shall send to the entity the remainder of the money in the entity's account and shall close the account.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1997, 75th Leg., ch. 165, Sec. 30.271, eff. Sept. 1, 1997.

Sec. 322.305. INTEREST ON TRUST ACCOUNTS. Interest earned on all deposits made with the comptroller under this chapter, including interest earned on retained accounts, shall be credited to the general revenue fund.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by Acts 1997, 75th Leg., ch. 1423, Sec. 19.125, eff. Sept. 1, 1997.

Sec. 322.306. RETENTION OF CERTAIN SPECIAL PURPOSE DISTRICT SALES TAXES. A taxing entity that holds a sales and use tax permit issued by the comptroller and that imposes a sales and use tax may retain the portion of the tax that the taxing entity collects and that constitutes the entity's own tax. The taxing entity shall remit to the comptroller all other applicable local sales and use taxes and the state sales and use tax.

Added by Acts 2001, 77th Leg., ch. 1263, Sec. 76, eff. Oct. 1, 2001.

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion, to Consider Approval of an Ordinance on a Request to Rezone Approximately 27-Acres of Land From R-1 (Single Family Dwelling) to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning, Being Lot 1, Block 1, CB 4430C Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430, Located at 6518 Samaritan Drive, Leon Valley, Texas

PURPOSE

The purpose of this item is to consider approval of a request to rezone an approximately 27-acre tract of land from R-1 Single Family Dwelling District to Planned Development District (PDD) with R-6 Garden Home District base zoning, located at 6518 Samaritan Drive, for a proposed development of 166 single family homes.

This PDD allows for flexible planning to:

1. Comply with the City Council's specific request and preference for a PDD across the Seneca West area properties.
3. Site Planning to allow for realistic future links to the adjacent properties for a potentially optimized Master Site Plan for the Seneca West properties.

History

- 1971 – Area was annexed
- 1984 – Request to rezone existing Good Samaritan Nursing Home property from R-1 to B-2 (Retail) – request denied
- 1985 – Request to rezone 44 ac. from R-1 to R-6 – request denied
- 2007 – Request to rezone 68.569 acres from R-1 to R-7 (Single-Family Medium Density) – request denied
- 2007 – Residents of Seneca West petition to amend City Master Plan to remove recommendation of R-6 to only R-1 – petition approved
- 2010- Request to rezone approximately 65.704 acres from R-1 to R-6 – request denied
- 2011- The City Manager presented a TIF – proposal denied

VariANCES

The applicant is requesting one variance from the Planning and Zoning Commission:

1, Minimum Lot Width – a request to decrease the minimum R-6 lot width from 45' to 40', while keeping the minimum lot size requirement at 4,500 square feet.

While not under the purview of the Planning and Zoning Commission, the applicant will be requesting a variance from the City Council to Chapter 13 Tree Preservation.

While the lots will have the required percentage of overall landscaping and trees, the applicant intends to initially clear the property to its 1995 condition by the removal of 367 medium and 725 large trees. No heritage trees are to be removed, as there are none on the land. The applicant proposes to plant 2 – 1.5" diameter tree on each of the proposed new lots, which is required by the Zoning Code. The applicant would normally be required to pay \$112,000 in fees in lieu of planting the 1,125 required number of trees upon the start of construction; however, he intends to ask the City Council to reduce that amount to \$50,000.

The applicant will be required to plat the unplatted portion of the property and provide parkland, or fees in lieu of parkland, prior to any building construction.

SPECIAL CONSIDERATIONS

To meet the ingress/egress distance requirements of the Fire Code, the applicant is requesting the City provide an easement on its property at 6530 Samaritan for emergency access to the site. If the City does not agree to provide this emergency access easement, the developer will be required to fire sprinkle all homes.

The applicant is requesting that any future deviations to the plan be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, as long as the deviation does not exceed 10% from the current plan. This would allow for minor deviations due to topography, drainage, etc.

Streets/Traffic Impact Analysis (TIA)

The streets are proposed to have a 50' ROW, which meets the current code. The TIA indicates a total of 116 peak hour morning trips and 165 peak hour evening trips. Both Seneca and Grass Hill roads have the capacity for this amount of traffic.

If the property remained R-1 Single Family Dwelling District, there would potentially be 104 lots. The increase in traffic impact with the additional 62 homes would be an additional 0.5 vehicles per minute on both roadways (see TIA on Page 6 of revised Proposed Project Plan).

City Master Plan

The current City Master Plan recommends R-1 Single Family Dwelling zoning for this area. Chapter 15 Zoning, Sec. 15.02.110 - Comprehensive planning activities states:

“The zoning administrator shall assist the planning and zoning commission in the development and implementation of the city's comprehensive master plan. There shall be no amendment made to this article which is not in compliance with the city's long-range comprehensive planning program and the city's master plan.”

However, the Code also states:

“Sec. 15.02.111 - Applicant qualifications

..... The planning and zoning commission or city council may, on its own motion, initiate proceedings to consider a change to the zoning on any property or to the regulations pertaining to property, when it finds that the public interest would be served by consideration of such a request.”

The applicant states:

“Although the current Master Plan calls for a recommended R-1 zoning, the majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the majority of the surrounding neighborhoods. The proposed PD district fulfills the goals and objectives of the city's long-term vision of:

- 1. Increasing its citizenship
- 2. Increasing its tax-base
- 3. Economic Development Growth
- 4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
- 5. This Development will have a substantial economic impact on the City. The approximate net impact of this proposed development on the City's Property Tax budget is approximately \$325,000 annually.”

Notification

- Letters mailed 127
- Received in favor 0
- Letters received in opposition 2
- Letters undeliverable 9

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a single-family housing subdivision will increase ad valorem and sales

taxes in the city.

RECOMMENDATION

At the March 19, 2024 meeting, the City Council directed staff to notify Seneca West Subdivision residents of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

SAMARITAN PROPERTY REVISED TREE INVENTORY AND MITIGATION PLAN

March 5, 2024

We made One Change to the original submission:

We doubled our proposed number of replacement trees from 1 x 1.5" to 2 x 1.5" trees per lot.



{Section}.42.

One Stop Group, LP

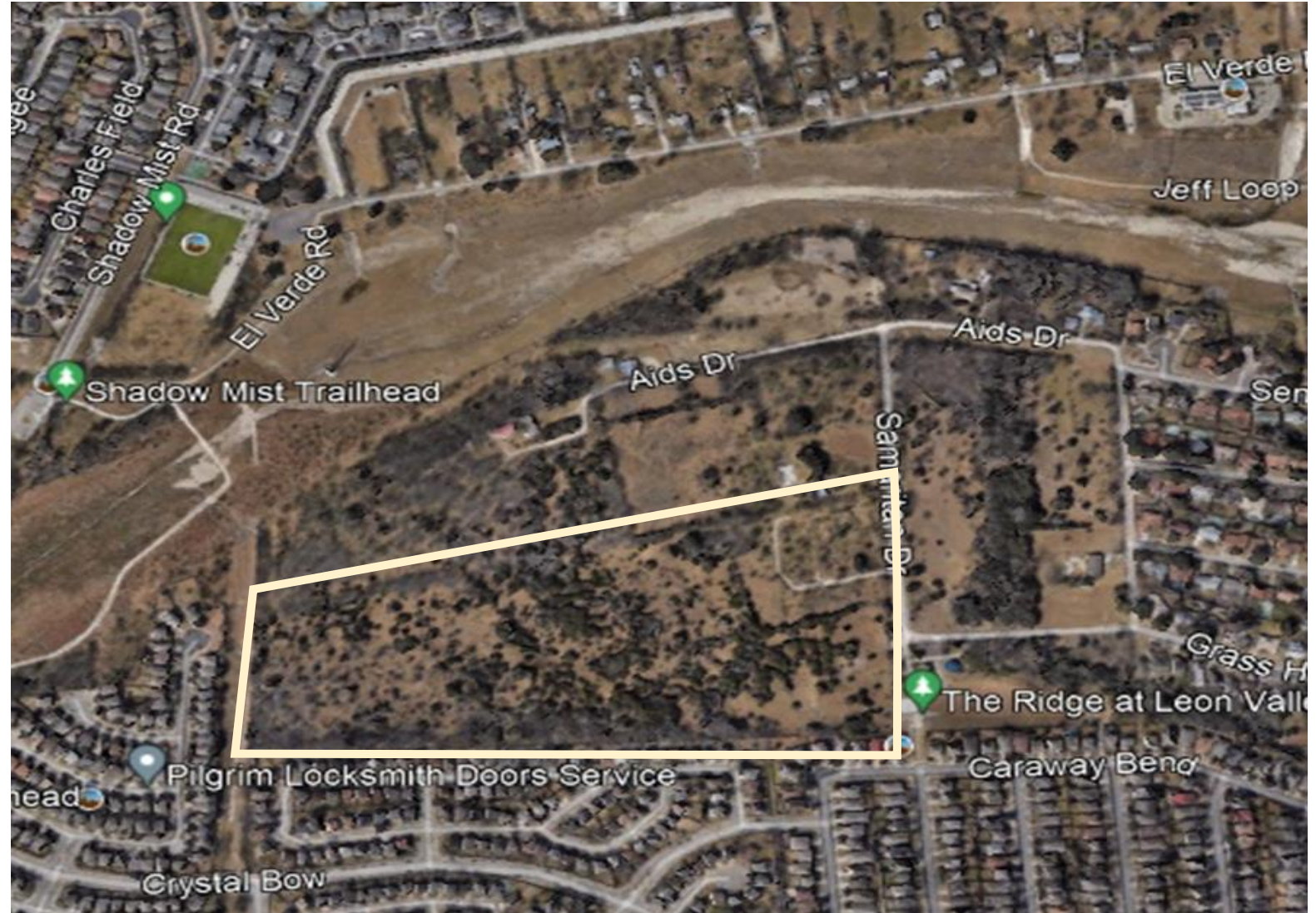
LAND HISTORY

**THIS 1995 AERIAL MAP
SHOWS THE PROPERTY AS
FARMLAND**



LAND HISTORY

CURRENT AERIAL MAP



KEY TREE STATISTICS

TREE INVENTORY SUMMARY		
SIZE	# HEALTHY	# EXEMPT
HERITAGE	6	10
LARGE	752	28
MEDIUM	367	6
TOTAL	1125	44

* EXEMPT = Diseased, Dead, or Hazardous

HERITAGE TREES		
Specie	DBH	Health
Arizona Ash	26	Hazardous
Arizona Ash	27	Hazardous
Ashe Juniper	34	
Ashe Juniper	35	
Ashe Juniper	36	
Hackberry	24	Hazardous
Hackberry	24	
Hackberry	24	
Hackberry	24	
Ligustrum	26	Dead
Ligustrum	27	Dead
Mesquite	26	Dead
Mesquite	27	Dead
Mesquite	27	Dead
Mesquite	35	Dead
Mesquite	36	Dead

DETAILED TREE INVENTORY

SPECIE	OVERALL			HERITAGE		LARGE		MEDIUM	
	TOTAL / SPECIE	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT
Arizona Ash	4	0	4	0	2	0	2	0	0
Ashe Juniper	675	671	4	3	0	438	3	230	1
Chinaberry	8	2	6			2	6		
Crape Myrtle	4	4				4			
Elm	8	8				8			
Hackberry	290	269	21	3	1	162	15	104	5
Huisache	20	20				20			
Ligustrum	49	47	2		2	44		3	0
Mesquite	105	98	7		5	70	2	28	
Pecan	6	6				4		2	
TOTAL	1169	1125	44	6	10	752	28	367	6

* EXEMPT = Diseased, Dead, or Hazardous

OUR PROPOSED TREE MITIGATION PLAN

As we showed earlier, the 1995 aerial of this property shows it as bare farmland. There are not any Oak trees on this property. Most of the trees belong to invasive species.

We propose:

1. Clearing the property to its original 1995 state,
2. Plant new healthy trees: 2 x 1.5" trees per lot, and
3. Pay \$50,000 towards the Tree Preservation fund upon construction start.

SECONDARY EMERGENCY VEHICLES ACCESS: DETAILS

Temporary Easement to accommodate a temporary secondary emergency access to the Development:

- Access from Samaritan Rd to secondary access as shown on this Plan
- Strictly used by Emergency Vehicles
- 20' Fire Lane improved by the Developer to withstand 75,000 lbs as per IFC requirements
- Easement shall be strategically drawn to accommodate lot depths required by the Code of Ordinances of potential future zoning such as R-1 or R-6.

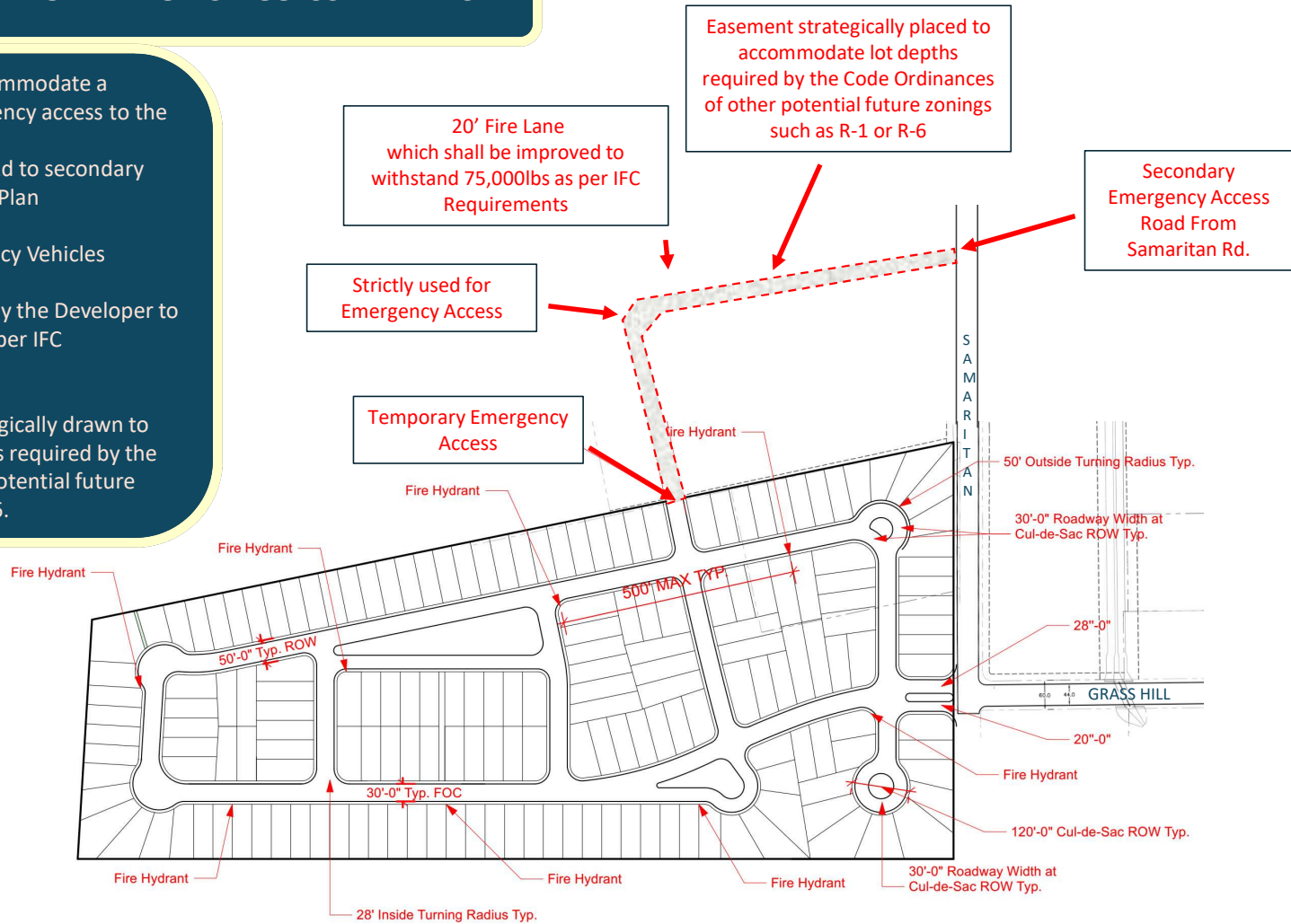


EXHIBIT __
To Ordinance _____
Of The City of Leon Valley

SAMARITAN PROPERTY DEVELOPMENT
@ SENECA WEST

Submitted by: ONE STOP GROUP

**PLANNED DEVELOPMENT DISTRICT
PROPOSED PROJECT PLAN**



Approved _____, 2024

Article 1. GENERAL

The property is a +/- 27-Acre tract generally Located in the Seneca West area, 6000 Block Samaritan Drive, in the City of Leon Valley.

Property Information (the “Property”):

Address: +/- 27 Acre Tract 6000 Block Samaritan Drive, Leon Valley
Legal Description: **CB 4430C BLK 1 LOT 1 GOOD SAMARITAN LODGE NURSING HOME INC (+/- 3 Ac) CB 4429 P-1 ABS 399 CB 4430 P-1 ABS 432 (+/- 24.27 Ac)**
Current Owner: **Good Samaritan Lodge and Nursing Home Inc**
Tract under contract by: **One Stop Group, LP**
Current Zoning: **R-1**
Tract: **As illustrated in Exhibit A (Site Survey)**

Article 2. LAND USE

The Land Use of the Property shall be changed as follows:

A. Base Zoning

The base zoning shall be changed to R-6. The use and development of the Property shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance as revised and attached to this Plan under Exhibit “H”.

B. Supplemental Use Regulations

Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

Article 3. TREE MITIGATION PLAN

Exhibit D details our proposed Tree Mitigation Plan, including the planting of new healthy trees, a minimum of 1 x 1.5" trees per lot. Further, a \$50,000 fee shall be paid towards the Tree Preservation Fund upon the start of construction.

Article 4. SPECIAL PROVISIONS

A) A Temporary Emergency Access to the property from the adjacent City-owned property:

The City shall grant a Temporary Easement on the adjacent City-owned property, described as BCAD Property ID 217834 (the "Temporary Easement"), to accommodate a Temporary Emergency Access to the development, through an agreement between the City and the Developer which includes the following terms:

- The Temporary Easement shall stretch from Samaritan Rd to the Temporary Emergency Access to the development as shown in EXHIBIT "H";
- It shall be strictly used by Emergency Vehicles;
- It shall accommodate a 20' Fire Lane which shall be improved by the Developer, and shall withstand 75,000 lbs as per IFC requirements;
- It shall be strategically drawn to accommodate lot depths required by the Code of Ordinances of potential future zoning such as R-1 or R-6; And
- It shall expire upon the completion of a new development on this City-owned property, and upon this Temporary Easement turning into a permanent street linking the two developments.

The granting of this Temporary Easement is in line with Section 2 the City Code of Ordinances Sec 10.02.251, Applicable Standards and Specifications. It states:

(2.B) **Relation to adjoining street system.** Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.

(2.C) **Projection of streets.** Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided areas.

B) Deviation to this Plan:

As per standard practice and Code requirements, a deviation to this plan may be internally approved by the Planning and Zoning Director for subsequent development applications or amendments, if such deviation does not exceed 10% from the current plan.

Article 5. RELEVANT TO THIS PROJECT PLAN

A. PURPOSE OF THIS PDD AND COMPLIANCE WITH THE PD ORDINANCE

This rezoning application is submitted in a PD format instead of a standard R-6 rezoning application to comply with City Council’s expressed request for a PDD rezoning across all three Seneca West Property. This approach ensures that the Developer is committed to an agreed upon Site Plan that is consistent with Council’s vision for all three properties and provides further assurances to the City and the neighbors. This will not otherwise be achieved with a standard R-6 rezoning application.

As to the strict and literal compliance of this PDD with the PD Ordinance:

This PDD complies with the Purpose of the PD Ordinance. It allows for:

1. Flexible planning to allow for:
 - a) Realistic future links and an optimized Master Site Plan for future development of the two adjacent properties.
 - b) An additional Emergency Access for greater safety of the future residents of this development. development
2. Economic Development and Growth

This PDD arguably meets the following Applicability Standard:

“The land is located in close proximity to established residential neighborhoods where standard zoning classifications may not adequately address neighborhood

concerns regarding the quality or compatibility of the adjacent development, and where it may be desirable to the neighborhood, the developer, or the city to develop and implement mutually agreed, enforceable development standards. “

B. FIT WITH THE CITY’S LONG-TERM VISION

Although the current Master Plan calls for a recommended R-1 zoning, the majority of the surrounding zoning is R6. Our proposed zoning and PDD is in line with the majority of the surrounding neighborhoods.

Our proposed PD district fulfills the goals and objectives of the City's long-term vision of:

1. Increasing its citizenship
2. Increasing its tax-base
3. Economic Development Growth
4. Accommodating the design and construction that adapt to Market demand and affordability in this particular area of the City
5. This Development will have a substantial economic impact on the City

The approximate **net impact** of this proposed development on the City’s Property Tax budget is approximately **\$325,000 annually.**

C. OVERALL INCREMENTAL IMPACT OF R-6 BASE ZONING VS. THE CURRENT R-1 BASE ZONING FOR THE NEIGHBORS

The current R-1 base zoning of this property allows the development of approximately 104 residences, By-Right. An R-1 development would have a substantially similar impact of that of an R-6 development when it comes to:

- Tree preservation,
- Wildlife preservation,
- A change in the neighbors’ current lifestyle, and
- Short-term construction nuisance.

The main incremental impact of an R-6 development is the increment in traffic caused by the development of approximately 166 residences (R-6) as compared to 104 residences (R-1), an increment of 62 additional residences.

D. INCREMENTAL TRAFFIC IMPACT OF AN R-6 DEVELOPMENT OVER THAT OF AN R-1 DEVELOPMENT

The incremental Traffic Impact of this PDD rezoning over the current zoning is equivalent to that of an additional 62-residence development. The Code does not require a TIA for this size development for its negligible influence, even on streets narrower than Seneca Dr. and Grass Hill, each with 40’ width curb to curb. Below are three tables quantifying this increment in traffic.

Table 1 below details the Traffic Distribution for 104 lots:

Table 1. Trip Distribution for proposed development with 104 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	14	41	46	27
Grass Hill Drive	25%	5	14	15	9

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

Table 2 below details the Traffic Distribution for 166 lots:

Table 2. Trip Distribution for proposed development with 166 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	25	14

Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition

Table 3 below details the increment in Traffic Distribution from 104 to 166 lots:

Table 3. Increment in Trip Distribution from 104 lots to 166 lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	8	24	28	16
Grass Hill Drive	25%	3	8	9	5

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

This Trip Distribution increment translates into an insignificant increase of less than 0.5 vehicles per minute on both roads with a 60’ Right of Way each.

However, this increment in density also results in:

- An increment in annual property tax revenues of approximately \$120,000, and
- It reduces the Average Sale Price per residence to an affordable level for the target demographic, and as it compares to that of the surrounding neighborhoods.

E. ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2024: Complete Platting
- August 2025: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project; approximately 36 homes per year absorption – Project completion.

Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City’s vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Respectfully submitted.
ONE STOP GROUP

ATTACHED EXHIBITS

This Proposed PDD Project Plan includes the following Exhibits:

- A. Property Site Survey
- B. Proposed Site Plan
- C. Revised Proposed Fire Plan
- D. Detailed Tree Survey and proposed Mitigation Plan
- E. Traffic Impact Analysis
- F. Land Location
- G. Sec. 15.02.312 - R6 - Garden House - One Modification
- H. Temporary Easement over City-Owned Prop

EXHIBIT G

Summary of Requested Revisions to Sec. 15.02.312 – R6 Garden House District:

Paragraph	Section 15.02.312 - R-6 Single Family Dwelling – Zoning Ordinances	Current R-6 Standard	Requested Revision
b.5	Minimum Frontage	45ft	40ft

Text highlighted in yellow.

Sec. 15.02.312 "R-6" garden house district

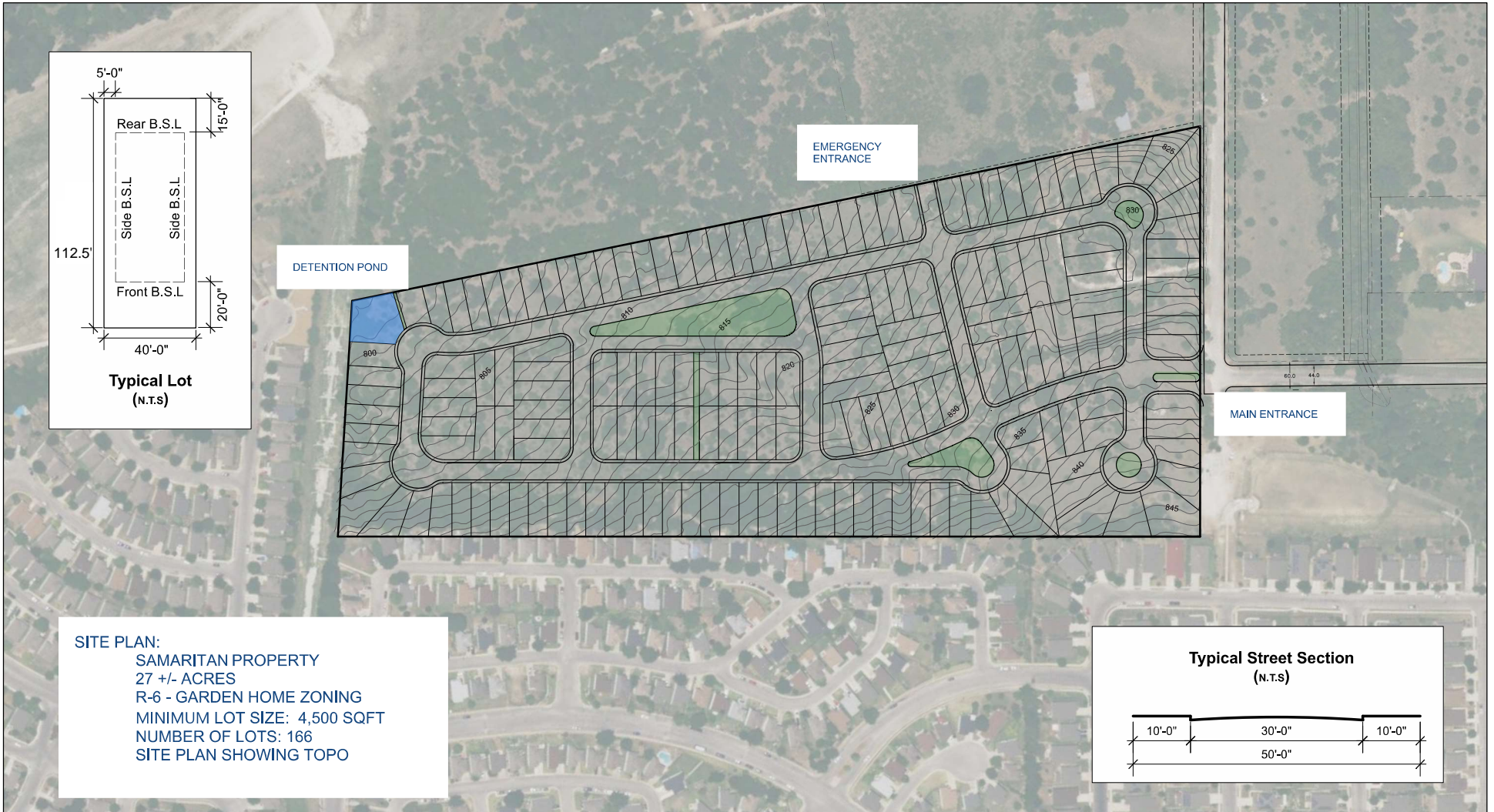
- (a) *Purpose and description.* The R-6 district is composed mainly of areas containing single-family dwellings. The R-6 district regulations implement the policies of the master plan by 1) protecting the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and manufactured homes; 2) encouraging a suitable neighborhood environment; 3) preserving the openness of the area by requiring that certain minimum yard and area standard requirements be met, however, with greater density being permitted than in the R-1 district.
- (b) *Lot regulations.*
 - (1) *Area of total development.* Not less than three lots with common side lot lines will be zoned for "R-6" garden house. When facing on the same street within the same block, "R-1" single-family dwellings and "R-6" garden houses will not be mixed. However, this does not preclude "R-1" on one side of a street with an "R-6" on the opposite side of the street within the same block or different blocks.
 - (2) *Area of each lot.* 4,500 square feet.
 - (3) *Depth.* A minimum of 100 feet.
 - (4) *Floor space.* There shall be a heated living area in each garden house of not less than the following: one story - 1,000 square feet; two story - 1,400 square feet; two and one-half story - 1,800 square feet. When "R-6" is mixed with "R-1" in the same subdivision, the average heated living area of "R-6" housing shall be at least 75 percent of the average size of the "R-1" structures, but in no event shall the minimum square footage be less than as described above.
 - (5) **Frontage. A minimum of 40 feet on a public right-of-way is required.**
 - (6) *Height.* A maximum of 2-1/2 stories is allowed.
- (c) *Setback requirements.*
 - (1) *Front yard.* There shall be a front yard having a minimum depth of 20 feet, except as hereinafter provided.
 - (2) *Rear yard.* There shall be a rear yard having a minimum depth of 15 feet except where the garage is entered from the rear in which case the minimum rear yard shall be 25 feet exclusive of the area used as a garage. Total square footage of accessory buildings exclusive of a detached garage shall not exceed 150 square feet.

- (3) *Side yard.* There shall be a side yard on each side of all lots of not less than five feet, except on corner lots on which external side yard shall not be less than ten feet. Alternatively, one side yard may be reduced to zero feet provided the other side yard is increased to ten feet. However, in no event shall the outside walls of a structure be closer than ten feet to the outside walls of a structure built on an adjacent lot.
 - (4) *Zero lot line exterior wall.* When a structure is built with a side yard of zero feet, no windows or doors will be built into an exterior side wall so situated. In addition, a six-foot privacy fence will be constructed and maintained by the owner from the rear-most point of such an exterior wall to the rear lot line of the property.
 - (5) *Corner lot.* Where lots abut on two intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed 135 degrees, a side yard shall be provided on the street side equal to the front yard.
 - (6) *Double frontage.* Where lots front upon two parallel streets or front upon two streets that do not intersect at the boundaries of the lot, a rear yard shall be provided on the street side equal to the front yard.
 - (7) *Reverse frontage.* On corner lots, where interior lots have been platted or sold, fronting on the side street, a side yard shall be provided on the street side equal to the front yard on the lots in the rear. No accessory building on said corner lot shall project beyond the front line of the lots in the rear.
- (d) *Other.*
- (1) *Accessory building.* Shall be allowed, but shall be located no closer than five feet from any property line, and must be located in the rear yard. In no case shall an accessory building occupy more than 20 percent of the total open space in the rear yard.
 - (2) *Landscaping.* A total of 35 percent of street yard area must be landscaped. The use of drought tolerant turf grasses, such as zoysia or buffalo tif or combination, or other drought tolerant plantings and hardscape is strongly recommended.
 - (3) *Lighting.* All outdoor lighting shall be hooded and all light emissions shielded, and shall be oriented such that light is directed towards the property and does not trespass onto surrounding properties. Lights affixed to the buildings shall be mounted no higher than the eaves of said building. Lights affixed to a pole shall be mounted no higher than 40 percent of the distance from the front property line to the main structure.
 - (4) *Masonry required.* Garden houses shall be constructed of masonry or other similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (5) *Nonconforming dwellings.* The provisions above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.
 - (6) *Parking.* A total of two off-street parking spaces shall be provided.
 - (7) *Public facilities.* "R-6" garden houses are permitted only on lots that are connected to the city's water and public sewage disposal system and must conform to the regulations in article 10.02 (subdivision ordinance).
 - (8) *Storage.* Outside storage is not allowed in the R-6 district, with the exception of vehicles, trailers, recreational vehicles and boats in accordance with article 3.05 and article 12.03 of the Leon Valley City Code. Items to be stored shall be completely contained in either the main structure, garage or an accessory building.

Figure 7 (R-6 Garden Home)



(1972 Code, sec. 30.612; 2008 Code, sec. 14.02.312)





March 4, 2014

Ms. Mindy Teague and Ms. Melinda Moritz
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Our **REVISED** PDD Rezoning Application for the +/- 27 Acre Tract 6000 Block of Samaritan Drive, in the Seneca West area in the City of Leon Valley. This property is also referred to as the Good Samaritan Lodge property (the "Property").

Revisions were made to the following previously submitted documents:

PREVIOUSLY SUBMITTED DOCUMENTS	REVISED OR NEW DOCUMENTS
05. 2024-02-14 - Samaritan Property - Proposed PDD Project Plan	05. 2024-03-01 - Samaritan Property - Revised PDD Project Plan
EXHIBIT C. Proposed Fire Plan	EXHIBIT C. Revised Proposed Fire Plan
	EXHIBIT G. Sec. 15.02.312 - R6 - Garden House - Modification
	EXHIBIT H. Temporary Easement over City-Owned Prop

PDD Project Plan - Samaritan Property

EXECUTIVE SUMMARY

Dear Ms. Teague and Ms. Moritz,

The Property’s current zoning is R-1. We are seeking Council’s approval of this proposed Planned Development District (“PDD”) zoning.

LAND USE STATEMENT:



Our PDD's zoning application is submitted requesting approval to change the Land Use of the Property from R-1 and otherwise, to be:

The Land Use of the Property shall be changed as follows:

A. Base Zoning

The base zoning shall be changed to R-6. The use and development of the Property shall comply with the zoning requirements in Sec. 15.02.312 - R-6 Garden House District Zoning Ordinance as revised and attached to this Plan under Exhibit "G".

B. Supplemental Use Regulations

Additional Allowed Uses: The development of a Site Plan with approximately 166 Lots, substantially similar to the one attached as EXHIBIT B.

SUBJECTS WE ADDRESS IN OUR PDD PROJECT, INCLUDING THE COMMISSION'S AND THE NEIGHBORS' COMMENTS FROM THE PREVIOUS P&Z COMMISSION MEETING (FEB 27):

- A. We present our proposed Tree Mitigation Plan
- B. We discuss the logic and terms of our request of a Temporary Easement on the City-Owned property allowing for a Temporary Emergency Access to the development.
- C. We explain that we are submitting our **rezoning Application in a PD format, instead of a simple R-6 zoning application**, based on Council's preference and request. We further discuss the compliance of our Application with the PD ordinance. We seek the Commission's support, approval, and favorable recommendation of our application. If the Commission is satisfied with the overall compliance and merits of our Application, with the exception of the PD Application Standards, we respectfully ask that the Commission grant us CONDITIONAL APPROVAL, pending Council's approval of this deviation.
- D. We present why we believe our proposed rezoning is a good fit with the City's long-term vision.
- E. We discuss the overall incremental impact on the neighbors from the current R-1 base zoning which allows the development of 104 residences By-Right, to our proposed R-6



base zoning which allows for 166 residences, an increment of 62 residences. We contend that an R-1 development would have a substantially similar impact of that of an R-6 development when it comes to:

- Tree preservation,
- Wildlife preservation,
- A change in the neighbors’ current lifestyle, and
- Short-term construction nuisance.

F. We analyse the **overall Traffic Impact on the Neighbors**. For that purpose, we have commissioned an additional Trip Distribution calculation based on the 11th edition of the ITE Trip Generation Manual for 104 residences. We quantified the incremental traffic impact of an R-6 development (166 residences) over that of an R-1 development (104 Residences) as follows:

Increment in Trip Distribution from 104 Residences to 166 Residences

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	8	24	28	16
Grass Hill Drive	25%	3	8	9	5

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

We demonstrate with certainty that the Trip Distribution increment translates into an insignificant increase of less than 0.5 vehicles per minute on both roads with a 60’ Right of Way each.

G. **We present our projected development schedule** showing a projected project completion date of December 2029.

INCLUDED IN THIS APPLICATION:

1. Complete and notarized Rezoning Application
2. Complete and notarized Mailing List of Property Owners within 200ft of Property
3. Complete and notarized Landowner’s Authorization Letter
4. Our Revised PDD Project Plan,
5. Attached EXHIBITS:
 - A. Site survey



-
- B. Proposed Site Plan
 - C. Our Revised Proposed Fire Plan
 - D. Detailed Tree Survey and proposed Mitigation Plan
 - E. Traffic Impact Analysis
 - F. Land Location
 - G. Sec. 15.02.312 - R6 - Garden House - One Modification (NEW EXHIBIT)
 - H. Temporary Easement over City-Owned Property (NEW EXHIBIT)

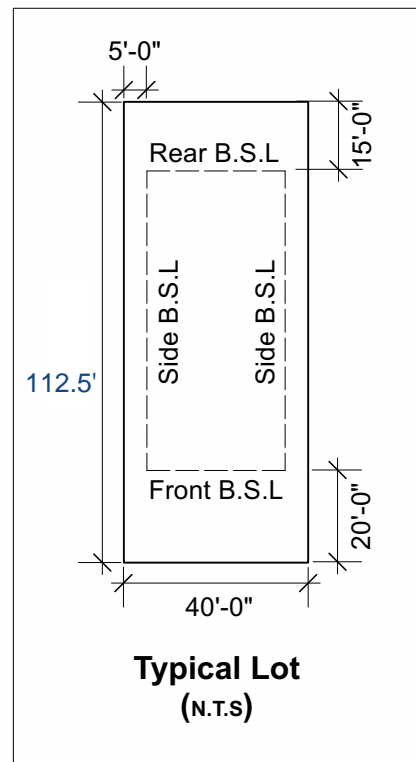
Our proposed PD zoning will not permanently injure the property rights of owner(s) of all real property affected by the proposed zoning change. This request will not adversely affect the health, safety, or welfare of the general public. This rezoning request is consistent with the City's vision to grow its citizenship, increase its tax-base, and achieve long-term economic growth.

Sincerely,

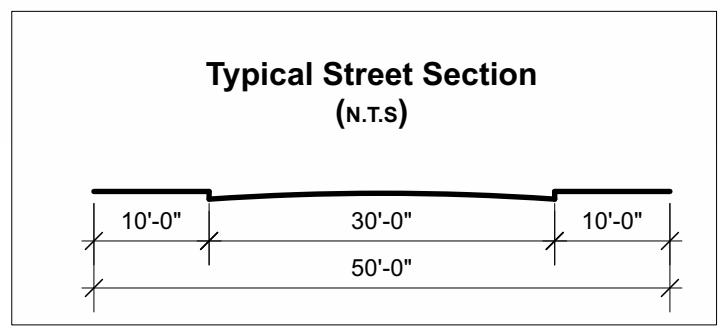
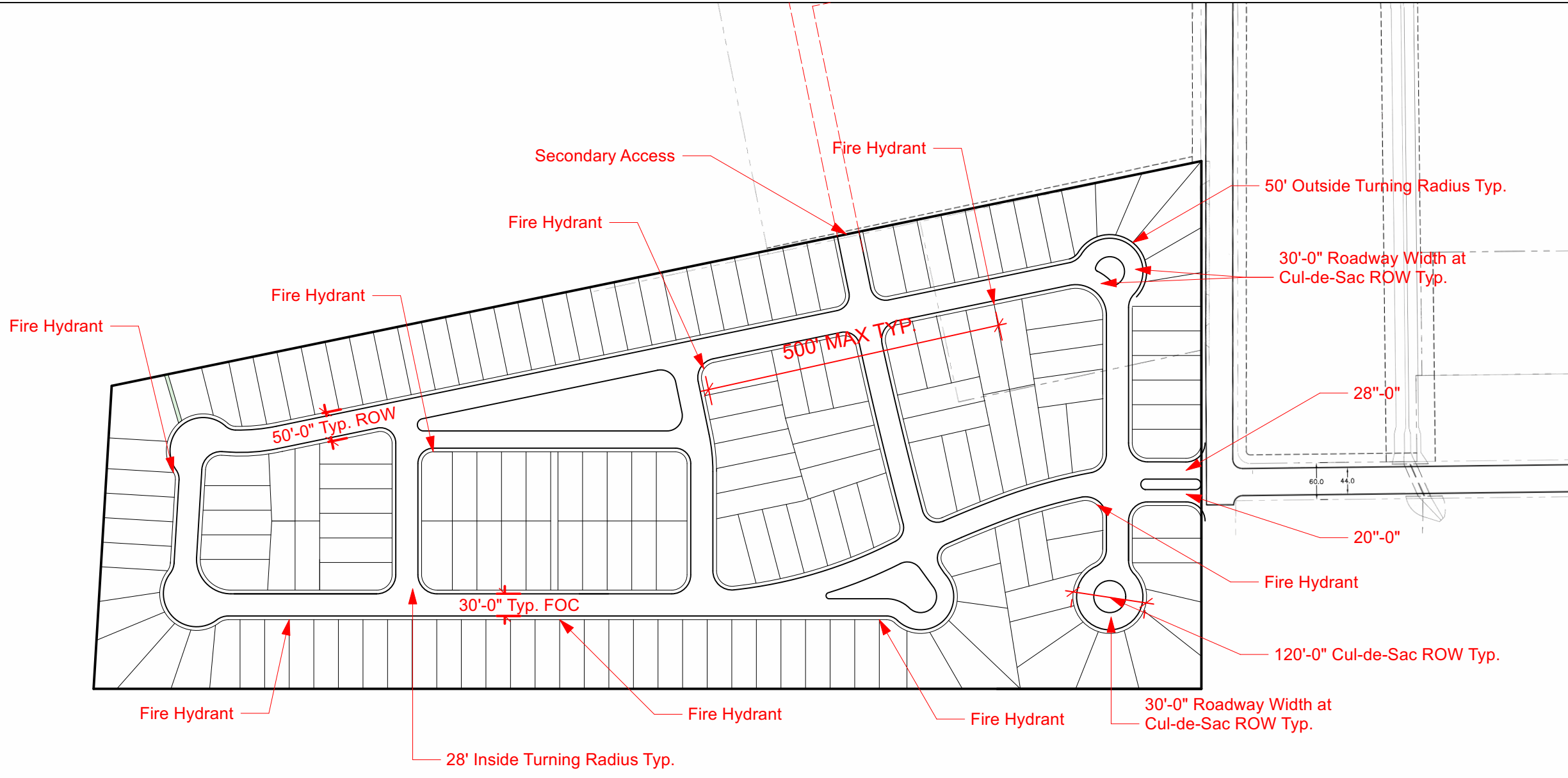
A handwritten signature in blue ink, appearing to be "SC", is written over a horizontal line.

BY: _____

Samir Chegade
Managing Partner
One Stop Group, LP



FIRE PLAN NOTES:
 1. All Fire Hydrants to be spaced no more than 500' apart, measured as the hose lays.
 2. All inside corner radii of internal fire lanes nto be no less than 25'.



11N SENECA WEST



PZ-2024-6
Rezone - PDD
6518 Samaritan

Mindy Teague
Planning & Zoning Director
City Council Meeting
April 2, 2024

Purpose

- To conduct a public hearing on a request to rezone approximately 27 acres of land from R-1 Single Family Dwelling District to Planned Development District (PDD) with R-6 Garden Home as the base zoning district
- The property is located at 6518 Samaritan Drive and is partially platted

Background

- 1971 – Area was annexed
- 1984 – Request to rezone from R-1 to B-2 (retail) - denied
- 1985 – Request to rezone from R-1 to R-6 - denied
- 2007 – Residents petition to amend City Master Plan to remove R-6 & recommend only R-1 - approved

Background

- 2010 – Request to rezone from R-1 to R-6 – denied
- 2011 – City Manager proposed a Tax Increment Financing District (TIF) – denied
 - TIF - local taxing bodies make joint investment in development of an area, intent is for any short-term gains to be reinvested & leveraged so that all taxing bodies receive larger future financial gains - funds are from future tax revenues, not otherwise expected to occur

Variations

- The applicant is requesting one variance from the Zoning Code:
- R-6 Minimum Lot Width – decrease minimum lot width from 45' to 40' - lots will conform to minimum lot size of 4,500 sq. ft.
- The applicant will be requesting a variance from the City Council to Chapter 13 Tree Preservation
 - The applicant intends to ask City Council to reduce the \$112,000 tree mitigation fee to \$50,000

Special Considerations

- To meet the ingress/egress distance of the Fire Code, the applicant is requesting the City provide an emergency access only easement at 6530 Samaritan
- The applicant is also requesting that any future deviations to the plan be internally approved as long as the deviation does not exceed 10 percent of approved plan

Traffic Impact Analysis (TIA)

- Internal streets are proposed to have a 50' ROW, which meets code
 - Grass Hill, Samaritan, Aids, and William Rancher do not
- TIA indicates development will create additional 116 peak hour morning trips & 156 peak hour evening trips along Seneca and Grass Hill
 - 75% would use Seneca Drive and 25% would use Grass Hill Drive
- Both Seneca and Grass Hill roadways (above William Rancher) are capable of supporting traffic increase

Traffic Impact Analysis (TIA)

Table 1. Trip Generation for proposed development (166 lots)

TRIP GENERATION						
ITE Code	Weekday 24 Hours		Weekday AM Peak		Weekday PM Peak	
210	Single-Family Detached Housing					
Rate / Unit	9.43		0.7		0.94	
Units	166		166		166	
Trips	1565		116		156	
% Enter/Exit	50%	50%	25%	75%	63%	37%
# Enter/Exit	783	783	29	87	98	58

Source: *ITE Trip Generation Manual, Eleventh Edition*

Table 2. Trip Distribution for proposed development with 166 Lots

TRIP DISTRIBUTION					
Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	24	15

Traffic Impact Analysis (TIA)

- Property is currently zoned R-1 and if developed would have approximately 104 lots – increase by zone change is 62 lots
- Results in an additional 0.5 vehicles per minute on both roadways

Traffic Impact Analysis (TIA)

Table 1. Trip Distribution for proposed development with 104 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	14	41	46	27
Grass Hill Drive	25%	5	14	15	9

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

Table 2 below details the Traffic Distribution for 166 lots:

Table 2. Trip Distribution for proposed development with 166 Lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	22	65	74	43
Grass Hill Drive	25%	7	22	25	14

Calculated as per ITE TRIP GENERATION MANUAL , Eleventh Edition

Table 3 below details the increment in Traffic Distribution from 104 to 166 lots:

Table 3. Increment in Trip Distribution from 104 lots to 166 lots

Street		AM Direction		PM Direction	
		Enter	Exit	Enter	Exit
Seneca Drive	75%	8	24	28	16
Grass Hill Drive	25%	3	8	9	5

Calculated as per ITE TRIP GENERATION MANUAL, Eleventh Edition

City Master Plan

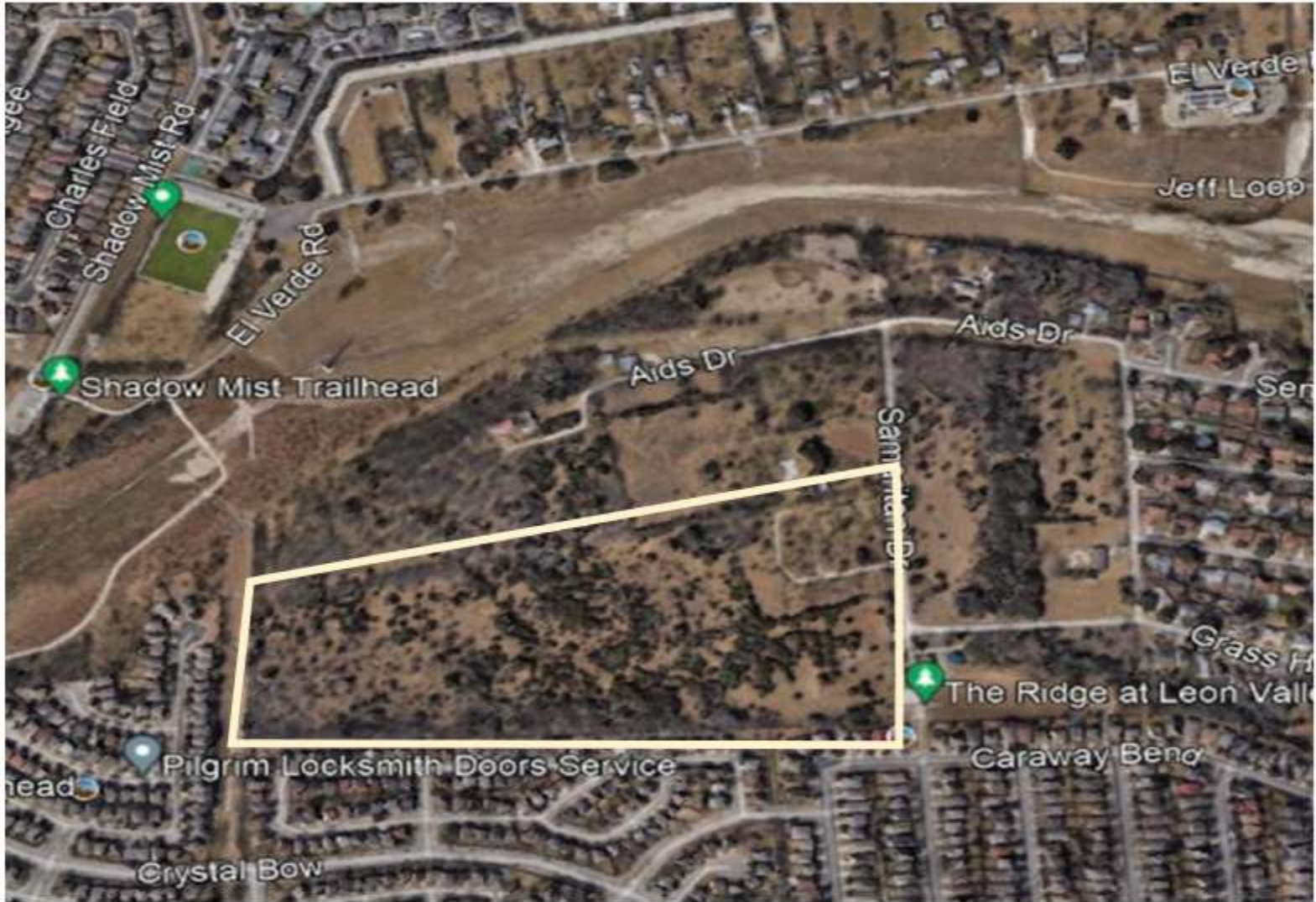
- The current plan recommends R-1 for this area
- The code states: The planning and zoning commission or city council may initiate proceedings to consider a change to the zoning on any property
- The applicant states: The majority of the surrounding zoning is R-6. Our proposed zoning and PDD is in sync with the surrounding neighborhoods

Notification

- 127 Letters were sent out
 - 0 - In favor
 - 0 - Opposed
 - 0 - Undeliverable

Aerial View

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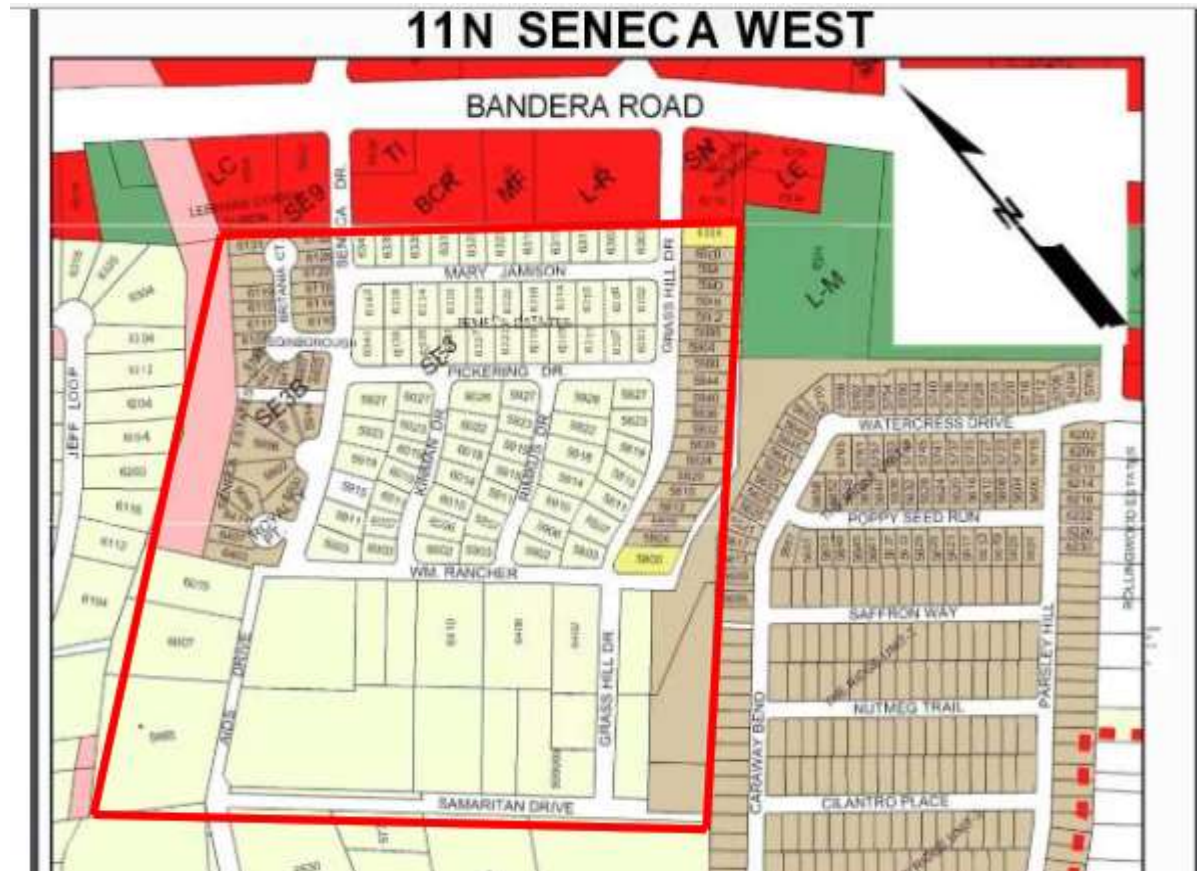
Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

Notification Map

{Section}.42.

- At their March 19, 2024 meeting, City Council directed staff to notify Seneca West Subdivision residents of this rezoning request





**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, March 19, 2024 at 5:30 PM

MINUTES

The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.

Citizens May E-Mail Public Comments To citizenstobeheard@leonvalleytexas.gov. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance

PRESENT

- Mayor Chris Riley
- Council Place 1 Benny Martinez
- Council Place 3 Philip Campos
- Council Place 4 Rey Orozco
- Council Place 5 Will Bradshaw

EXCUSED

- Mayor Pro Tem, Council Place 2 Josh Stevens

Mayor Chris Riley called the meeting to order at 5:30 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley introduced Forest Campbell and Wyatt Kohrs of Boy Scout Troop 911 and asked Wyatt to lead the Pledge of Allegiance.

2. Citizens to be Heard

None

3. Presentations

1. Presentation of the 2023 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director

Regina Reed, Library Director, presented this item and introduced her staff that was present: Theresa Brader, Assistant Library Director and Sherry Watson, Library Tech.

Mayor Riley presented the staff with the 2023 Texas Municipal Library Directors Association Achievement Award.

2. Presentation Discussion and Possible Direction to Staff on the City's Core Values, Goals, and Objectives - Dr. C. Caldera, City Manager

Mayor Chris Riley gave a brief background on this item and why it is being brought to City Council this evening.

Dr. Crystal Caldera, City Manager, presented the item seeking direction to staff on the City's Core Values, Goals, and Objectives.

Before beginning, Mayor Riley spoke about the last meeting and adoption of Resolution No. 24-006R, revising the City's Mission and Vision Statement. Mayor Riley requested that the wording be amended to read "*The City of Leon Valley is committed to protecting the quality of life, safety, and liberty **for all its citizens** while prioritizing fiscal responsibility, resiliency, sustainability and economic development.*"

Dr. Crystal Caldera, City Manager, replied that she would add an amending resolution to the next Regular City Council agenda to have that change considered.

Dr. Crystal Caldera, City Manager, continued with the Core Values.

Those who spoke at this time were: Beth Mursch (Leon Valley); Mary Fernandez (Leon Valley); and Sandy Aguirre (Leon Valley)

There was a consensus among members of City Council to have each department set their goals and objectives. Dr. Crystal Caldera, City Manager, will get with staff to draft goals and objectives from their department and bring them back to City Council for review.

4. Announcements by the Mayor and Council Members. At condolences reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

Mayor Riley and members of the City Council made announcements.

5. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website.

1. Upcoming Important Events:

Regular City Council Meeting, Tuesday, April 02, 2024, at 6:30 PM, in City Council Chambers.

Volunteer Appreciation Dinner, Tuesday, April 09, 2024, from 6:00 PM to 8:00 PM, at the Leon Valley Conference Center.

Joint General Election – Early Voting, Monday, April 22, 2024 through Tuesday, April 30, 2024.

Job Fair, Tuesday, April 23, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.

Library Volunteer Party, Wednesday, April 24, 2024, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.

Coffee with the Mayor & City Council, Saturday, April 27, 2024, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.

Household Hazardous Waste Collection, Saturday, April 27, 2024, from 8:00 AM to 1:00 PM, at the Leon Valley Fire Department. This event is only for Leon Valley residents – address verification required.

Joint General Election - Election Day, Saturday May 04, 2024, polls open from 7:00 AM to 7:00 PM.

Annual City-Wide Garage Sale, Saturday, May 25, 2024, from 8:00 AM to 6:00 PM

Miscellaneous other events and announcements.

6. Consent Agenda

Councilor Rey Orozco motioned to approve the Consent Agenda as presented. Councilor Philip Campos seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 02-20-2024 Regular City Council Meeting Minutes

b. 03-05-2024 Regular City Council Meeting Minutes

2. **Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A2.000 - Administrative Fees, Sec. A2.003 - Municipal Park Administrative Fees, (g) Swimming Pool Fees, (1) and (2) to Increase Non-Leon Valley Resident Pool Membership Fees (1st Read was Held on 03-05-2024) - D. Dimaline, Public Works Assistant Director**
 3. **Presentation and Discussion of the Monthly Financial Report Ending February 29, 2024 - C. Goering, Finance Director**
 4. **Presentation and Discussion on the Leon Valley Police Department Racial Profiling Report for 2023 - D. Gonzalez, Police Chief**
 5. **Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$40,000 for the Purposes of Increasing the City Manager and Council Department Budget to Pay for the City's Portion of a Street Outreach Person Through Haven for Hope (1st Reading was Held on 03-05-2024) - Dr. C. Caldera, City Manager**
 6. **Discussion and Possible Action on a Resolution Appointing an Alternate to the Planning & Zoning Commission - S. Passailaigue, City Secretary**
 7. **Presentation, Discussion and Possible Action of Councilor Will Bradshaw's Excused Absence for the March 05, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3. - Councilor Will Bradshaw**
7. **Regular Agenda**
1. **Presentation, Discussion, and Possible Action to Consider Approval of a Request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.012 Off-Premises Signs, (a), New Off-Premise Signs and (12) Light Emitting Diode Signs, Located at 5902 Bandera Rd - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented a request by Burkett Media for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.012 Off-Premises Signs, (a) New Off-Premise Signs and (12) Light Emitting Diode Signs, Located at 5902 Bandera Road.

Beau Burkett of Burkett Media was present and spoke about his request.

Councilor Philip Campos motioned to approve the request as presented. Councilor Benny Martinez seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

The City Council Shall Meet in Executive Session to Discuss the Following:

Pursuant to Texas Government Code, Chapter 551, Section 551.071: Consultation with the Attorney Regarding Agenda Items 7.1 and 7.2 of tonight's agenda to get a legal opinion.

Mayor Riley read aloud the Texas Government Code, Chapter 551, Section 551.071, and the reason was for a legal opinion for Items 7.1 and 7.2.

The City Council went into Executive Session at 6:32 PM

Reconvene into Regular Session

The City Council reconvened into Open Session at 6:53 PM

Possible Action on Issues Discussed in Executive Session If Necessary

No Action Taken

- 2. Presentation, Public Hearing, and Discussion of an Ordinance Request to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District With R-6 Garden Home District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented a proposed ordinance request to rezone an approximately 27-acre tract of land from R-1 Single Family to a Planned Development District (PDD) with R-6 Garden Home District, being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), located at 6518 Samaritan Drive, Leon Valley, Texas for a public hearing.

Mr. Samir Chehade spoke about his plan for this area.

Mayor Chris Riley opened the Public Hearing at 7:05 PM.

Those who spoke at this time were: Al Alcocer (Leon Valley); Charles Matthews (Leon Valley); Beth Mursch (Leon Valley); Linda Barker (Leon Valley); Abraham Diaz (Leon Valley); Erick Matta (Leon Valley); Kathy Hill (Leon Valley); Travis Leech (Leon Valley); Sharon Hendricks (Leon Valley); Guadalupe Diaz (Leon Valley); Mary Fernandez (Leon Valley); Thomas Benavides (Leon Valley); Theresa Mouser (Leon Valley); Cynthia Hernandez (Leon Valley); Dr. Grenier (Leon Valley); Sandra Aguirre (Leon Valley); Mike Mascorro (San Antonio)

There being no further public comment; Mayor Riley closed the Public Hearing at 8:02 PM

Mayor Chris Riley proposed an extended notification on this item as some addresses were not properly notified.

Councilor Philip Campos motioned to extend notification to five hundred feet. Councilor Will Bradshaw seconded the motion.

Councilor Campos withdrew the previous motion; and Councilor Bradshaw withdrew his second.

Councilor Philip Campos motioned to extend outreach to people affected in the Seneca West area. Councilor Rey Orozco seconded the motion.

Mayor Chris Riley asked Sandra Passailaigue, City Secretary to take a roll call vote.

City Secretary Passailaigue proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Nae; Councilor Philip Campos - Yea; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Nae.

There being a tie vote, Mayor Chris Riley voted - Yea.

The motion passed with three (3) votes in favor; two (2) votes against; and Councilor Stevens not present.

3. Presentation, Public Hearing, and Discussion of an Ordinance Requesting to Rezone an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

Mindy Teague, Planning and Zoning Director, presented and introduced Victor Bernal, Senior Land Manager, Century Communities, and Jeffrey McKinnie, PE, Vice President, Cude Engineering.

Mayor Chris Riley opened the Public Hearing at 8:32 PM.

Those who spoke at this time were: Charles Matthews (Leon Valley); Beth Mursch (Leon Valley); Olen Yarnell (Leon Valley); Linda Barker (Leon Valley)

There being no further public comment; Mayor Riley closed the Public Hearing at 8:40 PM.

Mayor Riley took this opportunity to ask everyone to join her in wishing Councilor Will Bradshaw a Happy Birthday!

4. Presentation and Discussion on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$50,000 for the Purposes of Increasing the Impound Lot Budget to Pay for the Relocation and Completion of the Police Impound Lot (1st Read as Required by City Charter) - D. Gonzalez, Police Chief

David Gonzalez, LVPD Chief, presented an ordinance authorizing a Fiscal Year 2023-24 General Fund Budget adjustment in the amount of \$50,000 for the purposes of increasing the Impound Lot Budget to pay for the relocation and completion of the Police Impound Lot.

There was a consensus to place this item in Consent on the April 2, 2024 Regular City Council Agenda.

5. Presentation, Discussion, and Possible Action Awarding a Bid and Authorizing the City Manager to Sign a Contract with San Antonio Pool Management, Inc. in the Amount of \$68,529.00 to Manage the City of Leon Valley Forest Oaks Pool and Provide Off-Season Maintenance – D. Dimaline, Public Works Assistant Director

David Dimaline, Assistant Public Works Director, presented this item seeking approval to award a bid and authorize the City Manager to sign a contract with San Antonio Pool Management, Inc. in the amount of \$68,529.00 to manage the Forest Oaks Pool and provide off-season maintenance.

Mayor Chris Riley asked the San Antonio Pool Management staff if it would be possible to have an early morning senior or lap swimmers' time. The staff said it would require bringing in an extra lifeguard and that it would take away from the eight (8) hours of open pool time but that they would work out a schedule.

Mayor Chris Riley requested City Council consideration to include early morning, open lap swim, and to extend pool openings on the weekends through September.

There was a consensus among members of City Council to authorize Dr. Crystal Caldera, City Manager to negotiate with San Antonio Pool Management to add an addendum, which would increase the cost of the contract, to include more hours to allow for morning lap swim time, and to extend pool hours through the end of September.

Councilor Benny Martinez motioned to approve as presented with the addition to include the additional hours. Councilor Philip Campos seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

6. Presentation, Discussion, and Possible Action to Approve an Ordinance Authorizing a Budget Adjustment in the Amount of \$100,740.00 From the Stormwater Fund Reserve and Authorize the City Manager to Enter into a Contract With TCL Construction for Emergency Repairs to Huebner Creek at Poss and Cherryleaf Roads (Emergency Expenditure – One Read Required) - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, presented an emergency ordinance authorizing a budget adjustment in the amount of \$100,740.00 from the Stormwater Fund Reserve and authorize the City Manager to enter into a contract with TCL Construction for emergency repairs to Huebner Creek at Poss and Cherryleaf Roads.

Councilor Will Bradshaw motioned to adopt the ordinance as presented. Councilor Rey Orozco seconded the motion.

Voting Yea: Council Place 1 Martinez, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

8. Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.

None.

9. The City Council Shall Meet in Executive Session to Discuss the Following:

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.’s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840,217843 (21 Acres)**

Mayor Riley read aloud the agenda caption for Item 9.1

The City Council went into Executive Session at 9:17 PM

10. Reconvene into Regular Session

The City Council reconvened into Open Session at 10:07 PM

11. Possible Action on Issues Discussed in Executive Session If Necessary

No action was taken.

12. Adjournment

Mayor Riley announced that the meeting adjourned at 10:07 PM

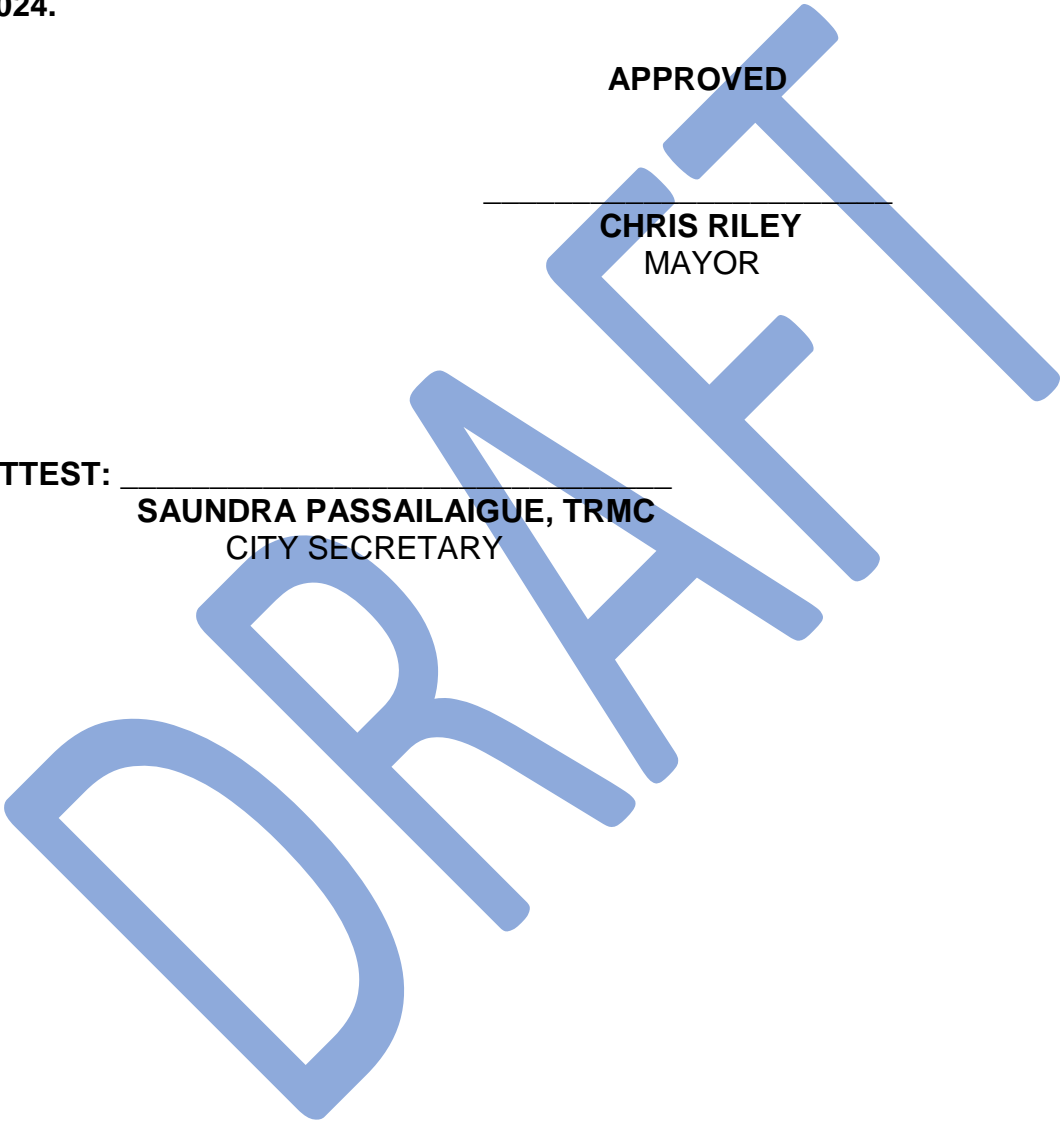
These minutes were approved by the Leon Valley City Council on the 2nd of April, 2024.

APPROVED

**CHRIS RILEY
MAYOR**

ATTEST: _____

**SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY**





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – FEBRUARY 27, 2024
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

2nd Vice-Chair Andrea Roofe called the Planning and Zoning Commission meeting to order at 6:40 PM.

PRESENT

2 nd Vice-Chair	Andrea Roofe	Place 2
Commissioner	Pat Martinez	Place 4
Chair	Cassie Rowse	Place 5 – Tardy 6:45PM
1 st Vice-Chair	Erick Matta	Place 6 – Tardy 7:48PM
Commissioner	Richard Blackmore	Place 7
Commissioner	David Perry	Place 1
Commissioner	Hilda Gomez	Place 3
2 nd Alternate	Mary Ruth Fernandez	Seated to Vote
Council Liaison	Benny Martinez	

ABSENT

1 st Alternate	Thomas Dillig	Unexcused
3 rd Alternate	Gregory Meffert	Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, Economic Development Director Roque Salinas, City Manager Dr. Crystal Caldera, City Council Member Rey Orozco, and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF ZONING COMMISSION MINUTES

- 1. Planning and Zoning Commission - Regular Meeting - January 23, 2024

Commissioner Blackmore made a motion to approve the minutes as presented, which was seconded by 2nd Alternate Fernandez. The motion carried unanimously.

3. NEW BUSINESS

- 1. Presentation, Public Hearing, and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District With R-6 Garden Home District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision and Parcel 1, Abstract 399, CB 4429 and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and Applicant Mr. Samir Chehade presented and a discussion was held between the Commissioners, Planning and Zoning Director Mindy Teague and Mr. Samir Chehade regarding the variance, tree replacement, traffic analysis and the second exit into a field.

Chair Catherine Rowse opened the public hearing at 7:15PM.

Residence from the area spoke, noting their concerns regarding drainage issues, traffic, wildlife, homeless, cost vs. expense, green spaces, construction disturbances, toxic waste research of the land, noise, cleanliness of the community, flooding and building less units on the land.

The following residents spoke in opposition: Monica Alcocer, Lori Bennett, Kathy Hill, Abraham Diaz, Mauricio Mendoza, Lisa Coleman, Gabriela Mendoza, Mike Mascorro, Sandy Aguirre, Thomas Benavides, Mark Ferris, Amandine Grenier, Even Bohl, and Hugo Mendoz.

The following residents spoke in favor: None.

Chair Catherine Rowse closed the public hearing at 7:59PM.

Chair Catherine Rowse stated that the PDD meets purpose but not applicability.

2. Presentation, Public Hearing, and Discussion to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request to Rezone an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and a brief discussion was held between the Commissioners, Planning and Zoning Director Mindy Teague and Applicant Jeffrey McKinny with Cude Engineering regarding the request to follow through with Phase II the same as Phase I, sidewalk and gate to Leon Valley Elementary School, the pathway being away from Huebner Road and traffic and they bought the land to meet the fire code for two exits.

Chair Catherine Rowse opened the public hearing at 8:29PM. Seeing that nobody wished to speak, Chair Catherine Rowse closed the public hearing at 8:29PM.

Chair Catherine Rowse stated that all looked good to her to move forward.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body;

information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

Chair Catherine Rowse stated that Whataburger opened today. Earthwise is Saturday from 9am-1pm, to have an enjoyable Spring Break and the next meeting will be March 26th. Commissioner Blackmore said to make sure you go vote. Commissioner Fernandez announced the Onion House Birthday Celebration on March 16th.

5. ADJOURNMENT

Chair Rowse announced the meeting adjourned at 8:36 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 12th of March 2024.

APPROVED

CATHERINE ROWSE
CHAIR

ATTEST:

ELIZABETH AGUILAR
PERMIT TECHNICIAN



**PARK COMMISSION OF THE CITY OF LEON VALLEY, TEXAS
FEBRUARY 8, 2024, MEETING MINUTES**

[Section].72.

The Park Commission of the City of Leon Valley, Texas met on the 8th day of February 2024, at 6:30 p.m., at the Leon Valley Conference Center, 6421 Evers Road, Leon Valley, Texas, for the purpose of the following business, to-wit:

LEON VALLEY PARK COMMISSION MEETING, 6:30 P.M.

1. Call to Order, Pledge of Allegiance, and Determine if Quorum is Present.

Chair Roger Christensen called the Park Commission meeting to order at 6:30 p.m., with following Park Commissioners in attendance: Vice-Chair Bolton, Elaine Valdez, Thomas Benavides, Nancy Marrufo, Joyce Trent, Diane Frazer, and Ann Sawyer. Absent and excused was Commissioner Julie Carreon-Martinez. Also present was City Councilman Will Bradshaw, Staff Liaison Melinda Moritz, and Mr. Robert King from Skate Ecosystem, and numerous skateboarding enthusiasts.

2. Review and Approval of the January 11, 2024 Regular Park Commission Meeting Minutes.

Commissioner Benavides had mentioned the tree count after all events was incorrect and asked that it be corrected. Vice-Chair Bolton made a motion to approve the minutes from the January 11, 2024 Regular Park Commission meeting with the correction. Commissioner Valdez seconded the motion, and the motion carried unanimously.

3. Citizens to be Heard.

There were no other citizens present; however, Chair Christensen asked the Commissioners if they could move item 5.a. to the front of the agenda, as they had a presentation to give and had brought guests to the meeting. The Commissioners agreed and the item was heard.

4. Old Business

a. Discussion – Park Capital Budget

Staff Liaison Moritz gave the Commissioners a copy of the Park Capital Acquisition list. Some suggestions for inclusion in the FY 25 budget were shade covers for the Raymond Rimkus Park basketball court and the Silo Park playground and fitness equipment, a poured in place rubber playground flooring for the Raymond Rimkus Park playgrounds to replace the engineered wood mulch, and some funds for adaptive reuse of the LV Community Pool facility. Ms. Moritz stated that she would get estimates and include the ideas in the capital plan.

b. Discussion – Revising the Park Master Plan (Commissioner Roger Christensen)

Staff Liaison Moritz stated that she would update the relevant sections and bring the proposed survey to the next Park Commission meeting for the Commissioners review.

Chair Christensen asked the Commissioners to review each section and make recommendations, paying special attention to the major boundaries of each zone, being Huebner, Grissom, Bandera, and Loop 410.

5. New Business

a. Discussion – Presentation – Skate Ecosystems (R. King)

Ms. Moritz introduced Mr. Robert King from Skate Ecosystems. Mr. King gave a presentation about how his company could renovate the Leon Valley Community Pool facility site as a small pump track skate park. He stated that residents wanted to use a skate park that was close to their homes and then showed several examples of small skate parks. He noted that the City of San Antonio was planning to incorporate smaller skate parks in their neighborhood areas because of requests from their citizens. He explained that skaters in the Bexar County region were being underserved.

Commissioner Valdez asked if the skate parks were “all abilities” parks. Mr. King replied that they were, as the berm forms provided for children with special needs. He noted that sustainability measures were also incorporated into the design which included landscaping, shading, and seating areas that could also be used for skating. He stated that the type of freeform concrete structuring attracted spectators as well.

Commissioner Marrufo asked for a cost estimate. Mr. King stated that they could construct a park for under \$200,000 and that typical parks are around 40-55 dollars a square foot and that taller, more complex bowls increase the price, while the features under 4' tall with trails are a lower price point.

Commissioner Frazer asked if the skate park would incorporate the entire area of the facility. Mr. King stated that they would start with just the pool footprint and then the city could enlarge the park over time with a phasing plan.

Chair Christensen said that there was a skate park located about 3.5 miles from the Leon Valley city limits. Mr. King explained that the new designs are more user-friendly and are multi-use as compared to the older style of skate parks. He gave an example of the Lakeway Skate bowl as being too difficult for most inexperienced riders, as few people can ride and perform tricks. He also stated that some of the older skate parks were made of asphalt and that the surface was not conducive to skating. He noted that there were no pump track style skate parks in the San Antonio area. He stated that their designs are all-wheel friendly and made for all ages and that they integrate landscaping and shade within the park footprint for passive water harvesting and sources of shade/rest areas.

Mr. King then expressed his desire for the opportunity to create a concept drawing that would fit into the trail system, or a pocket park activation area alongside one of the existing trails that has close access to parking/ amenities. He noted that it would cost the city approximately \$2,500 for the concept drawing.

Council Member Bradshaw noted that the City of San Antonio's Falcon Park was about ten minutes outside of Leon Valley and that there were three more within proximity.

Several skate enthusiasts in the audience spoke. Mr. David Cook stated that he lived in the Northwest Crossing area, but he would not use the skate park closest to him as the sides were too steep. He noted that skating was an activity for all ages, was very inclusive, that they helped to build community, and made good use of the existing environment. He also noted that his family had been using Raymond Rimkus Park due to its appeal. Mr. Reagan Beris explained that the area needed a beginner type track for younger children.

Chair Christensen thanked Mr. King and the skaters for their presentation and attendance at the meeting.

c. Reports – Subcommittees

Pool Subcommittee - Commissioner Sawyer stated that since the city decided to close the LV Community Pool, the swim team was having to rewrite their schedules. She noted that they would have information regarding the swim team shortly.

Tree Subcommittee – Commissioner Benavides stated that they would be giving away 300 trees at the upcoming Earthwise Living Day event and that they needed

volunteers to staff the booth. He explained that the event would be held on Saturday, March 2, 2024, from 9 am to 1 pm. Chair Christensen volunteered to work the booth along with Mr. Benavides. Commissioner Frazer stated she would also volunteer at the booth.

6. Commissioner's and Staff Comments

Commissioner Frazer commended the Tree Subcommittee for their activities and noted her appreciation for the new trees at Driggers Elementary School.

Commissioner Marrufo stated that she appreciated the skate park presentation and because of that, is now able to envision what that might look like.

Commissioner Trent stated that she also appreciated the skate park presentation.

Commissioner Valdez stated that she had recently learned about principles for future parks and that she had looked at Denton's Clear Creek Center. She noted that the Earthwise Living Committee was concerned about sustainability in parks and city-wide.

Vice-Chair Bolton reminded everyone to review the park survey at the back of the Park Master Plan.

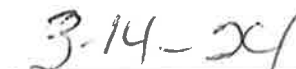
Chair Christensen stated that the next meeting would be held at the Conference Center and that the April meeting would be held at the Leon Valley Ranches Park.

7. Adjourn.

Commissioner Marrufo made a motion to adjourn the meeting. Commissioner Frazer seconded the motion and the motion carried unanimously. The meeting was adjourned at 7:44 p.m.



Roger Christensen - Chair



Date



**CITY OF LEON VALLEY
LEON VALLEY PUBLIC LIBRARY ADVISORY BOARD**
Leon Valley Public Library
6425 Evers Road, Leon Valley, TX 78238
Thursday, February 08, 2024 at 5:30 PM

MINUTES

1. CALL TO ORDER at 5:33

- a. Clare Brown – Present
- b. Barbara Owens – Unexcused
- c. Linda Crews – Present
- d. Maryanna Christensen – Present
- e. Patricia Birkhead – Present
- f. Margaret Tovar – Present
- g. Hillary Huber - Present

2. CITIZENS TO BE HEARD

- a. No Citizens to be Heard

3. DISCUSSION AND POSSIBLE ACTION ON THE FOLLOWING MINUTES

- a. 01-11-2024 Library Advisory Board Meeting – Correction made to attendance;
Hillary Huber – Motion, Maryanna Second - Approved

4. DISCUSSION ON THE LIBRARY'S STRATEGIC PLAN – Led by Hillary Huber

5. DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO CITY

COUNCIL TO REMOVE EXCESSIVELY ABSENT MEMBERS FROM THE LIBRARY

ADVISORY BOARD. Motion – Hillary Huber; Second Margaret Tovar; - Motion

Approved

6. LIBRARY DIRECTOR’S REPORT

a. Presented by Regina Reed

7. FRIENDS OF THE LIBRARY REPORT

a. Presented by Maryanna Christensen

8. TRUSTEE ANNOUNCEMENTS

a. No Announcements

9. ADJOURNMENT Motion Margaret Tovar, Second Linda Crews at 6:52

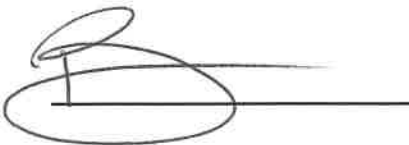
These minutes were approved by the Leon Valley Public Library Advisory Board on the 14th of March, 2024.

APPROVED



CLARE BROWN, CHAIR

ATTEST



REGINA REED, SECRETARY & STAFF LIASION



**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – MARCH 12, 2024
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:34 PM.

PRESENT

2 nd Vice-Chair	Andrea Roofe	Place 2
Commissioner	Pat Martinez	Place 4
Chair	Cassie Rowse	Place 5
Commissioner	Richard Blackmore	Place 7
Commissioner	Hilda Gomez	Place 3
Commissioner	David Perry	Place 1
2 nd Alternate	Mary Ruth Fernandez	Seated to Vote
Council Liaison	Benny Martinez	

ABSENT

1 st Vice-Chair	Erick Matta	Place 6 – Excused
1 st Alternate	Thomas Dillig	Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, City Manager Dr. Crystal Caldera, Economic Development Director Roque Salinas, City Council Member Rey Orozco, City Council Member Philip Campos, and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF ZONING COMMISSION MINUTES

- 1. Planning & Zoning Commission - Regular Meeting - February 27, 2024

Commissioner Roofe made a motion to approve the minutes as presented, which was seconded by 2nd Alternate Fernandez. The motion carried unanimously.

3. NEW BUSINESS

- 1. Presentation, Public Hearing, Discussion, and Possible Recommendation on a Request to Rezone Approximately 27-Acres of Land From R-1 Single Family to Planned Development District (PDD) With R-6 Garden Home Based Zoning District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc. Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and Applicant Mr. Samir Chehade presented and a discussion was held between the Commissioners, Planning & Zoning Director Mindy Teague and Mr. Samir Chehade regarding traffic impact analysis, emergency accesses, gates, street size and paving emergency street access.

Chair Catherine Rowse opened the public hearing at 8:00PM.

Chair Catherine Rowse read a letter from Kathy Hill and an email from Public Works Director Melinda Moritz.

Residents from the area spoke, noting their concerns regarding density, traffic, safety, wildlife, house sizes, noise, if area will be gated, number of houses and concerns with endangered animals.

The following residents spoke in opposition: Sharon Hendrix, Wayne Haynes, Melissa Zavala, Thomas Benavides, Linda Barker, Bath Mursch, Dr. Rajender Thusu, Mark Ferris, Mike Mascorro, Sandra Aguirre, Russell Hernandez, Travis Leech, John White, and Mauricio Mendoza.

The following residents spoke in favor: None.

Chair Catherine Rowse closed the public hearing at 9:06PM.

Commissioner Blackmore made a motion to send to City Council with a recommendation of denial, which was seconded by Commissioner Gomez.

Chair Catherine Rowse asked Permit Technician Elizabeth Aguilar to take a roll call vote.

Permit Technician Elizabeth Aguilar proceeded with a roll call vote to which the Planning & Zoning Commission replied: Chair Rowse - Aye; 2nd Vice-Chair Roofoe - Abstain; Commissioner Martinez - Nay; Commissioner Blackmore - Aye; Commissioner Perry - Aye; Commissioner Gomez - Aye; 2nd Alternate Fernandez - Aye

Chair Catherine Rowse announced the motion carried.

2. Presentation, Public Hearing, Discussion, and Possible Recommendation on a Request to Rezone Approximately 6-Acres of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446, Lot 46A and Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion was held between the Commissioners and Rudy Munoz with Century Communities regarding what they were asking for in this case.

Chair Catherine Rowse opened the public hearing at 6:45PM.

Chair Catherine Rowse read two letters, one from Public Works Director Melinda Moritz and one from Ray and Sharon Hendricks.

Residents from the area spoke, noting their concerns regarding traffic, parking, school impact, population, and children’s safety.

The following residents spoke in opposition: Beth Mursh and Charles Matthews.

The following residents spoke in favor: None.

Commissioner Gomez made a motion to send to the City Council with a recommendation of denial. Motion failed due to lack of a second.

Commissioner Roofe made a motion to send to the City Council with a recommendation of approval. 2nd Alternate Fernandez seconded the motion.

Chair Catherine Rowse asked Permit Technician Elizabeth Aguilar to take a roll call vote.

Permit Technician Elizabeth Aguilar proceeded with a roll call vote to which the Planning & Zoning Commission replied: Chair Rowse - Aye; 2nd Vice-Chair Roof - Aye; Commissioner Martinez - Aye; Commissioner Blackmore - abstain; Commissioner Perry - abstain; Commissioner Gomez - Nay; 2nd Alternate Fernandez - Aye.

Chair Catherine Rowse announced the motion carried.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Next Planning & Zoning Meeting will be March 26, 2024, at 6:30PM.

The City Council Meeting will be March 19, 2024, at 5:30PM.

5. ADJOURNMENT

Chair Catherine Rowse announced the meeting adjourned at 9:30PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 26th of March 2024.

APPROVED

CATHERINE ROWSE
CHAIR

ATTEST:

ELIZABETH AGUILAR
PERMIT TECHNICIAN



MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Carol Goering, Finance Director
THROUGH: Crystal Caldera, City Manager
SUBJECT: 2023 Tax Roll Resolution
SPONSOR(S): N/A

PURPOSE

Each year, once Council has adopted a **Tax Rate**, the Bexar County Tax Assessor furnishes a summary of the **Tax Roll**. Section 26.09e of the State Property Tax Code requires the **Tax Roll** be approved by the taxing unit's governing body. Attached is the Resolution and Tax Roll Statement for such approval.

SEE LEON VALLEY

Social - A responsible municipal budget strives to allocate tax payers' dollars in an efficient and effective manner that represents all citizens equally. The adoption of the Tax Roll will provide revenue to support City services.

Economic - Utilizing tax payer monies to maximize public safety, city administration and city programs/services allow the City to actively pursue Economic Development opportunities.

Environmental - N/A

FISCAL IMPACT

Ad Valorem taxes provide revenue for the General Fund to provide services such as police and fire protection, emergency medical services, construction, operation, maintenance and repair of the City's infrastructure including streets, sidewalks, curbs, drains, right-of-way, traffic control systems and signage, zoning, planning and subdivision administration, building inspections, code compliance, recreational activities, library services and government administration.

STRATEGIC GOALS

N/A

RECOMMENDATION

Adopt the Resolution approving the 2023 Tax Year Certified Tax Roll as furnished by the Bexar County Tax Assessor Collector.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

A RESOLUTION APPROVING THE TAX ROLL OF THE CITY OF LEON VALLEY, TEXAS, FOR THE 2023 TAX YEAR; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, each year, once Council has adopted a Tax Rate, the Bexar County Tax Assessor furnishes a summary of the Tax Roll; and

WHEREAS, Section 26.09e of the State Property Tax Code requires the Tax Roll be approved by the taxing unit's governing body; and

WHEREAS, it is now the desire of the City Council to approve the Tax Roll of the City of Leon Valley, Texas for the 2023 Tax Year;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. The City Council of the City of Leon Valley hereby officially approves the City Tax Roll, attached hereto and incorporated herein for all purposes, as required by Section 26.09e of the State Property Tax Code.

SECTION 2. A signed copy of this resolution shall be submitted to Bexar County Tax Assessor-Collector.

SECTION 3. This Tax Roll statement is effective as of October 1, 2023.

SECTION 4. This resolution shall take effect immediately upon its passage and approval as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 2nd day of April 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: City Attorney

2023 CERTIFIED TAX ROLL AS OF OCTOBER 1, 2023

TAX ASSESSMENT ROLLS OF LEON VALLEY FOR THE YEAR 2023 SHOW THE FOLLOWING SUMMARIES:

ROLL	NUMBER ACCTS	MARKET VALUE	TAXABLE VALUE	FREEZE LOSS	TOTAL LEVY
REAL PROPERTY	3,586	1,504,133,043	1,198,903,771	201,709.39	5,609,681.38
PERSONAL PROPERTY	805	100,968,202	98,016,681	.00	480,858.81
MOBILE HOME PROPERTY	0	0	0	.00	.00
MINERAL PROPERTY	0	0	0	.00	.00
OTHER PROPERTY	0	0	0	.00	.00
TOTAL	4,391	1,605,101,245	1,296,920,452	201,709.39	6,090,540.19

RATE OF TAXATION ASSESSMENT RATIO 100%
TOTAL TAX RATE 00.484739

ALBERT URESTI, MPA, PCAC
TAX ASSESSOR-COLLECTOR BEXAR COUNTY

BY :



MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024

TO: Mayor and Council

FROM: David Gonzalez, Police Chief

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion and Possible Action on an Ordinance Authorizing a Fiscal Year 2023-2024 General Fund Budget Adjustment in the Amount of \$50,000 for the purpose of completing the relocation of the Police Impound Lot.

PURPOSE & BACKGROUND

Discussion on approval for moving the Police Impound Lot was initiated in 2023. Direction to move toward completion was granted.

FISCAL IMPACT

A budget adjustment in the amount of \$50,000 is requested. The funds will come from the General Fund Reserve.

RECOMMENDATION

Council's Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING A FISCAL YEAR 2023-24 GENERAL FUND BUDGET ADJUSTMENT IN THE AMOUNT OF \$50,000 FOR THE PURPOSE OF INCREASING THE IMPOUND LOT BUDGET; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley has already approved their FY 2023-2024 Budget on September 05, 2023; and

WHEREAS, it has been determined that funding should be added to the FY 2023-2024 Budget; and

WHEREAS, it is necessary to adjust the Police Impound Budget by a total amount of \$50,000

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. The City's General Fund budget is hereby adjusted to the amount of \$50,000 to increase the Police Impound Lot Budget to complete the relocation of the Police Impound Lot.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of Leon Valley
this the ___ day of ___, 2024.

Police Impound Lot – Budget Adjustment

David Gonzalez
Police Chief
City Council Meeting
April 2, 2024

Summary

- Question
 - Approve an Ordinance authorizing budget adjustment in the amount of \$50,000 for the FY 2023-2024 budget year.
- Options
 - Approve
 - Deny
- Recommendation
 - Council's Discretion

Purpose

- Consider approval of an Ordinance authorizing budget adjustment for FY 2023-2024
- Budget adjustment will pay for the relocation and completion of the Police Impound Lot

Purpose / Background

- Discussion and approval for moving the Police Impound Lot began in 2023.
- Require budget adjustment for completion.

Fiscal Impact

- A budget adjustment in the amount of \$50,000 is requested. The funds would come from the General Fund Reserve.

Recommendation

- Council's Discretion

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action to Consider Approval of an Ordinance to Rezone Approximately 6-Acres of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning, Being Lot 46A, P-46, and P-46C, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas

PURPOSE

The purpose of this item is to consider approval of a request to rezone an approximately 6-acre parcel of land from R-1 to PDD with R-6 Base Zoning at 7201 and 7205 Huebner Road.

History

This parcel was owned and occupied prior to the City being incorporated as the Poss Family Homestead and has been zoned as R-1 since its incorporation into the city limits.

The owner of the adjacent 10-acre subdivision (Poss Landing) is in the process of constructing a PDD single family home subdivision, but the ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes. After investigating the costs for fire sprinkling, the developer decided to purchase this adjacent lot and develop it as Phase II of what was Poss Landing (the developer has since changed the name to Senna Phase I). This will not only provide the necessary second access point for the Senna I project, but it will also provide the required ingress/egress points for this property.

City Master Plan

The City Master Plan, Huebner Road Corridor 5CC states:

The Huebner Road Corridor area of land is primarily Single-Family Dwelling, Multiple Family Retirement Dwelling, and Garden House Dwelling Uses with some Small Business and Retail Uses. The land use in this area encourages all the vacant areas located on the east side of Huebner Road across from the Elementary School be zoned R-1 (Single-Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden House) should be considered as alternatives. Vacant areas zoned B-2 (Retail) should be rezoned

to R-1 (Single family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden House), R-7 (Single Family Medium Density), and MX-1 (Mixed Use).

The proposed zoning follows the Master Plan recommendations.

Variances

The developer is requesting to match the first phase of the development with a lot size reduced to 3,010 square feet, a lot frontage of 35 feet, and have a 16’ front setback, 3’ side setback, and 10’ rear setback. The development will consist of 49 homes. The developer will be planting 2 trees on each lot.

The developer will be requesting a variance to Chapter 13 Tree Mitigation for the removal of on-site existing trees at a later date.

Streets/Traffic Impact Analysis (TIA)

Internal street right-of-way is proposed at 38’ with 28’ of asphalt. The TIA indicates 49 peak hour trips.

Notification

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a single-family housing subdivision will increase ad valorem and sales taxes in the city.

RECOMMENDATION

At their March 19, 2024, meeting, the City Council recommended the item be placed on consent agenda.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE No. 2024-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A ZONE CHANGE ON AN APPROXIMATELY 6 ACRE TRACT OF LAND FROM R-1 SINGLE FAMILY DWELLING TO A PLANNED DEVELOPMENT DISTRICT, WITH R-6, GARDEN HOME DISTRICT BASE ZONING, BEING PARCEL 46, ABSTRACT 664, CB 4446, LOT 46A AND PARCEL 46C ABSTRACT 664, CB 4446, LOCATED AT 7201 AND 7205 HUEBNER ROAD, LEON VALLEY, TEXAS; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon’s Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City’s Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City’s Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the zone change, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The subject location – being specifically described as, Parcel 46, Abstract 664, CB 4446, Lot 46A and Parcel 46C Abstract 664, CB 4446, located at 7201 and 7205 Huebner Road, Leon valley, Texas, is hereby approved.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are

hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 2nd day of April 2024.

APPROVED

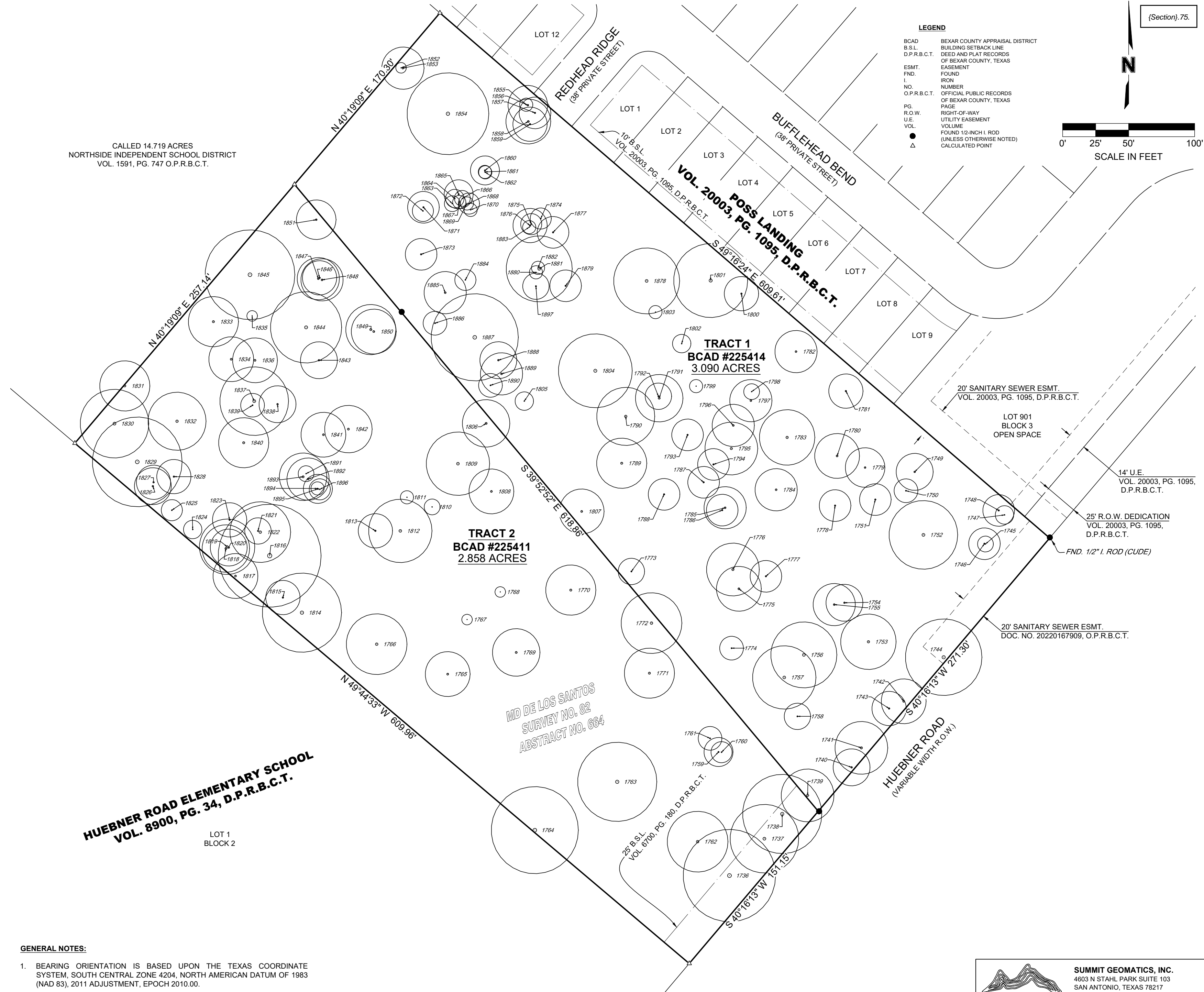
CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

TAG NO.	DESCRIPTION
1736	35" MESQUITE (26-18")
1737	26" MESQUITE
1738	30" MESQUITE
1739	20" MESQUITE
1740	14" HACKBERRY
1741	20" MESQUITE
1742	17" MESQUITE (SICK)
1743	13" PERSIMMON TREE (5-4-3-3-3")
1744	29" MESQUITE (21-16")
1745	6" PERSIMMON TREE
1746	12" PERSIMMON TREE (9-6")
1747	7" MESQUITE
1748	12" MESQUITE
1749	14" PERSIMMON TREE (9-9")
1750	9" MESQUITE (SICK/DEAD)
1751	12" MESQUITE (SICK/DEAD)
1752	26" MESQUITE (19-13")
1753	21" MESQUITE
1754	14" HACKBERRY
1755	16" MESQUITE
1756	25" CEDAR (9-6-6-5-5-3")
1757	24" CEDAR (10-6-6-5-5-5")
1758	10" PERSIMMON TREE (5-5-4")
1759	11" PERSIMMON TREE (7-7")
1760	8" PERSIMMON TREE
1761	9" PERSIMMON TREE
1762	23" MESQUITE
1763	30" CEDAR (23-9-5")
1764	33" LIVE OAK (23-20")
1765	17" PERSIMMON TREE (7-7-6-4-3")
1766	23" LIVE OAK
1767	4" (UNKNOWN) TREE
1768	4" (UNKNOWN) TREE
1769	18" HACKBERRY (SICK)
1770	19" MESQUITE (SICK/DEAD)
1771	19" MESQUITE
1772	23" MESQUITE
1773	10" PERSIMMON TREE (7-6")
1774	9" PERSIMMON TREE (6-5")
1775	17" MESQUITE
1776	20" MESQUITE (13-13")
1777	12" MESQUITE (SICK)
1778	12" MESQUITE (SICK)
1779	15" MESQUITE (SICK)
1780	17" MESQUITE (SICK)
1781	13" MESQUITE (9-8")
1782	16" MESQUITE (12-7")
1783	21" MESQUITE
1784	16" MESQUITE (SICK)
1785	16" MESQUITE
1786	12" MESQUITE
1787	12" PERSIMMON TREE (9-5")
1788	12" MESQUITE
1789	19" MESQUITE (13-11")
1790	22" HACKBERRY
1791	18" HACKBERRY (12-11")
1792	10" HACKBERRY
1793	12" PERSIMMON TREE
1794	12" MESQUITE (8-7")
1795	20" MESQUITE
1796	16" PERSIMMON TREE (12-8")
1797	16" MESQUITE
1798	6" PERSIMMON TREE (4-3")
1799	5" BURR OAK
1800	13" PERSIMMON TREE (9-7")
1801	28" MESQUITE (20-16")
1802	7" GUMBULLY TREE
1803	5" BURR OAK
1804	28" LIVE OAK
1805	7" PERSIMMON TREE
1806	18" HACKBERRY
1807	17" HACKBERRY (13-7")
1808	17" HACKBERRY
1809	24" ASH (15-9-9")
1810	6" (UNKNOWN) TREE
1811	5" (UNKNOWN) TREE
1812	24" LIVE OAK
1813	13" ASH
1814	30" LIVE OAK
1815	13" LIVE OAK
1816	39" CEDAR (23-12-12-8")

TAG NO.	DESCRIPTION
1817	17" MESQUITE
1818	18" MESQUITE (12-11")
1819	21" HACKBERRY (15-12")
1820	14" CEDAR (9-5-4")
1821	10" MESQUITE
1822	23" ASH (19-8")
1823	13" MESQUITE
1824	7" SHUMARD OAK (4-3-3")
1825	8" LIVE OAK (6-3")
1826	14" CREPE MYRTLE
1827	13" MESQUITE
1828	13" ASH
1829	34" MESQUITE (23-22")
1830	26" MESQUITE (21-9")
1831	19" MESQUITE
1832	22" MESQUITE
1833	19" MESQUITE
1834	17" MESQUITE
1835	4" ASH
1836	17" ASH
1837	26" ASH
1838	14" MESQUITE
1839	9" PERSIMMON TREE (5-4-4")
1840	19" MESQUITE
1841	17" HACKBERRY
1842	18" ASH
1843	14" HACKBERRY
1844	27" MESQUITE (20-14")
1845	34" MESQUITE (22-13-11")
1846	13" MESQUITE
1847	16" HACKBERRY (12-8")
1848	16" MESQUITE
1849	19" HACKBERRY
1850	17" MESQUITE
1851	15" MESQUITE
1852	4" LIVE OAK
1853	16" LIVE OAK (11-10")
1854	31" LIVE OAK
1855	5" PERSIMMON TREE
1856	15" PERSIMMON TREE (9-4-4-3")
1857	12" PERSIMMON TREE (6-6-6")
1858	17" LIVE OAK (13-8")
1859	13" LIVE OAK
1860	11" PERSIMMON TREE (7-7")
1861	5" PERSIMMON TREE
1862	5" BLACK OAK
1863	6" BLACK OAK
1864	7" HACKBERRY (5-3")
1865	11" HACKBERRY
1866	6" HACKBERRY
1867	5" BLACK OAK
1868	8" HACKBERRY
1869	5" BLACK OAK
1870	5" BLACK OAK
1871	12" PERSIMMON TREE (7-5-4")
1872	8" PERSIMMON TREE
1873	12" PERSIMMON TREE (8-7")
1874	8" HACKBERRY
1875	8" HACKBERRY
1876	13" HACKBERRY
1877	12" HACKBERRY (9-5")
1878	25" HACKBERRY
1879	12" PERSIMMON TREE (8-7")
1880	5" PERSIMMON TREE
1881	25" HACKBERRY (18-14")
1882	5" PERSIMMON TREE
1883	5" BLACK OAK
1884	8" WHITE OAK
1885	16" HACKBERRY
1886	9" (UNKNOWN) TREE
1887	33" ASH
1888	14" HACKBERRY
1889	16" HACKBERRY
1890	9" PERSIMMON TREE (5-4-3")
1891	6" PERSIMMON TREE
1892	16" PERSIMMON TREE (5-5-4-3-3-3")
1893	18" PERSIMMON TREE (8-8-6-5")
1894	5" PERSIMMON TREE
1895	11" PERSIMMON TREE (8-5")
1896	8" PERSIMMON TREE
1897	10" CEDAR



LEGEND

- BCAD: BEXAR COUNTY APPRAISAL DISTRICT
- B.S.L.: BUILDING SETBACK LINE
- D.P.R.B.C.T.: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ESMT.: EASEMENT
- FND.: FOUND
- I.: IRON
- NO.: NUMBER
- O.P.R.B.C.T.: OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG.: PAGE
- R.O.W.: RIGHT-OF-WAY
- U.E.: UTILITY EASEMENT
- VOL.: VOLUME
- FOUND 1/2-INCH I. ROD (UNLESS OTHERWISE NOTED): FOUND 1/2-INCH I. ROD (UNLESS OTHERWISE NOTED)
- Δ: CALCULATED POINT

SCALE IN FEET: 0' 25' 50' 100'

- GENERAL NOTES:**
- BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00.
 - MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED ADJUSTMENT FACTOR OF 1.00017.
 - SURVEYOR WAS CONTRACTED TO LOCATE TREES GREATER THAN OR EQUAL TO 4-INCHES. SURVEYOR DOES NOT MAKE ANY GUARANTEE AS TO THE TYPES OF TREES LISTED HEREON. IF CRITICAL, IT MAY BE PRUDENT TO HAVE AN ARBORIST VERIFY THIS INFORMATION.
 - THIS TREE EXHIBIT IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY CUDE ENGINEERS DATED JANUARY 8, 2024.
 - THIS TREE EXHIBIT DOES NOT INCLUDE DEPICTIONS OF EXISTING IMPROVEMENTS.
 - FIELDWORK WAS COMPLETED ON FEBRUARY 05, 2024.

LEGAL DESCRIPTION:

TRACT 1: 3.090 ACRES OF LAND IN THE MD DE LOS SANTOS SURVEY 82, ABSTRACT 664, BEXAR COUNTY, TEXAS, OUT OF THAT CALLED 138.72 ACRE TRACT RECORDED IN VOLUME 4219, PAGE 248 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2: 2.858 ACRES OF LAND LOCATED IN THE MD DE LOS SANTOS SURVEY 82, ABSTRACT 664, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CALLED 1.794 ACRE TRACT, LOT 46A OF THE POSS SUBDIVISION RECORDED IN VOLUME 6700, PAGE 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF THAT CALLED 1.078 ACRE TRACT RECORDED IN IN DOCUMENT 20210300205 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

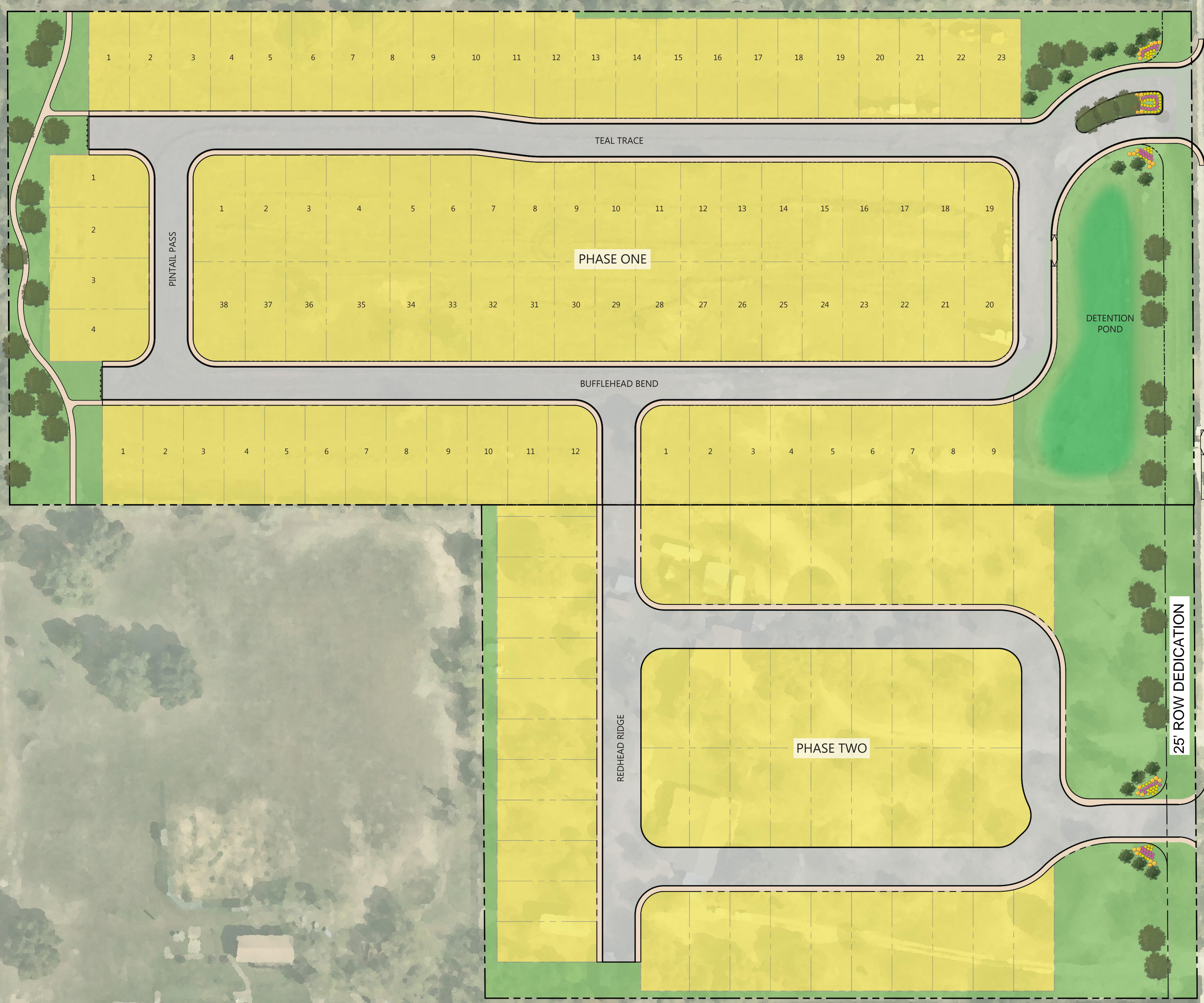
SUMMIT GEOMATICS, INC.
 4603 N STAHL PARK SUITE 103
 SAN ANTONIO, TEXAS 78217
 Tel: 210-971-4870 • summit-geomatics.com
 TBPELS FIRM NO. 10194657

TREE EXHIBIT
 TRACT 1 - 3.090 ACRES
 TRACT 2 - 2.858 ACRES
 SITUATED IN THE
 MD DE LOS SANTOS SURVEY NO. 82
 ABSTRACT NO. 664
 BEXAR COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET NO.:
1"=50'	24.0045	02/08/2024	144

1 OF 1

X:\03_Summit_P\Projects\2024-Projects\24_0045_CenturyCommunities_PossLandExp\Extensio_SanAntonio_03_Finals\01_CAD_PossLandExp\2_Trees\TreeSrv(S).dwg - 2/08/2024 11:37 AM, C:\Users\Bernal

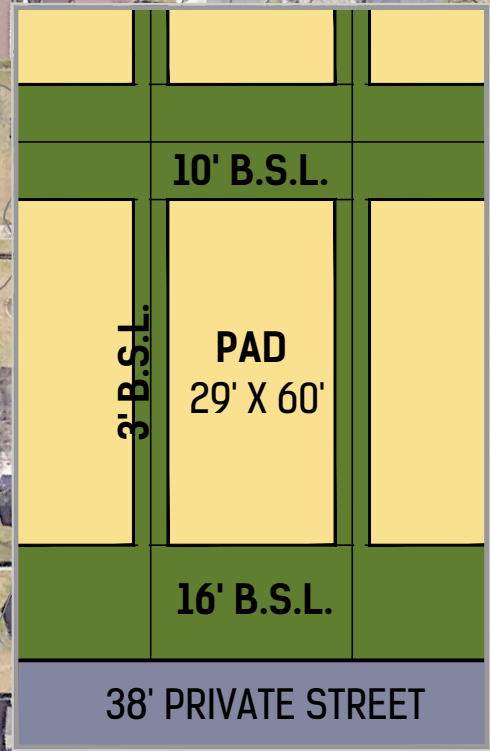


SENNA



LOT SUMMARY	
LOT COUNT	ACRES
49	6.0 Ac.

LOT DETAIL
35' X 86'

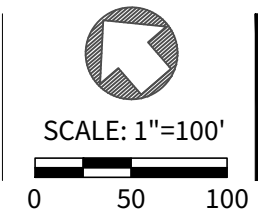


CUDE ENGINEERS
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210)523.7112

POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024



PZ-2024-2
Rezone - PDD
7201 & 7205 Huebner

Mindy Teague
Planning & Zoning Director
City Council Meeting
April 2, 2024

Purpose

- This is a request to rezone approximately 6 acres of land at 7201 and 7205 Huebner Road from R-1 Single Family Dwelling District to Planned Development District with R-6 Garden Home base zoning
- Property will have to be platted and conform to all stormwater regulations prior to being issued any building permits
- Developer will be requesting a variance to Chapter 13 Tree mitigation for on-site existing trees at a later date

Background

- Parcels were owned/occupied prior to the City being incorporated, as the Poss Family Homestead
- The owner of the adjacent 10-acre subdivision (former Poss Landing) is in the process of constructing PDD/R-6 based single family homes
- Ingress/egress requirements in the Fire Code required that the developer either provide secondary ingress/egress or fire sprinkle all homes in that development
- After investigating costs, developer decided to purchase adjacent lot & develop as Phase II (the original subdivision has since changed name to Senna Phase I)
- This not only provides the necessary second access point for the Senna I project, but will also provide the required ingress/egress to the subject property

Purpose

- The Master Plan, Huebner Road Corridor 5CC states:
 - The land use in this area encourages all the vacant areas located on the east side of Huebner Road across the school be zoned R-1, with R-3A and R-6 considered as alternatives
- The developer is requesting to match the first phase of the development with a lot size of 3,010 square feet, frontage of 35 ft, 16 ft front set back, 3 ft side set back & 10 ft rear set back
- Development will consist of a total of 49 lots with two trees per lot
- TIA indicates 49 peak hour trips

Site Plan

{Section}.75.



POSS LANDING - PHASE 2 / R1 SITE PLAN

LEON VALLEY, TEXAS

JANUARY 2024



SCALE: 1"=100'



Notification

- 12 Letters were sent out
 1. 0 – In favor
 2. 0 - Opposed
 3. 1 - Undeliverable

Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a single-family subdivision will increase ad valorem and sales tax in the city

Recommendation

- At the March 19, 2024, meeting, City Council recommended item be place on agenda for consent

MAYOR AND COUNCIL COMMUNICATION

DATE: April 02, 2024

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on a Resolution Appointing a Member to the Economic & Community Development Advisory Committee

SPONSOR(S): (N/A)

PURPOSE

The purpose of this item is to present to City Council a Volunteer Application submitted by Benjamin Alterman for appointment as Member to the Economic & Community Development Advisory Committee.

FISCAL IMPACT

None

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 24-0__R

**A RESOLUTION OF THE CITY OF LEON VALLEY, TX., CITY COUNCIL APPOINTING
A MEMBER TO THE ECONOMIC AND COMMUNITY DEVELOPMENT ADVISORY
COMMITTEE**

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF
THE CITY OF LEON VALLEY, TEXAS, THAT:**

The following individual(s) are hereby appointed as a Member to the **Economic and
Community Development Advisory Committee** with a term expiring June 30, 2024:

Benjamin Alterman

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF
THE CITY OF LEON VALLEY, TEXAS:**

That the appointment of the aforementioned individual(s) to the Leon Valley Economic
and Community Development Advisory Committee and that the term become effective
immediately.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley
on this the 2nd day of April, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

MAYOR AND COUNCIL COMMUNICATION

DATE: April 02, 2024

TO: Mayor and Council

FROM: Sandra Passailaigue, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on a Resolution Removing Barbara Owens from the Library Advisory Board

SPONSOR(S): (N/A)

PURPOSE & BACKGROUND

This agenda item will allow the City Council to consider a resolution removing Barbara Owens from the Library Advisory Board as requested by Clare Brown, Board Chair.

Ms. Owens has ten (10) unexcused absences and nine (9) consecutive unexcused absences in 2023 and 2024.

In accordance with the Library Advisory Board Bylaws, Section 3.5; *“Any member of the Board who miss three consecutive meetings unexcused will be recommended to the Mayor and Council for a replacement appointment for the remainder of the unexpired term.”*

RECOMMENDATION

City Council Discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Received by
CITY SECRETARY
Date: 03/25/2024
Time: 8:00 AM

Leon Valley Public Library
Library Advisory Board

March 14, 2024

To the Mayor and City Council of Leon Valley

The Library Advisory Board of the City of Leon Valley requests your action to remove a Board member due to their consistent unexcused absences.

According to our Council approved Bylaws, Section 3.5: *“Any members of the Board who miss three consecutive meetings unexcused will be recommended to the mayor and council for a replacement appointment for the remainder of the unexpired term.”*

Advisory Board member Barbara Owens has ten unexcused absences and nine consecutive unexcused absences in 2023 and 2024. The Library Advisory Board requests that the mayor and city council approve Mrs. Owens's removal from the Board.

Thank you for your consideration and action in this matter.

Clare Brown



Chair of the Leon Valley Public Library Advisory Board

RESOLUTION NO. 24-00_R

RESOLUTION REMOVING BARBARA OWENS FROM THE LIBRARY ADVISORY BOARD

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

The following individual is hereby removed from the **Library Advisory Board**:

Barbara Owens – Member

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

That the removal of the aforementioned individual to the Library Advisory Board be effective immediately.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley on this the 2nd day of April, 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Crystal Caldera, City Manager Initiator’s Name, Title
SUBJECT: Presentation, Discussion, and Possible Action on a Resolution Adopting a Revised Mission Statement for the City of Leon Valley

PURPOSE & BACKGROUND

The purpose of this item is for the City Council to adopt revised mission and vision statements. On February 24, 2024, the Leon Valley City Council joined together to revise the mission and vision statements. The Council jointly agreed to revise the mission statement. On March 5, 2024, the City Council voted to revise the Mission and Vision statements. On March 19, 2024, the Mayor requested an amendment to the mission statement. The City Council agreed to the amendment. The revised mission statement will add “for all its citizens”.

Revised Mission Statement: The City of Leon Valley is committed to protecting the quality of life, safety, and liberty **for all its citizens** while prioritizing fiscal responsibility, resiliency, sustainability and economic development.

FISCAL IMPACT

None

RECOMMENDATION

Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION No. 24-00_R

A RESOLUTION ADOPTING A REVISED MISSION STATEMENT FOR THE CITY OF LEON VALLEY

WHEREAS, the Governing body of the City of Leon Valley believes that the development of a mission statement is vital to planning for the future of the community;

WHEREAS, the City of Leon Valley has developed a mission statement through a collaborative approach among city leaders;

WHEREAS, the establishment of the mission statement provides the framework for the development of the City of Leon Valley and gives both the city staff and residents a direction and a sense of purpose for the actions of the community and its organization;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY:

SECTION 1. The revised Mission statement is as follows: “The City of Leon Valley is committed to protecting the quality of life, safety, and liberty for all its citizens while prioritizing fiscal responsibility, resiliency, sustainability, and economic development.”

SECTION 2. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Resolution are severable, and if any phrase, clause, sentence, or section of this Resolution shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Resolution.

SECTION 3. The repeal of any Resolution or part of Resolutions effectuated by the enactment of this Resolution shall not be construed as abandoning any action now pending under or by virtue of such Resolution or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Resolution.

SECTION 4. This Resolution shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley
this the 2nd day of April 2024.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE
CITY SECRETARY

Approved as to Form:

ARTURO D. "ART" RODRIGUEZ
CITY ATTORNEY



Mission Statement

Crystal Caldera, PhD
City Manager
City Council Meeting
April 2, 2024

Summary

- Question
 - Whether or not to adopt the revised mission and vision statements
- Options
 - Approve the request
 - Approve a variation of the request
 - Deny
- Declaration
 - The City Council's Discretion

Purpose

- To adopt the revised mission statement

Background

- 2-24-2024 : The Council collectively agreed to revise the mission and vision statement
- 3-5-2024: The Council adopted a new Mission and Vision Statement
- 3-19-2024: The Mayor requested an amendment to the Mission Statement
 - The Council agreed to the amendment

Background

- Revised Mission Statement: The City of Leon Valley is committed to protecting the quality of life, safety, and liberty **for all its citizens** while prioritizing fiscal responsibility, resiliency, sustainability and economic development.

Fiscal Impact

- None

Recommendation

- City Council's Discretion

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Melinda Moritz, Public Works Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment from the General Fund Reserve in the Amount of \$84,232.00 for Repairs to the Kinman House Foundation and the Police Department Sally Port Roof.

SPONSOR(S): None

PURPOSE & BACKGROUND

The purpose of this item is to approve an Ordinance authorizing a budget adjustment in the amount of \$84,235.00 from the General Fund Reserve for repairs to the Kinman House foundation and for the Police Department sally port roof.

Kinman House Foundation Repairs

The Kinman House was originally built in the 1930's and is on a pier and beam foundation. The home was purchased by the City and renovated to become offices for the Economic Development Director and staff. After several years, that office was moved to City Hall, and the structure remained vacant for a period of years. The building was then renovated on the interior to support a commercial kitchen. In the processing of performing make ready services for a new tenant, staff discovered the foundation was sinking. An engineer was consulted, and it was discovered that the foundation needs new piers and a portion of nearby tree roots need to be cut out to preserve the building. Staff is requesting a budget adjustment of \$37,307.00, which includes \$4,866.00 (15%) for any contingencies.

Police Department Sally Port Roof and Structure

City Hall was remodeled in 2016; however the portion of roof above the sally port remained. A new type of roofing material was installed, but it did not have the required water proofing. Due to the subsequent leaks, the beams and plywood under the roof have been subjected to repeated water damage and must be replaced. In addition, the type of roofing material also needs replacing, as it is a crimped R-Panel missing the closure strips and is more commonly used for wall construction. A contractor was consulted, and they

have recommended that they remove the existing gutter system, replace all damaged roof decking and plywood, replace the existing metal panel roofing material with a new Standing Seam metal panel roof system, and then waterproof the plywood decking, paint the stucco finish with elastomeric exterior grade paint and install the gutters. Staff is requesting a budget adjustment for this work in the amount of \$46,925, which includes \$6,121.00 (15%) for contingencies.

Fiscal Impact

Kinman House Foundation Repairs

Cost for Project	\$32,441.14
Contingency (15%)	<u>\$ 4,866.00</u>
Total	\$37,307.00

Police Department Sally Port

Cost for Project	\$40,804.33
Contingency (15%)	<u>\$ 6,121.00</u>
Total	\$46,925.00

Total Budget Adjustments: \$84,232.00

The General Fund Reserve had a balance of \$5,919,097 as of 9/30/23.

Recommendation

Staff recommends approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

AN ORDINANCE OF THE CITY OF LEON VALLEY, TEXAS CITY COUNCIL AUTHORIZING A FISCAL YEAR 2023-2024 GENERAL FUND BUDGET ADJUSTMENT IN THE AMOUNT OF \$84,232.00 TO THE PUBLIC WORKS BUDGET FOR THE PURPOSE OF FUNDING REPAIRS TO THE KINMAN HOUSE FOUNDATION AND TO THE POLICE DEPARTMENT SALLY PORT; PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is responsible for the maintenance of its buildings and budgets annually for minor repairs to all facilities and had budgeted an estimated amount for the possibility of needed repairs at each facility in its FY 2023-2024 General Fund budget; and

WHEREAS, it was discovered that the Kinman House, an almost 100-year-old building, has a failing foundation and needs repairs that go beyond minor rehabilitation; and

WHEREAS, it was discovered that the Police Department sally port roof was not properly constructed, which led to severe water damage and now needs to be replaced; and

WHEREAS, it is necessary to adjust the Public Works Fund Budget in the amount of \$84,232.00 in order to fund these repairs;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. The City's General Fund budget is hereby adjusted in the amount of \$84,232.00 to fund the repairs to both the Kinman House foundation and the Police Department sally port roof.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED by the City Council of the City of Leon Valley this the 16th day of April, 2024.

APPROVED

CHRIS RILEY, MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

APPROVED AS TO FORM:

NICOLE WARREN
City Attorney

Consider Approval of an Ordinance
Budget Adjustment
Kinman House Foundation
Police Department Sally Port Roof

City Council Meeting

April 2, 2024

Melinda Moritz, Public Works Director

Summary

- Question
 - City Council is being asked to consider approval of an Ordinance authorizing a budget adjustment in the amount of \$84,232.00 from the General Fund Reserve to fund Kinman House foundation and the Police Department sally port repairs
- Options
 - Approve the adjustment
 - Deny the adjustment
- Declaration
 - Staff recommends approval of the budget adjustment

Purpose

- Consider approval of an Ordinance
- Authorizing a budget adjustment (\$84,232) from the General Fund Reserve
- For Kinman House foundation and Police Department sally port roof repairs

Purpose

- Kinman House Foundation
 - Building is almost 100 years old
 - Foundation is sinking from age, water, and from nearby tree root invasion
 - Needs new piers, cut tree roots
- Police Department Sally Port
 - This portion of structure is original to 1973 construction
 - Roof not properly installed
 - Needs new decking, interior plywood, roof system, and then paint

Fiscal Impact

- Kinman House Foundation Repairs
 - Cost for Project \$32,441.14
 - Contingency (15%) \$ 4,866.00
 - **Total** **\$37,307.00**
- Police Department Sally Port Roof Repairs
 - Cost for Project \$40,804.33
 - Contingency (15%) \$ 6,121.00
 - **Total** **\$46,925.00**
- Total Budget Adjustment: \$84,232.00
- Funds would come from the General Fund Reserve, which had a balance of \$5,919,097 as of 9/30/23

Recommendation

- Staff recommends:
 - Approval of an Ordinance authorizing a budget adjustment in the amount of \$84,232.00
 - To fund repairs to both buildings

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Request for a Specific Use Permit (SUP) for the use “Firearms and/or Ammunition” in a B-3 Commercial District, Being Lot 4, Block 1, CB 4428 H, Located 5405 Bandera Ste 101, Leon Valley, Texas

PURPOSE

The purpose of this item is to consider a request for an SUP to allow the sale of firearms, ammunition, and law enforcement equipment in a B-3 zoning district located at 5405 Bandera Ste 101, Leon Valley, Texas.

BACKGROUND

Chapter 15 – Zoning Article 15.02 – Zoning Ordinance – Division 7 – Permitted Use Table – Sec. 15.02.381 Permitted Use Table states that a Specific Use Permit is required in the B-3 zoning district for the use “Firearms and/or ammunition”.

This is an existing building and suite, and the applicant will not be making any changes to the site. The applicant does not sell to the general public – just first responders. The applicant will be required to obtain a Certificate of Occupancy prior to operating the business.

Notification

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

FISCAL IMPACT:

The applicant has paid all fees associated with the processing of this request. The approval will increase sales taxes in the city.

RECOMMENDATION

At their March 26th the Planning and Zoning Commission recommended approval of this

request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ITEMS CORRESPONDING TO SCHEDULE B

THE SCHEDULE B ITEMS ARE THE SAME AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-571737C1-DC72, DATED AUGUST 21, 2018.

- 1. The following restrictive covenants of record itemized below: Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 9100, Page 150, Deed and Plat Records, Bexar County, Texas. NOT SHOWN, IT IS A BLANKET AGREEMENT AND IS LOCATED ON THE SURVEYED PROPERTY. e. A 25 foot building setback line along the Evers Road and Bandera Road property line as set forth on the recorded plat and dedication. THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. f. Easement as shown on the recorded plat and dedication. Purpose: 14' Electric Overhead Easement Location: along the Evers Road and Bandera Road Property line THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. g. Easement as shown on the recorded plat and dedication. Purpose: 10' Sanitary Sewer Easement Location: As shown on Plat THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. h. Easement as shown on the recorded plat and dedication. Purpose: 10' Gas Easement Location: As shown on Plat THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. i. Easement Purpose: Right-of-Way for gas and water facilities Recorded: March 31, 1982 in Volume 2553, Page 329, of the Official Public records, of Bexar County, Texas. THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. j. Easement Purpose: Ingress/egress, firelane and utility easement Recorded: May 26, 1983 in Volume 2841, Page 1538 amended filed of record July 01, 1983 in Volume 2866, Page 981 and March 28, 1985 in Volume 3359, Page 962, of the Official Public records, of Bexar County, Texas. THIS EASEMENT IS LOCATED ON THE SURVEYED PROPERTY, PLOTTED AND SHOWN HEREON. SCHEDULE B ITEMS 2 THROUGH 9 & 10a THROUGH 10d, 10i, 10m ARE NOT SURVEY RELATED

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "B-3" - COMMERCIAL ZONING DISTRICT, CITY OF LEON VALLEY, TEXAS.

FRONT SETBACK: 25 FEET REQUIRED SIDE SETBACK: 20 FEET REQUIRED FOR STREET SIDE/CORNER, 0 FEET REQUIRED FOR INTERIOR SIDE REAR SETBACK: 0 FEET REQUIRED

HEIGHT RESTRICTIONS: NONE

MAXIMUM LOT COVERAGE: MAXIMUM BUILDING COVERAGE REQUIREMENTS ARE NOT SET FORTH IN THE ORDINANCE FOR PROPERTIES LOCATED WITHIN THE B-3 COMMERCIAL ZONING DISTRICT.

PARKING REQUIREMENTS (FORMULA): ACCORDING TO SECTION 15.02.441, 241.4 SPACES ARE REQUIRED FOR THE OFFICE SPACE AND 90.5 SPACES ARE REQUIRED FOR THE WAREHOUSE SPACE, FOR A TOTAL OF 332 SPACES. IN ADDITION, ONE PARKING SPACE PER FIVE EMPLOYEES IS REQUIRED. UPON CONFIRMATION OF THE NUMBER OF EMPLOYEES, AN AMENDED REPORT WILL BE SENT TO THE CLIENT.

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM AEI CONSULTANTS ZONING REPORT DATED NOVEMBER 10, 2018, PROJECT NO. 396470, PURSUANT TO TABLE A 6A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 TABLE A 2: AN ADDRESS OF 5405 BANDERA ROAD WAS POSTED ON THE SURVEYED PROPERTY. MN2 TABLE A 4: THE SURVEYED PROPERTY CONTAINS AN AREA OF 8.00± ACRES (348,369± SQUARE FEET), MORE OR LESS. MN3 TABLE A 6b: THE INFORMATION SHOWN HEREON WAS TAKEN FROM THE REFERENCED RECORDED PLAN(S) AND MAY NOT BE THE CURRENT STANDARD OR HOW THE STANDARD IS INTERPRETED BY THE TOWNSHIP, COUNTY AND STATE. THE SETBACKS SHOWN (IF ANY) MAY NOT REFLECT THE ZONING REQUIREMENTS AT THE TIME OF CONSTRUCTION, IF ANY WERE REQUIRED AT THAT TIME. MN4 TABLE A 8: ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. MN5 TABLE A 9: THERE ARE 277 STRIPED REGULAR PARKING SPACES AND 7 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 284 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY. MN6 TABLE A 10A: NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES. MN7 TABLE A 16: AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS. MN8 TABLE A 17: AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS. MN9 TABLE A 18: THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY THE SURVEYOR. MN10 TABLE A 19: THERE ARE NO OFFSITE EASEMENTS OR SERVITUDE BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. THE SURVEYED PROPERTY HAS ACCESS TO BANDERA ROAD, A 120 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND EVERS ROAD A 60 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON. MN11 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED. MN12 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF BANDERA ROAD, BEXAR COUNTY, TEXAS TO BEAR N 67°25'37" W, AS SHOWN HEREON. MN13 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES. MN14 THIS SURVEY CONFORMS TO THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS FOR A BOUNDARY SURVEY UNDER CATEGORY 1-A URBAN SURVEY. MN15 CALCULATED SQUARE FOOTAGE OF THE BUILDING DOES NOT ACCOUNT FOR THE THICKNESS OF WALLS AND INTERIOR FRAMING AND IS NOT TO BE USED FOR THE INTERIOR SQUARE FOOTAGE CALCULATION. MN16 SURVEYOR NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. THIS SURVEY IS BASED UPON THE TITLE COMMITMENT REFERENCED HEREON. THE SURVEYOR IS NOT RESPONSIBLE FOR DOCUMENTS OF RECORD NOT INCLUDED IN THE COMMITMENT PROVIDED. MN17 ENTRY INTO SANITARY AND STORM STRUCTURES REQUIRES A CONFINED SPACE PERMIT WHICH IS NOT INCLUDED IN THE SCOPE OF WORK. MN18 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY. MN19 BUILDING HEIGHT DOES NOT TAKE IN TO ACCOUNT HEIGHT OF PARAPET WALLS. MN20 ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES WERE LOCATED BY SURVEYOR. UNDERGROUND UTILITIES SHOWN HEREON PER RECORD INFORMATION. MN21 BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 48029C, MAP NUMBER 0380-G WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010, THE SURVEYED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE FLOOD ZONE CLASSIFICATION(S) FOR THE SURVEYED PROPERTY IS X.

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE, LIGHT POLE, GUY WIRE, ELECTRIC MANHOLE, ELECTRIC METER, ELECTRIC VAULT, TRANSFORMER, AIR CONDITIONER UNIT, TELEPHONE MANHOLE, TELEPHONE PEDESTAL, CABLE BOX, STORM DRAIN MANHOLE, STORM DRAIN INLET, STORM PIPE, GREASE TRAP, #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED, TRAFFIC SIGNAL BOX, SIGNAL LIGHT POLE, SIGNAL LIGHT, SIGN (AS NOTED), TOWER, MONITORING WELL, FLAG POLE, WATER VALVE, FIRE HYDRANT, SIAMISE FIRE HYDRANT, WATER MANHOLE, BACKFLOW PREVENTER, WATER METER, WELL HEAD, POINT OF ACCESS, CONCRETE HATCH, SANITARY MANHOLE, CLEAN OUT, GAS MANHOLE, GAS VALVE, GAS METER, HANDICAPPED PARKING, MITERED END SECTION, BENCHMARK, (R) RECORD, (M) MEASURED, (C) CALCULATED, VOL VOLUME, PG PAGE, O.R. OFFICIAL RECORDS, P.B. PLAT BOOK, CMP CORRUGATED METAL PIPE, OVERHEAD WIRES, UNDERGROUND ELECTRIC LINE, GAS LINE, WATER LINE, STORM DRAIN LINE, SEWER LINE, BOUNDARY LINE, ORIGINAL BOUNDARY LINE

FLOOD NOTE

PURSUANT TO TABLE A 3, DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C-0380-G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON NOVEMBER 2, 2018 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

Table with 4 columns: DATE, DESCRIPTION, DATE, DESCRIPTION. Includes entries for 11/02/2018 (FIRST DRAFT), 11/05/2018 (NETWORK COMMENTS), 11/24/2018 (ZONING, CERTIFICATION), and a summary row for FIELD WORK, DRAFTED, CHECKED BY, and FB & PG.

SIGNIFICANT OBSERVATIONS

A NONE APPARENT

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2018 BOCK AND CLARK CORP. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

LOT 4, BLOCK 1, WEST LOOP PARK, CITY OF LEON VALLEY, AN ADDITION IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9100, PAGE 150, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 4, SAID POINT BEING NORTH 67 DEGREES 03 MINUTES 09 SECONDS WEST, 522.91 FEET FROM THE POINT OF INTERSECTION OF THE NORTHEAST LINE OF BANDERA ROAD AND THE NORTHWEST LINE OF HODGES DRIVE; THENCE NORTH 67 DEGREES 25 MINUTES 37 SECONDS WEST, 208.69 FEET ALONG THE NORTHEAST LINE OF BANDERA ROAD TO A FOUND THD MONUMENT FOR AN ANGLE POINT; THENCE NORTH 67 DEGREES 07 MINUTES 44 SECONDS WEST, 69.71 FEET ALONG THE NORTHEAST LINE OF BANDERA ROAD TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF LOT 4; THENCE ALONG THE WESTERLY LINE OF LOT 4, THE FOLLOWING COURSES AND DISTANCES: NORTH 30 DEGREES 52 MINUTES 54 SECONDS EAST, 806.84 FEET TO A FOUND IRON PIN, NORTH 61 DEGREES 37 MINUTES 28 SECONDS WEST, 67.49 FEET TO A FOUND IRON PIN, NORTH 44 DEGREES 16 MINUTES 59 SECONDS EAST, 493.79 FEET TO AN IRON PIN IN THE SOUTHWEST LINE OF EVERS ROAD FOR THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 48 DEGREES 44 MINUTES 00 SECONDS EAST, 232.74 FEET ALONG THE SOUTHWEST LINE OF EVERS ROAD TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE ALONG THE EASTERLY LINE OF LOT 4, THE FOLLOWING COURSES AND DISTANCES: SOUTH 30 DEGREES 57 MINUTES 36 SECONDS WEST, 893.00 FEET TO A FOUND IRON PIN, SOUTH 30 DEGREES 37 MINUTES 51 SECONDS WEST, 159.42 FEET TO A FOUND IRON PIN, SOUTH 30 DEGREES 54 MINUTES 31 SECONDS WEST, 349.99 FEET TO A FOUND IRON PIPE, SAID IRON PIPE BEING THE POINT OF BEGINNING. THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-571737C1-DC72, DATED AUGUST 21, 2018.

ALT/ANSPS LAND TITLE SURVEY

for Sealy

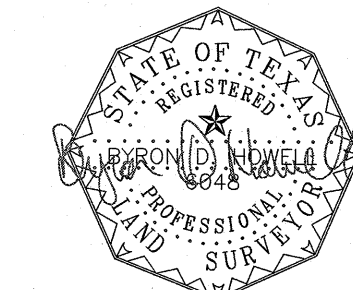
5405 Bandera Road, Leon Valley, TX 78238

Based on First American Title Insurance Company Commitment No. NCS-571737C1-DC72 bearing an effective date of August 21, 2018

Surveyor's Certification

To: West Loop Distribution Center EPA, LLC, a Delaware limited liability company; East West Bank, and its successors and/or assigns; Bentley Holding Company, LLC; Entrada Partners; First American Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALT/ANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on October 31, 2018.



BYRON D. HOWELL, REGISTRATION NO. 6048 IN THE STATE OF TEXAS. EXPIRATION DATE: 12-31-2019. FIRM REGISTRATION NUMBER 10116902. DATE OF FIELD SURVEY: OCTOBER 31, 2018. DATE OF LAST REVISION: NOVEMBER 26, 2018. NETWORK PROJECT NO. 201804648-1.

SURVEY PERFORMED BY: BOCK & CLARK CORP. 501 THOMSON PARK DRIVE CRANBERRY TOWNSHIP, PA 15066. PHONE: (800) 787-8394 FAX: (724) 834-0062. EMAIL: DPETERSON@BOCKANDCLARK.COM EMAIL: BHOWELL@BOCKANDCLARK.COM

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

SHEET 1 OF 2

Bock & Clark National Coordinators 1-(800)-SURVEYS (787-8397) Bock & Clark Corporation 3550 W. Market Street, Suite 200, Akron, Ohio 44333 maywehelpyou@bockandclark.com www.bockandclark.com SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

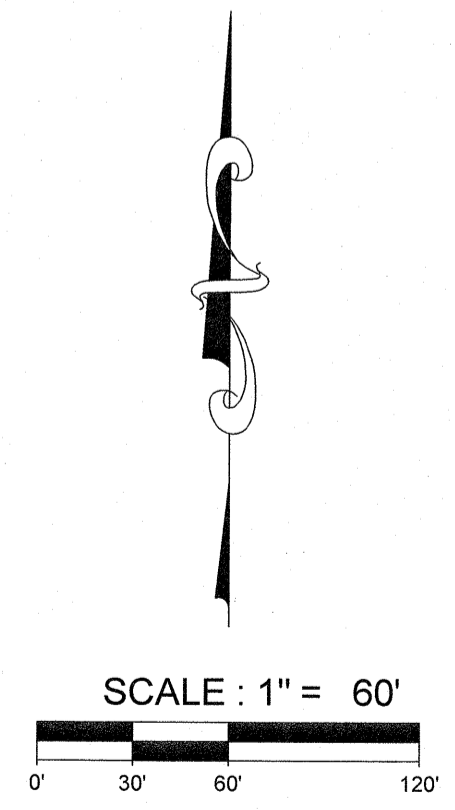
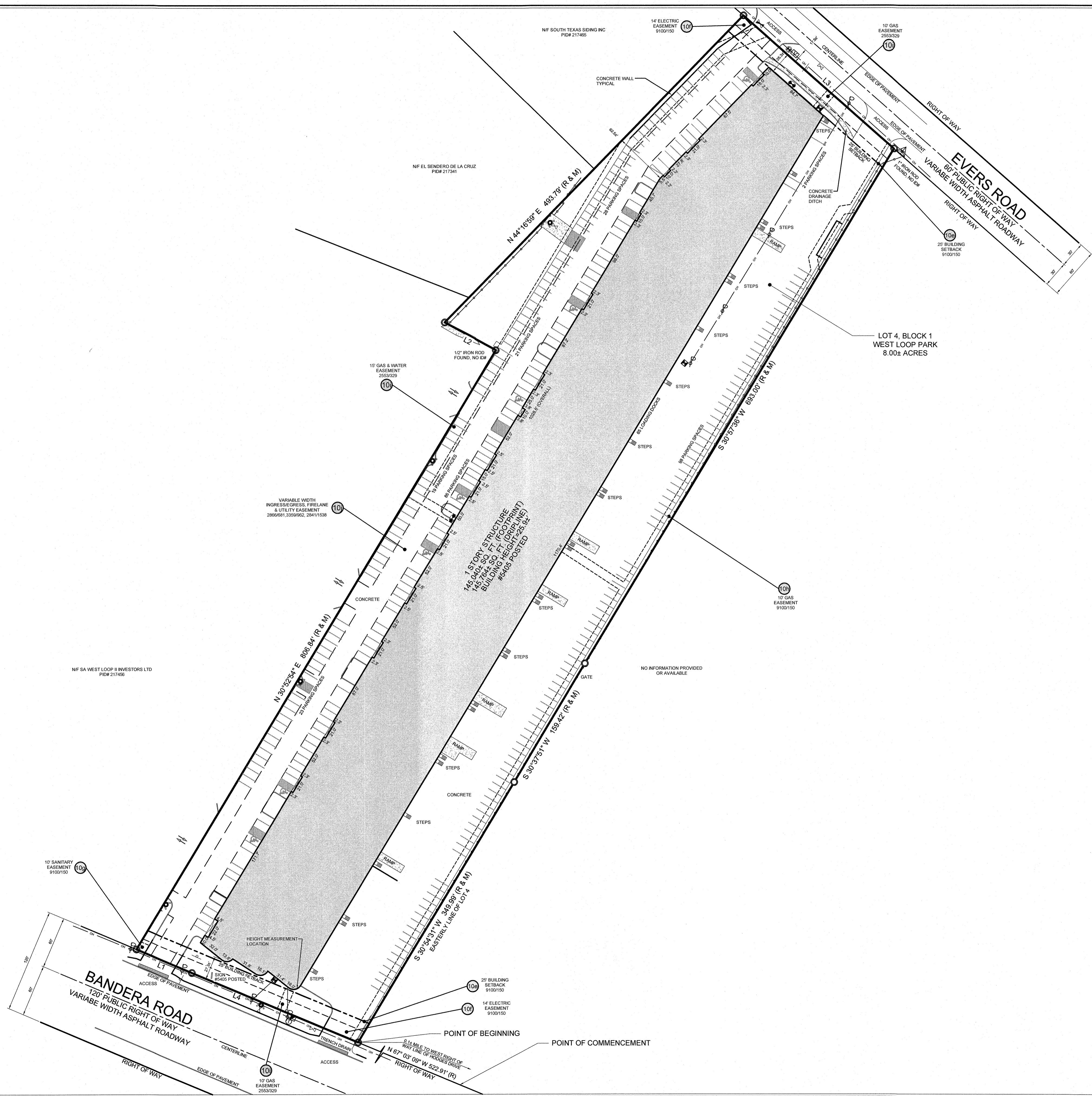
LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC VAULT
- TRANSFORMER
- AIR CONDITIONER UNIT
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE BOX
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM PIPE
- GREASE TRAP
- #5 REBAR WITH B/C CAP SET UNLESS OTHERWISE NOTED
- TRAFFIC SIGNAL BOX
- SIGNAL LIGHT POLE
- SIGNAL LIGHT
- VAULT
- SIGN (AS NOTED)
- TOWER
- MONITORING WELL
- FLAG POLE
- WATER VALVE
- FIRE HYDRANT
- SIAMESE FIRE HYDRANT
- WATER MANHOLE
- BACKFLOW PREVENTER
- WATER METER
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- POINT OF ACCESS
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- CLEAN OUT
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- GAS VALVE
- GAS METER
- HANDICAPPED PARKING
- MITERED END SECTION
- BENCHMARK
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- VOL VOLUME
- PG PAGE
- O.R. OFFICIAL RECORDS
- P.B. PLAT BOOK
- CMP CORRUGATED METAL PIPE

LINE TABLE

LINE	LENGTH	BEARING
L1(R & M)	69.71	N67°07'44"W
L2(R & M)	67.49	N61°37'28"W
L3(R & M)	232.74	S48°44'00"E
L4(R & M)	208.69	N67°25'37"W

BASIS OF BEARING



SHEET 2 OF 2

Bock & Clark AN NIVIS COMPANY

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
SEALY
 DATE OF FIELD SURVEY: OCTOBER 31, 2018
 NETWORK PROJECT NUMBER: 201804648-1
1-(800)-SURVEYS (787-8397)
 maywehelpyou@bockandclark.com www.bockandclark.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

WEST LOOP BUSINESS PARK

5405 Bandera Road | San Antonio, TX 78238

FOR LEASE
{Section}.82.



AVAILABILITY

MOVE-IN READY CONDITION

- » Suite 101: ±13,236 SF
(Demisable Option Available)

TERMS

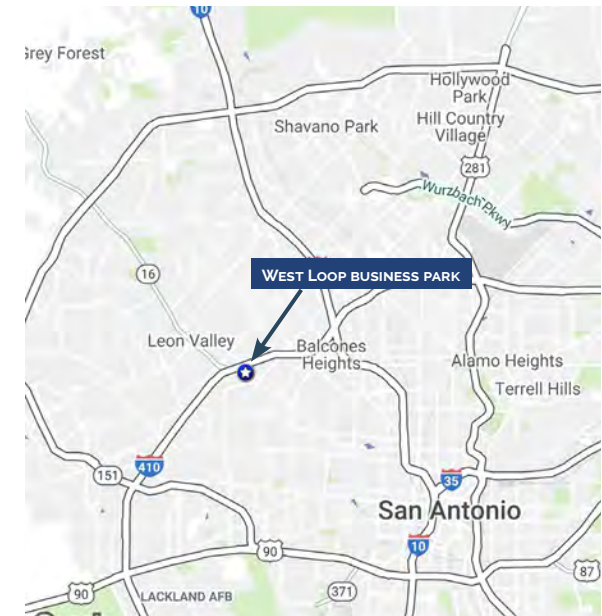
- » Lease Rate: \$8.50-\$10.50 NNN
- » Annual OPEX: \$3.35 PSF

HVAC

Landlord assumes all HVAC responsibility: \$0.25 PSF

BUILDING FEATURES

- » Building Size: ±146,168 SF
- » 22' clear height
- » Fully sprinklered
- » Grade level and dock high loading



FOR MORE
INFORMATION
PLEASE
CONTACT

Rob Burlingame, SIOR, CCIM
Senior Vice President
210.507.1123
rob.burlingame@cbre.com

Josh Aguilar, SIOR
Senior Vice President
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brad.oneill@cbre.com

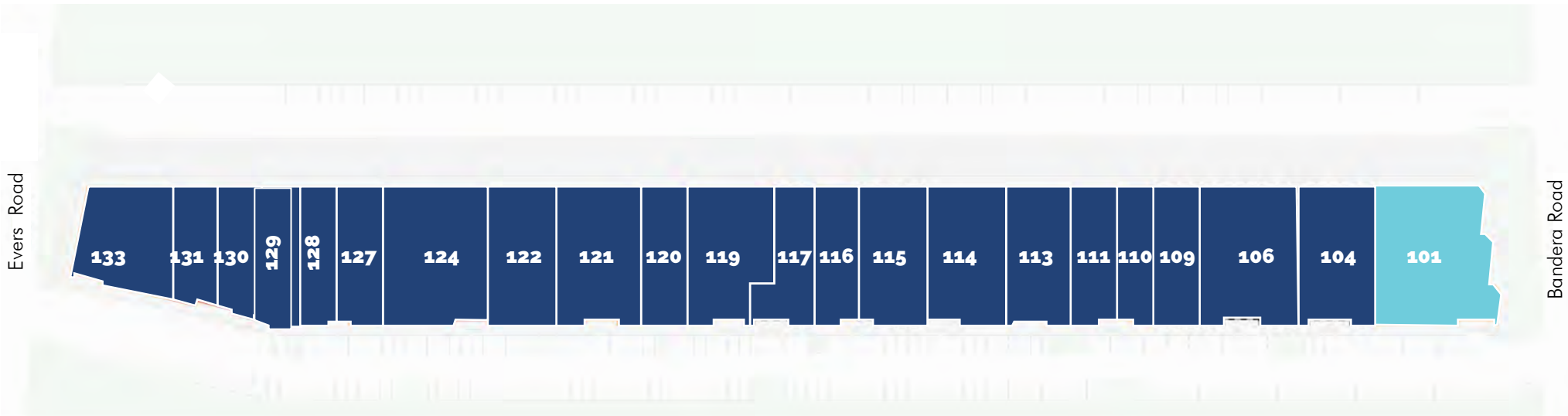


WEST LOOP BUSINESS PARK

5405 Bandera Road | San Antonio, TX 78238

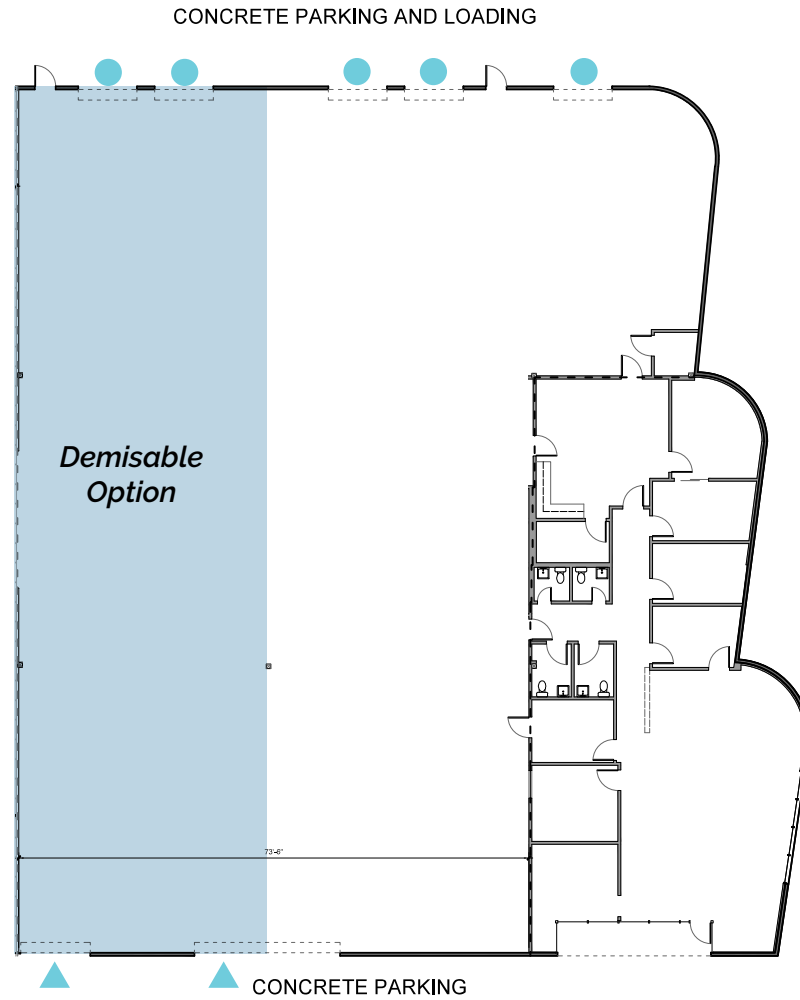
FOR LEASE
{Section}.82.

Legend		Suite #	SF
■	Leased	101	±5,000- ±13,236 SF
■	Available		



SUITE 101

Suite 101
±13,236 SF
(total)



LEGEND	SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
<ul style="list-style-type: none"> ● Dock High Doors ▲ Drive-in Door 	101	±5,000 - ±13,236 SF	\$8.50 - \$10.50	±2,794 SF Office ±10,442 SF Warehouse	5 Dock High Doors 2 Drive-in Doors	Available Now

WEST LOOP BUSINESS PARK

5405 Bandera Road | San Antonio, TX 78238

FOR LEASE
{Section}.82.



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INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

CBRE, Inc.	299995	texaslicensing@cbre.com	+1 210 225 1000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
Michael Caffey	437641	michael.caffey@cbre.com	+1 214 979 6511
Designated Broker of Firm	License Number	Email	Phone
Gardner Peavy	473833	gardner.peavy@cbre.com	+1 210 253 6031
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Rob Burlingame, SIOR, CCIM	492049	rob.burlingame@cbre.com	+ 210 507 1123
Sales Agent/Associate	License Number	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

03/14/2024

Mindy Teague
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – Kiesler Police Supply Special Use Permit (SUP) [PZ-2024-8]

Dear Ms. Teague:

We have reviewed the Special Use Permit (SUP) submittal for the Kiesler Police Supply facility. The permit application is complete; hence we recommend approval to go forward for P&Z consideration at the P&Z meeting on March 26, 2024, to advance the project.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-366



Ricardo J. Zamora, P.E., CFM
Senior Project Manager

PZ-2024-8
Specific Use Permit (SUP)
Firearm and/or Ammunition Sales
5405 Bandera Rd. Ste 101

Mindy Teague
Planning & Zoning Director
City Council Meeting
April 2, 2024

Purpose

- This is a request for a Specific Use Permit (SUP) to allow the use “Firearms and/or Ammunition”
- An SUP is required for this use in a B-3 Commercial zoned district, before a Certificate of Occupancy can be issued.
- This is an existing warehouse-type center, and the applicant will not be making any changes to the site
- The applicant intends to sell firearms, ammunition, and law enforcement equipment; however, they does not sell to the general public – just first responders

Aerial

WEST LOOP BUSINESS PARK

5405 Bandera Road | San Antonio, TX 78238

FOR LEASE



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CBRE | 200 Concord Plaza | Suite 800 | San Antonio, TX 78216 | www.cbre.com

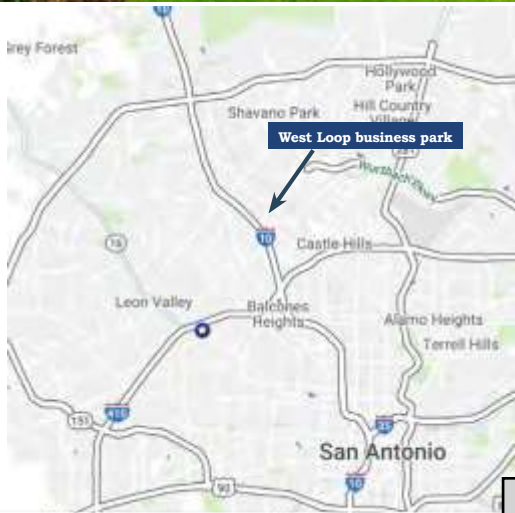


CBRE



Location

{Section}.82.



Notification

- 12 Letters were mailed to property owners within 200'. Staff received:
 1. 0 – In favor
 2. 0 - Opposed
 3. 1 - Undeliverable

Fiscal Impact

- All fees associated with this rezone request have been paid
- The approval of this permit will increase sales tax in the city

Recommendation

- At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024

TO: Mayor and Council

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Request for a Specific Use Permit (SUP) for the Construction and Operation of a “Car-Wash (Automatic)” on an Approximately 2.32-acre Tract of Vacant Land, Located in the 5400 Block of Grissom Road, Being Lots 4 and 5, Block 102, CB 4433, Timberhill Apartments Subdivision.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The property owner would like to construct an automatic carwash on the two vacant lots along Grissom Road adjacent to the U-Haul facility located at 5420 Grissom Road. According to Leon Valley City Code, Chapter 15, Division 12, Section 15.02.662, new construction that abuts residential zoning districts must obtain a specific use permit prior to issuance of a building permit and operation.

The site plan meets all requirements for parking, landscaping, traffic impact, and lighting. The owner will also be replatting the lots, as the planned structures will be crossing the lot lines.

FISCAL IMPACT

The new construction will increase both ad valorem and sales tax for Leon Valley.

RECOMMENDATION

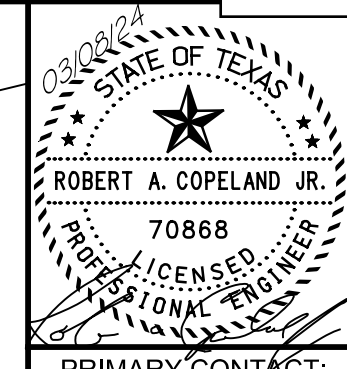
At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

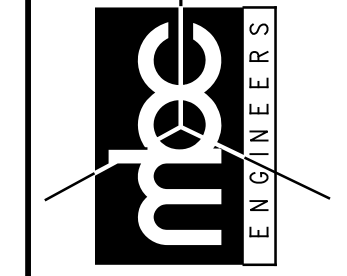
ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

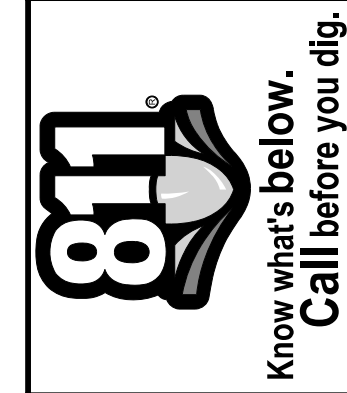


PRIMARY CONTACT:
Tony Olfers

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION T.B.P.E. F-784, T.B.P.L.S. 10011700

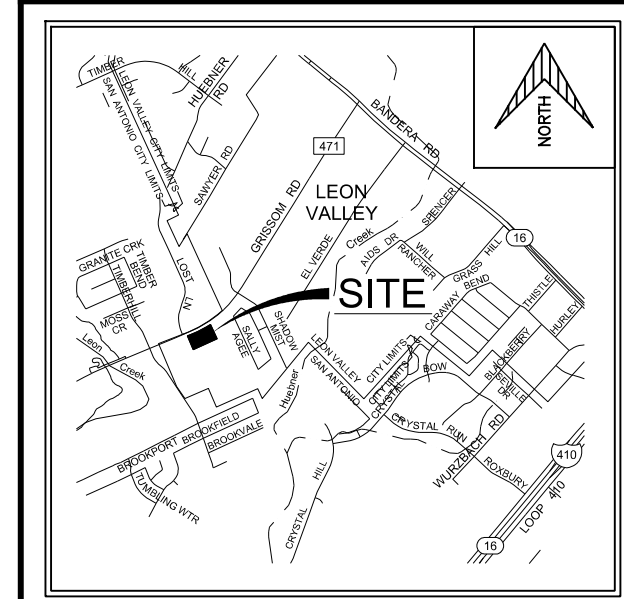


GRISSOM CARWASH
LEON VALLEY, TEXAS
SITE PLAN



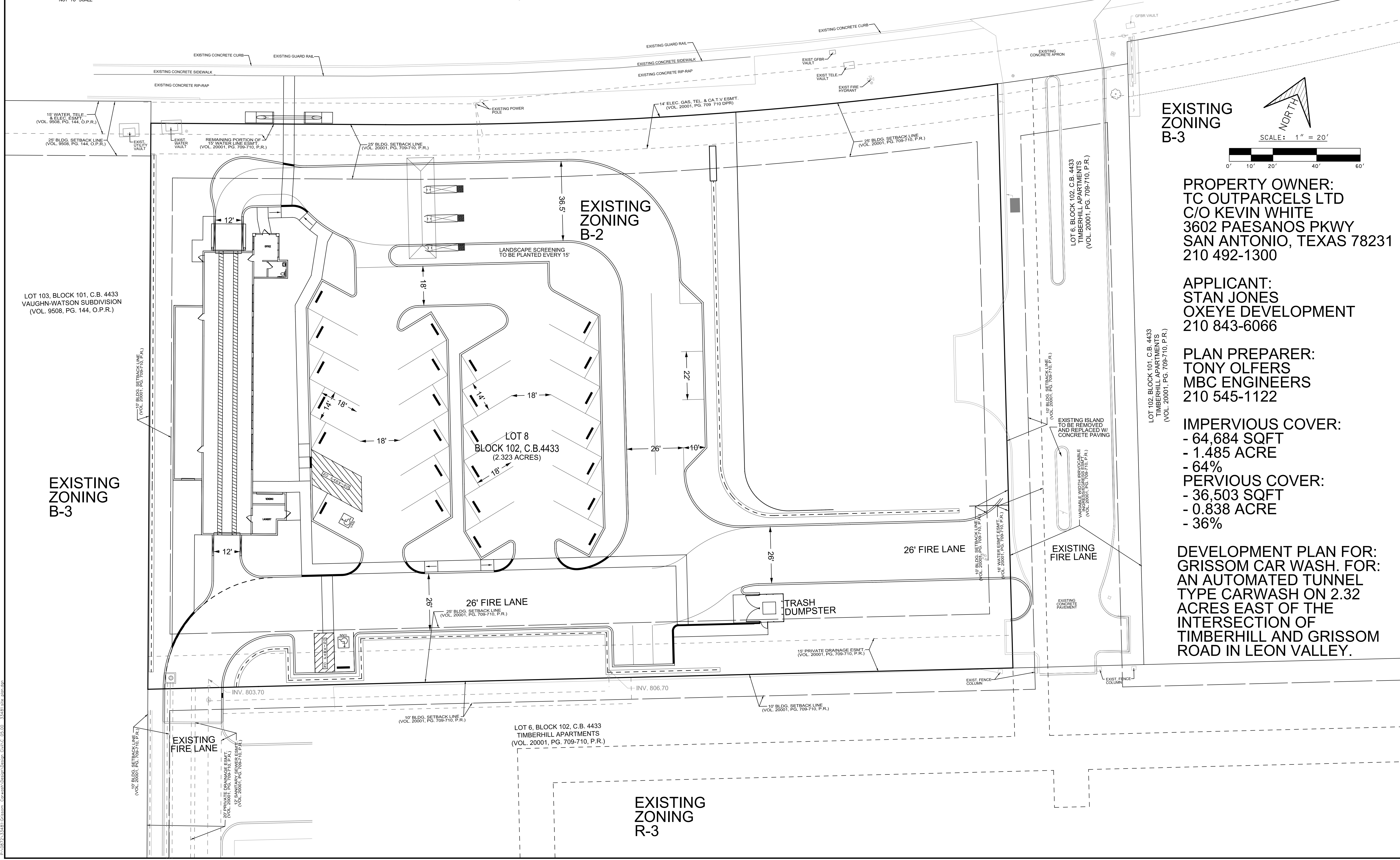
REVISIONS:	DATE	DESCRIPTION	BY

PLAT ID#	TOO
DESIGN	FGG
DRAWN	
CHECKED	
DATE	01-04-24
JOB NO.	33481-0872
SHT.	C05.00

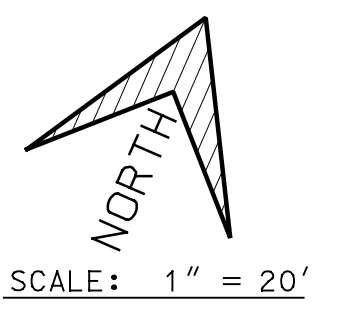


GRISSOM ROAD

RIGHT OF WAY VARIES



EXISTING ZONING B-3



PROPERTY OWNER:
TC OUTPARCELS LTD
C/O KEVIN WHITE
3602 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
210 492-1300

APPLICANT:
STAN JONES
OXEYE DEVELOPMENT
210 843-6066

PLAN PREPARER:
TONY OLFERS
MBC ENGINEERS
210 545-1122

IMPERVIOUS COVER:
- 64,684 SQFT
- 1.485 ACRE
- 64%
PERVIOUS COVER:
- 36,503 SQFT
- 0.838 ACRE
- 36%

DEVELOPMENT PLAN FOR:
GRISSOM CAR WASH. FOR:
AN AUTOMATED TUNNEL
TYPE CARWASH ON 2.32
ACRES EAST OF THE
INTERSECTION OF
TIMBERHILL AND GRISSOM
ROAD IN LEON VALLEY.

LOT 103, BLOCK 101, C.B. 4433
VAUGHN-WATSON SUBDIVISION
(VOL. 9508, PG. 144, O.P.R.)

EXISTING ZONING B-3

EXISTING ZONING B-2

EXISTING ZONING R-3

33481-0872.dwg 1/4/24 10:52 AM C:\Users\tony\OneDrive - MBC Engineers\Documents\33481-0872.dwg

Grissom Rd Automatic Car Wash Parking Calculations

	Vacuums	Leon Valley Parking Req	Total Parking Requirement
Car Wash Automatic	27	27	27
	Vacuum Lanes		
Vacuum Lane - Continuous	1	7	7
		Total Required	34
		Total Proposed on Site Plan	35
	# of Bays	Bay Stacking Req	Total Req
Bay Stacking Requirements	1 Bay	1 in bay + 3 stacking	4
Bay Total Stacking Available			16
	# of Employees	Parking Req	Total Req
Employee Requirements	5	5	5
Available Employee Spaces on Site plan			8

03/14/2024

Mindy Teague
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – Lot 4 & 5 Timberhill Apartment Special Use Permit (SUP) [PZ-2023-30]

Dear Ms. Teague:

We have reviewed the Special Use Permit (SUP) submittal for Lot 4 & 5 Timberhill Apartment. The latest submittal addresses our comments; hence we recommend approval to go forward for P&Z consideration at the P&Z meeting on March 26, 2024, to advance the project.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-366



Ricardo J. Zamora, P.E., CFM
Senior Project Manager

Specific Use Permit Request
Construction and Operation
Car Wash (Automatic)
PZ-2023-30
5400 Block of Grissom Rd

Mindy Teague
Planning & Zoning Director
City Council Meeting
April 2, 2024

Purpose

- Request for a Specific Use Permit
- Use is “Carwash (automatic)”
- 5400 block of Grissom Rd
- Per LVCC Chapter 15 Zoning, Div 12, Sec 15.02.662 A Specific Use permit is required when abuts residential zoned districts
- The owner will also be required to replat the property

Aerial View



Purpose

- The applicant has met all requirements for landscaping, parking, and lighting
- Traffic Impact Analysis worksheet indicates 54 peak hour trips, therefore, an in-depth Traffic Impact Analysis is not required

Fiscal Impact

- The applicant has paid all fees associated with this request
- The new construction will increase ad valorem and sales taxes

Recommendation

- Property owners within 200' were notified:
 - 8 letter were mailed
 - 0 in favor
 - 0 in opposition
 - 0 undeliverable
- At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request

MAYOR AND COUNCIL COMMUNICATION

DATE: April 2, 2024
TO: Mayor and Council
FROM: Mindy Teague, Planning and Zoning Director
THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Request to Rezone an Approximately 0.8540 Tract of Land From R-3 (Multi-Family Dwelling) Zoning District to a Planned Development District (PDD) with R-2 (Two-Family Dwelling) District Base Zoning, Located in the 7600 Block of Huebner Road, Being a Portion of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision.

PURPOSE

The purpose of this item is to consider a request to rezone an approximately 0.8540 tract of land from R-3 (Multi-Family Dwelling) Zoning District to a Planned Development District (PDD) with R-2 (Two-Family Dwelling) base zoning district.

History

- 1985 – 6.8 acres rezoned from R-1 Single Family to B-1 Small Business
- 1991 – a request is denied rezoning 12.86 acres from B-1 Small Business to B-2 Retail
- 2013 - 1.709 acres of the lot is rezoned from B-1 Small Business with Sustainability Overlay to B-2 Retail with Sustainability Overlay
- 2017 – a request is denied rezoning this portion of the lot from B-1 with Sustainability Overlay to B-2 Retail with Sustainability Overlay

All requirements for parking and landscaping have been met. The City Engineer has approved the site plan.

Traffic Impact Analysis (TIA)

The applicant provided a TIA worksheet that indicates the development will create less than 100 peak hour trips; therefore a TIA is not needed.

Variances

The applicant is requesting a variance to Sec. 15.02.305 - Regulations for all districts, which states:

“(c) Area. No lot shall be reduced or diminished so that the yards or other open spaces shall be smaller than as prescribed in this article, nor shall the density of population be increased in any manner except in conformity with the area regulations established herein. Side yard areas, used to comply with minimum requirements of this article, for a building, shall not be included as a part of the required areas of any other building. Every building hereafter erected shall be located on a lot as herein defined and **in no case shall there be more than one main structure/building on a lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein,** and in no case shall any building be hereafter erected on more than one lot.”

The applicant is proposing to construct all seven duplexes on one lot.

Notification

Notification letters mailed	12
Received in favor	0
Received in opposition	0
Returned undeliverable	1

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this PDD. The development of a two-family housing subdivision will increase ad valorem and sales taxes in the city.

RECOMMENDATION

At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

03/14/2024

Mindy Teague
Planning and Zoning Director
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Approval Letter – Huebner Silos Planned Development District (PDD) PZ-2023-21

Dear Ms. Teague:

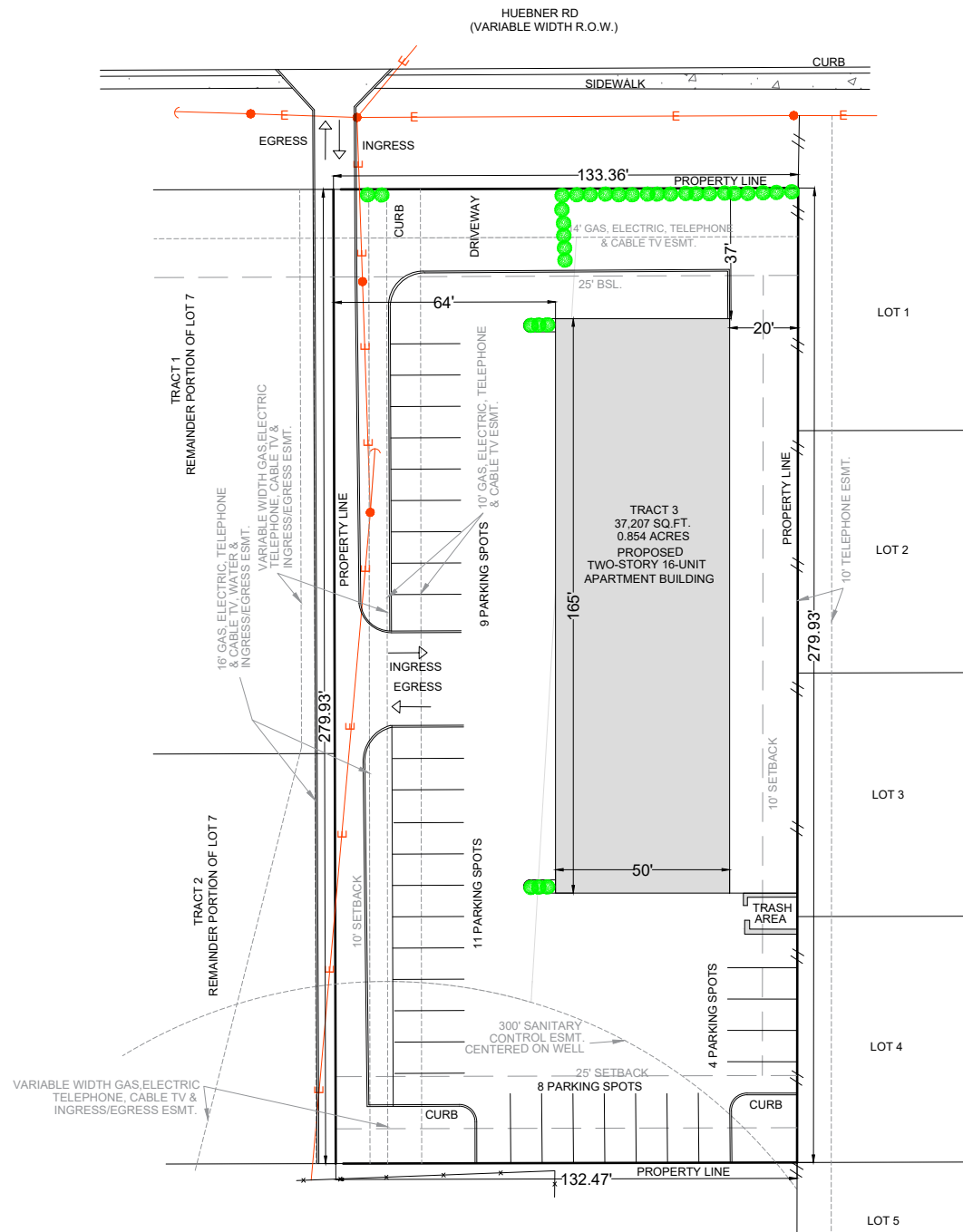
We have reviewed the Planned Development District (PDD) submittal for Huebner Silos, submitted by ISRO Engineering. The latest submittal addresses our comments; hence we recommend approval. We recommend the submission to be presented at the P&Z meeting on March 26, 2024 to advance the project.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
Ardurra (Formerly LNV, Inc)
TBPE Firm No. F-366



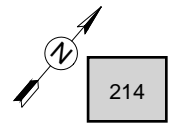
Ricardo J. Zamora, P.E., CFM
Senior Project Manager



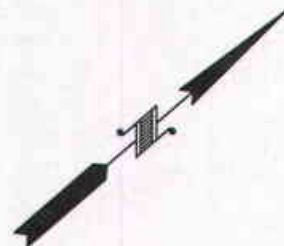
NOTES:
TOTAL PARKING SPOTS=32

ADDRESS:
0 HUEBNER RD
SAN ANTONIO, TX 78230

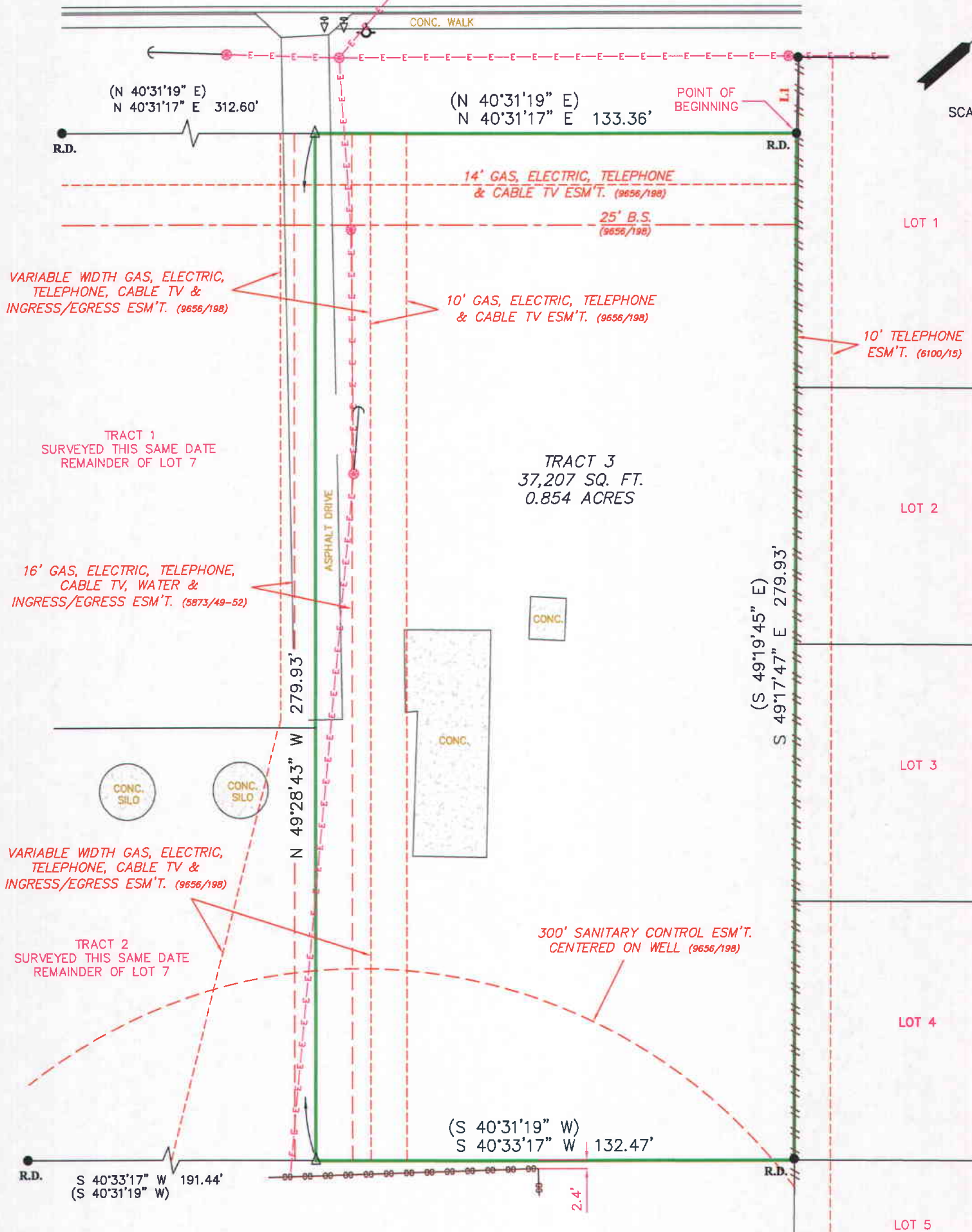
SITE PLAN
LOT AREA: 0.854 ACRES
PLOT SIZE: 8.5" X 11"
DRAWING SCALE: 1"=50'



HUEBNER ROAD (VARIABLE WIDTH R.O.W.)



SCALE: 1"=30'



CANTERFIELD, UNIT-2
VOL. 6100, PG. 14-16

CITY OF LEON VALLEY
3.839 ACRES
VOL. 16137, PG. 1705

LINE	BEARING	DISTANCE
L1	N 47°58'17" W	20.51'

THIS SURVEY IS _____
ACKNOWLEDGED AND _____
IS ACCEPTED: _____

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
NO RESTRICTIVE COVENANTS OF RECORD WERE FOUND.

NOTE:
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), Identified as Community No. 48029C, Panel No. 0240G, which is Dated 08/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.

Property Address:
0 HUEBNER ROAD
Property Description:

Being 0.854 acres of land, more or less, and being out of Lot 7, Dirt V-Murchison-Huebner Subdivision, City of Leon Valley, Bexar County, Texas, according to the plat recorded in Volume 9656, Page 198, Deed and Plat Records, Bexar County, Texas, said 0.854 acres being more particularly described by metes and bounds attached hereto.

Owner:
HUEBNER DIRT INVESTORS, LTD



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual Category 1-A, Condition II survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO. 10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1038 HELOTES, TEXAS 78023-1038
PHONE (210) 372-9500 FAX (210) 372-9899

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - — — = WOOD FENCE
 - — — = CHAIN LINK FENCE
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER VALVE
 - ⊕ = POWER POLE
 - — — = OVERHEAD ELECTRIC
- DRAWN BY: TS

METES AND BOUNDS

Being 0.854 acres of land, more or less, and being out of Lot 7, Dirt V-Murchison-Huebner Subdivision, City of Leon Valley, Bexar County, Texas, according to the plat recorded in Volume 9656, Page 198, Deed and Plat Records, Bexar County, Texas, said 0.854 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the North corner of this 0.854 acres (monument of record dignity), same being on the southeast Right-of-Way line of Huebner Road and on the southwest line of Lot 1, Canterfield, Unit-2 (Volume 6100, Pages 14-16), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.854 acres and said Lot 1, South 49 degrees 19 minutes 45 seconds East (called South 49 degrees 19 minutes 45 seconds East), a distance of 279.93 feet to a 1/2 inch iron rod found for the East corner of this 0.854 acres (monument of record dignity), same being the South corner of Lot 4 and the West corner of Lot 5 of said Canterfield, Unit-2, same also being the East corner of said Lot 7 and the North corner of the City of Leon Valley 3.839 acres (Volume 16137, Page 1705);

THENCE along the line common to this 0.854 acres and said City of Leon Valley 3.839 acres, South 40 degrees 33 minutes 17 seconds West (called South 40 degrees 31 minutes 19 seconds West), a distance of 132.47 feet to a point for the South corner of this 0.854 acres;

THENCE departing the southeast line of and severing said Lot 7, North 49 degrees 28 minutes 43 seconds West, a distance of 279.93 feet to a point for the West corner of this 0.854 acres, same being on the northwest line of said Lot 7 and on the southeast Right-of-Way line of said Huebner Road;

THENCE along the southeast Right-of-Way line of said Huebner Road, North 40 degrees 31 minutes 17 seconds East (called North 40 degrees 31 minutes 19 seconds East), a distance of 133.36 feet to the **POINT OF BEGINNING** and containing 0.854 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
December 11, 2017





Huebner Silos

ARBOR URBAN DEVELOPERS, LLC.

Planned Development District Project Plan

August 14, 2023

Project Description

The proposed project entails the development of a residential community on a 0.8540-acre lot located at 7680 Huebner Road in Leon Valley, Texas. The project is owned by Arbor Urban Developers LLC and falls under the current zoning designation of R3 multiple family dwelling district.

The project aims to construct seven duplexes, resulting in a total of 14 residential units. Each unit will be a two-story dwelling with three bedrooms and two and a half bathrooms. The design of the duplexes will focus on providing comfortable and modern living spaces for future residents.

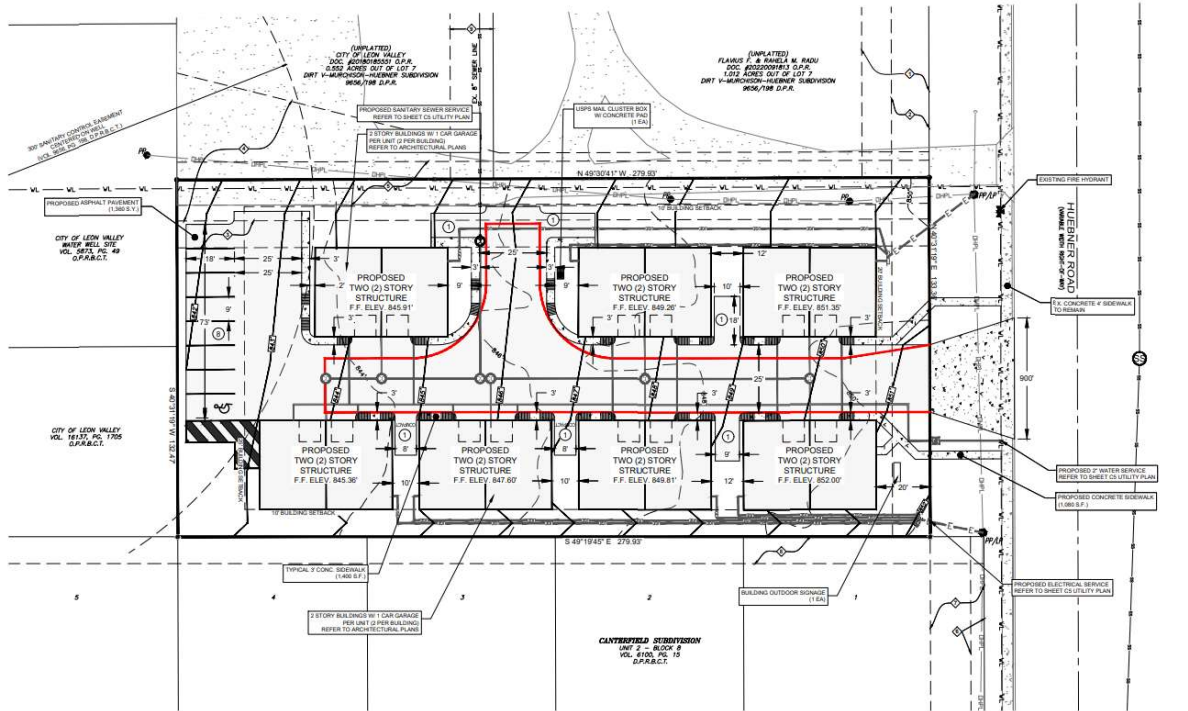
The proposed community will prioritize a well-designed site plan, with attention given to the placement of duplexes, parking areas and landscaping. The project will consider topography, floodplain information, adjacent properties, ingress/egress, existing buildings, parking and loading bays, landscaping, large tree groupings, fire lanes and hydrants, and lot boundaries.

By developing this residential community, Arbor Urban Developers LLC aims to contribute positively to the growth and development of the Leon Valley community, providing quality housing options that meet the needs of residents while maintaining the integrity of the surrounding neighborhood.

Property Information

Property ID	1371541
Legal Description	CB 4445L BLK LOT N 133.20 FT OF 7 (DIRT V-MURCHISON-HUEBNER)
Owner Name	Arbor Urban Developers LLC
Land Size	0.8540 acres
Current Zoning	R3 multiple-family dwelling district
Proposed Zoning	PD - Planned District(R2 based)
Address	7680 Huebner Road, Leon Valley, Texas

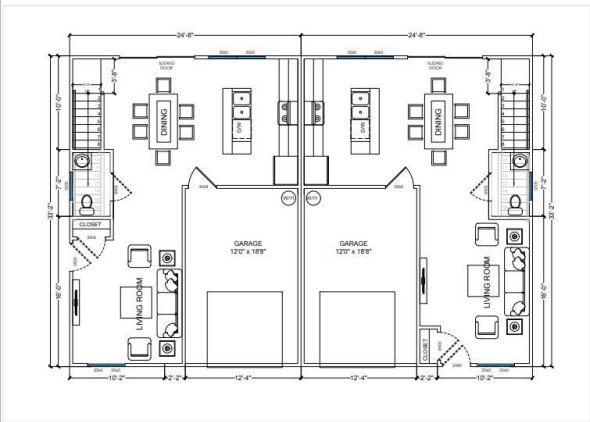
Site Plan:



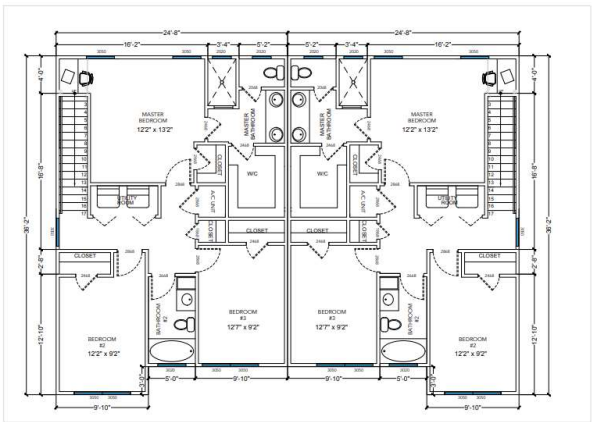
Setbacks:

Minimum Area of Each lot	37200 sqft
Minimum Depth	279.93' sqft
Minimum Floor Space	1427 sqft(228 sqft garage)
Minimum frontage	133.36 sqft
Maximum Height	23.8 ft (2 stories)
Minimum Front yard setback	20 sqft
Minimum Rear yard setback	25 sqft
Minimum Side yard setback	10 sqft

Floor Plan:



FIRST FLOOR PLAN



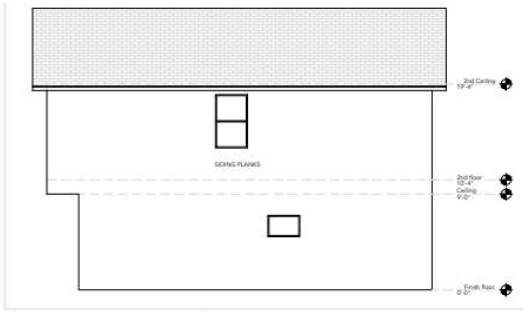
SECOND FLOOR PLAN

FIRST FLOOR LIVING AREA	580.00 S.F.
GARAGE	228.00 S.F.
SECOND FLOOR LIVING AREA	847.00 S.F.
TOTAL LIVING AREA	1,427.00 S.F.

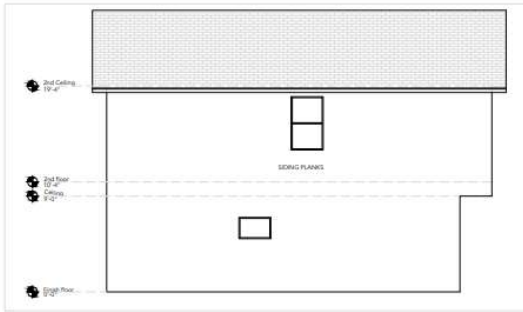
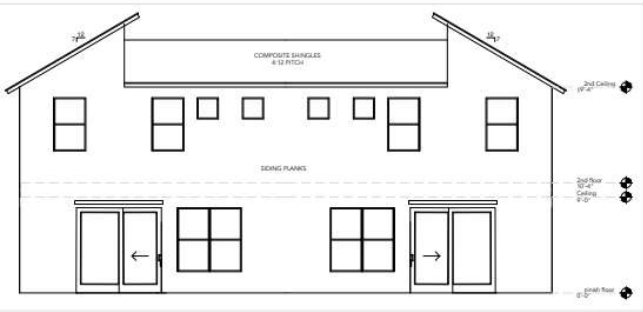
Building Elevations



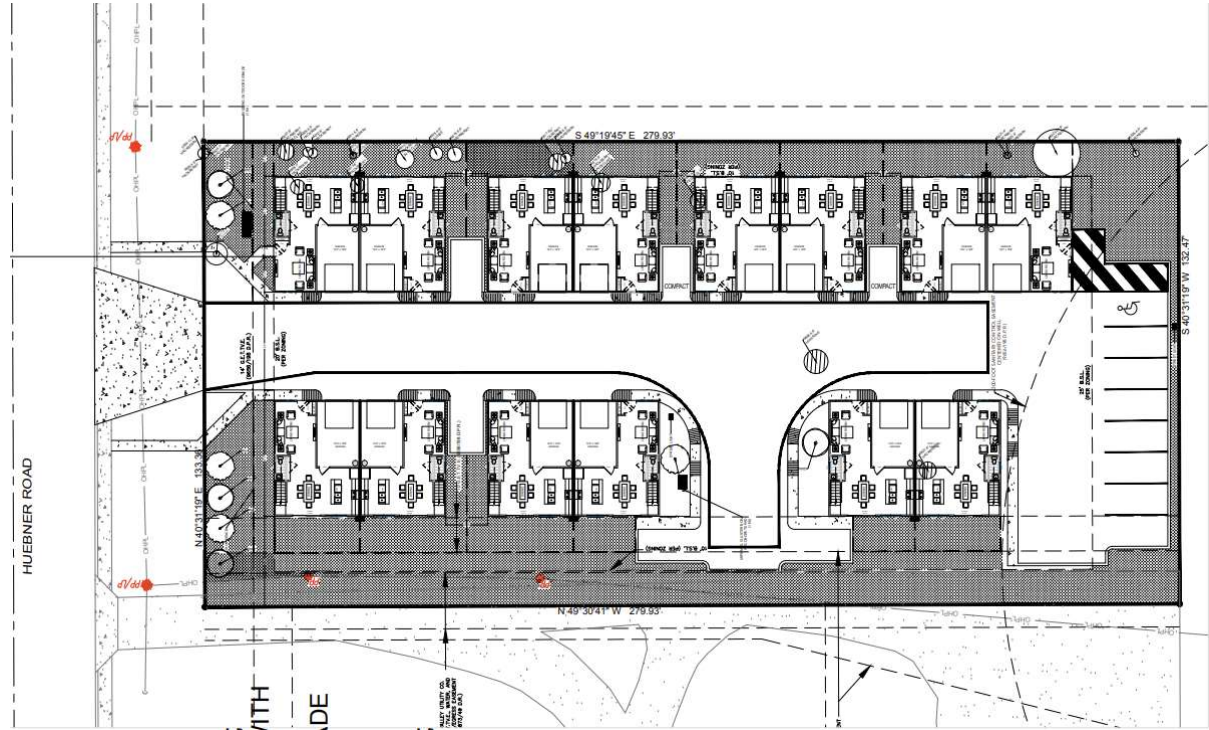
FRONT VIEW



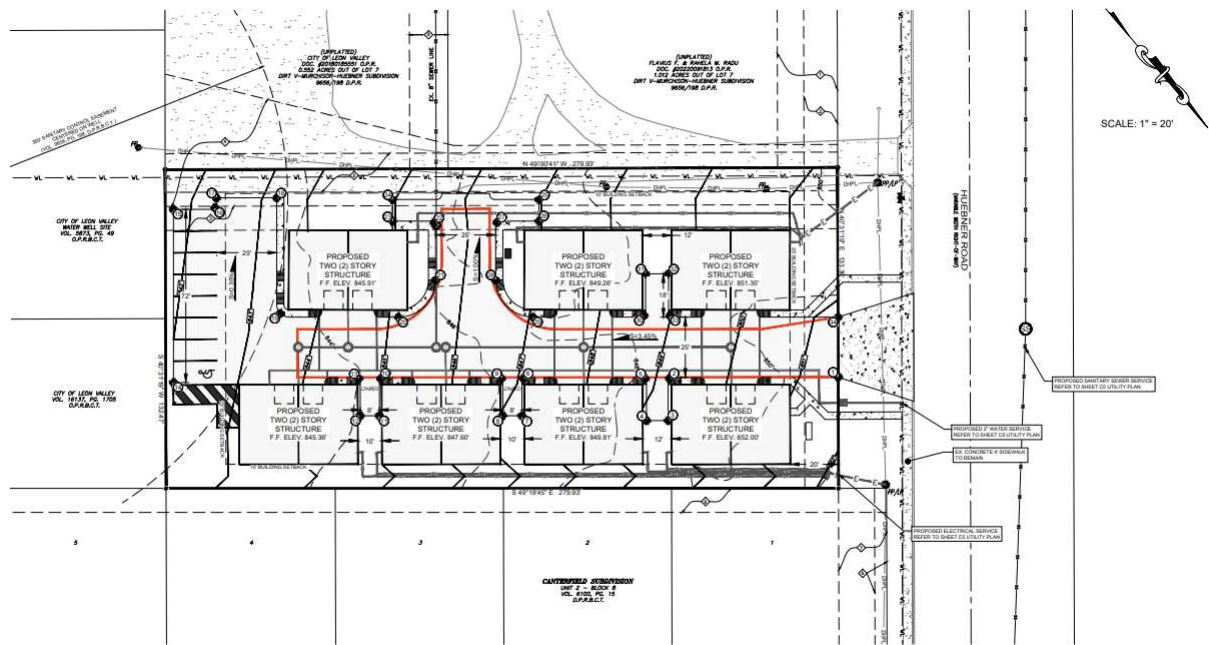
RIGHT VIEW



Landscaping & Large Tree Groupings



Parking Plan



Signage Plan



PZ-2023-21 – Request to Rezone
PDD With R-2 Two-Family Dwelling
Zoning District
7680 Huebner

Mindy Teague
Planning & Zoning Director
City Council Meeting
April 2, 2024

Purpose

- This is a request to rezone approximately 0.854 acres of land at 7680 Huebner Road from R-3 Multi-Family Dwelling District to Planned Development District with R-2 Two-Family Dwelling base zoning
- Property will have to be platted and conform to all stormwater regulations prior to being issued any building permits
- Options
 1. Approval
 2. Denial
 3. Other

History

- 1985 – 6.8 acres rezoned from R-1 Single Family to B-1 Small Business
- 1991 – a request is **denied** to rezone 12.86 acres from B-1 Small Business to B-2 Retail
- 2013 - 1.709 acres of the lot is rezoned from B-1 Small Business with Sustainability Overlay to B-2 Retail with Sustainability Overlay
- 2017 – a request is **denied** to rezone this portion of the lot from B-1 with Sustainability Overlay to B-2 Retail with Sustainability Overlay

Purpose

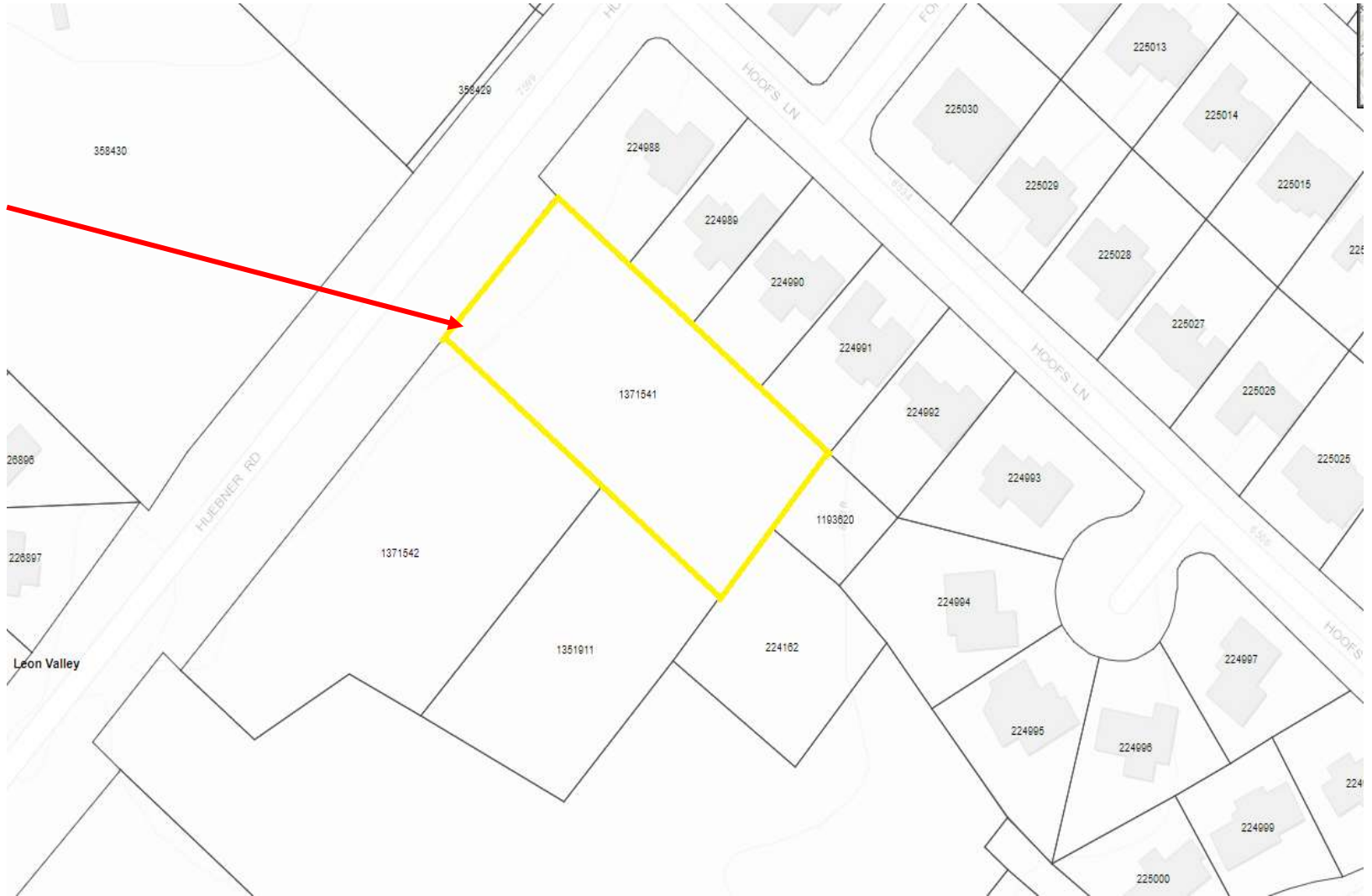
- The goal of the developer is to build seven duplexes, totaling 14 units
- Each two-story dwelling will have 3 bedrooms & 2 1/2 bathrooms, designed to offer modern and comfortable living spaces

Signage Plan



BCAD Map

Property



Aerial View



Variations

- The applicant is requesting a variance to Chapter 15 Zoning, Sec. 15.02.305 Regulations for all districts, which states:
 - “Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one main structure/building on a lot in the "R-1", "R-2" or "B-1" districts, or as otherwise provided herein, **and in no case shall any building be hereafter erected on more than one lot.**”
- The applicant is proposing to construct all seven duplexes on one lot
- All other zoning requirements have been met

Notification Process

- 16 Letters Sent
- 0 In Favor
- 0 In Opposition
- 1 Undeliverable

Fiscal Impact

- The approval of this zone change request will produce additional ad-valorem revenue on this property

Recommendation

- At their March 26th meeting, the Planning and Zoning Commission recommended approval of this request

OUTSTANDING CITY COUNCIL ITEMS

- **Review of the Water Rates**
 - 6/20/2023 Postpone council requested this be a retreat item for 7/22/23.
 - Council will be looking at a 1% increase at a future meeting.
 - This will be discussed at the Town Hall meeting- on 11/21/2023, the Council decided on a workshop.
 - 12/5/2023 City Council reviewed the presentation from Waterworth. The next workshop is scheduled for 2/20/2023 (the date has been moved). We were waiting on the audited numbers. We just received them. We will be setting a new date for review.
- **Flooding**
 - Was addressed at the following Council Meetings.
 - 08/03/2021 – Flood damage prevention Ord. # 21-034.
 - 11/2/2021 – To discuss flood mitigation strategies.
 - 12/07/2021 – Short-Term options to address flooding.
 - Budget Adjustment – For funding floodway monitoring and software upgrades.
 - Upcoming Council presentation 1/18/2022.
 - Budget Adjustment – for creek cleanup.
 - Staff is proposing \$150,000 in ARP funds. Upcoming Council meeting TBD.
 - Segment one of Huebner Creek will be presented to the Council on 4/19/2022.
 - Council decided to look at the 50' wide, protected little league, the study will be brought back to the Council before we agree to do it.
 - Budget adjustment for creek cleanup.
 - 6/7/2022
 - Budget adjustment for flood gates and notification system.
 - 6/7/2022 postponed
- Huebner Creek Channel Improvement presentation 9/20/2022.
 - Council direction to bring back budget adjustment on \$633,000.
 - First Read 10/3/2022.
 - Second Read 10/18/2022.
 - 11/21/2023 – PW Director will provide an update and receive direction – Council decided to have a field trip to look at the creek layout TBD.
 - The Council decided to conduct a field trip in the Natural Area
 - 12/6/2023 the Council walked the steaked-out creek realignment
 - 1/16/2023 – The Council will revisit the project.
 - 2/24/2023- the Council will have a workshop to discuss with the engineer.
 - The council directed the engineer to look at a plan that leaves the creek alignment alone, a new tree survey, and build a retaining wall for erosion.

- **Legal review of the Sign Code**
 - Councilor Orozco and Bradshaw will work on this item.
 - Look into sign flippers in the median on Bandera
 - The council requested this item go to the Economic Development Advisory Committee. Economic Development Advisory Committee completed its review and a recommended version will come to council in April.
- **Seneca West R6 Zone change**
 - 3/7/2023
 - Council requested some prices to replat as larger lots, not in favor of R6.
 - Staff will be getting prices to plat larger lots and bring them back to the Council.
 - Staff has received the plans and probable cost and will review them with the Council at the retreat.
 - 08/10/2023 Discuss at the retreat. The Council would just like to plat and sell as is.
 - 11/7/2023 Executive session on four options.
 - 11/21/2023 Executive session on two options.
 - This Will be discussed at the town hall meeting.
 - Executive session on 2/6/24
 - Executive Session 3/19/2024
- **Tiger brush and bulk issues- Contract ends January 1, 2025 (Item Remaining from Retreat)**
 - Discussed at the following City Council Meetings
 - 02/22/2021
 - Council addressed complaints and Tiger Sanitation responded.
 - 09/7/2021
 - Considered a resolution on how to manage bulk pick-up. Resolution # 21-031-R, the direction was given to CM to come back with a plan.
 - Considered and Ordinance Amending the Ord 14.02 Solid Waste First reading.
 - 11/2/2021
 - Considered and Ordinance Amending the Ord 14.02 Solid Waste Second Reading Passes Ord. # 21-053.
 - 1/11/2022
 - The Council considered two options to manage the overflow of Brush. The Council decided to have PW pick up the overage after Tiger Sanitation picked up their 8 CY.
 - There were 11 homes with oversized brush the City had the item picked on 3/4/22-3/8/22.
 - 05/17/2022 Council meeting discussing rate increase.

- Council allowed the 2.5% increase for July and another in January but did not approve the 7.5 % increase.
 - Council was willing to renegotiate terms.
 - On 8/23/2022, Council decided to leave terms as is.
 - On 9/19/2023 the staff took a draft survey to the Council. Staff will amend it and bring it back to the Council at a later time.
 - Will ask for input at the Town Hall meeting. The council decided on the final survey on 12/19/2023.
 - The Council presented the Survey at the Town Hall meeting. The majority of Participants are satisfied with their trash service
 - 02/20/2024- The Council will discuss the distribution of the survey.
 - The council decided to mail the survey out to the businesses and residents. The survey was mailed out on 3/19/24. RFP should go out May.
- **Discussion of updating the Strategic Plan, Mission, & Vision Statement**
 - Will be placed on the Town Hall meeting for discussion decided at the 11/21/23 Council meeting to hold a workshop.
 - February 3, 2024, workshop scheduled. At the council chambers. The Council changed the date to 2/24/24 to coincide with another workshop.
 - The Council decided to amend the mission and vision statements. Holding another workshop for the goals and objectives and core values.
 - Core values will be discussed at 3/19/2024. Goal will return in May.
- **Silo design per request of the adjacent property owner**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda.
 - 5/16/2023 – Scheduled
 - Council Requested outreach to local universities.
 - Melinda is working on quotes.
- **Sustainability Overlay**
 - 6/6/2023 Staff is not ready and has been postponed until September.
 - 725/2023 – Zoning Commission started to review. The item is with the Attorney.
- **Stray Animal Ordinance**
 - Currently being reviewed by the City Attorney – we cannot require private industry to take in and adopt our stray animals.
 - Looking at a possible interlocal agreement.
 - Staff has met with the county for a long-term solution.
- **Neighborhood/Citizen Survey**
 - Will be tied to the solid waste survey. The council decided to keep these two separate items.
- **Looking at an amendment to Section 15.02 Appendix C (I), D Structural Nonconformity to add a matching percentage from Economic Community Development funds.**
 - **After the sustainability review.**

- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
- **Interlocal Agreement with the County regarding an Outreach Coordinator.**
 - Bexar County is asking the City to sign a separate agreement with Haven for Hope. They will be completing a draft and sending it over for council approval in March 5, 2024.
 - Council approved
 - Budget adjustment 3/19/24
- **Speed hump policy changes- (Item Remaining from Retreat)**
 - This was added by Mr. Campos who wants to review the policy before adding.
- **Review of the Personnel Manual**
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex
- **City Council Meeting Building Security**

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **John Marshall Traffic Plan – CR, JH**
 - Discussed at the following Council meeting.
 - 12/14/2022 Next steps
 - NISD engineers are still working on the plan, collecting traffic counts, and coordinating with CoSA Traffic Department.
 - Once complete, additional meetings will be held with the City to determine the feasibility and appropriateness.
 - Once plans are final, the proposal will be presented to City Council for approval.
 - John Marshal Update on 3/15 based on 2/14 meeting.
 - The City received feedback on possible neighborhood suggestions on 5/09/2022. Joint meeting to be determined.
 - Heard by City Council to possible street closures on 8/23/20. Engineers will develop a report, and PD and Fire will review it.
 - Taking to Council on 10/3/2022.
 - 2/7/2023 council will review speed pads and school zones.
 - Council decided to move forward with the speed pads and wait on the school zone. The delineators will also be left alone.
 - Speed pads have been installed and school zone on Huebner is being addressed.

- Interlocal agreement with San Antonio is complete. A budget adjustment of \$74,000 was approved by the Council for the mast traffic arms.
- We met with the contractor, The Levy Company, and they informed us that the mast arms will take 16-24 weeks for delivery, so work will not start until December or January.
- 1/10/2023- installation has begun
- **Red-light Cameras first available contract end term is May 2037**
 - City Council adopted a Resolution declaring the intent to phase out redlight cameras 4/6/2021 – Resolution # 21-009R.
 - The RLC Contract would be difficult to terminate without financial obligation from the City.
 - City Council supports HB 1209 and physically delivers letters in support to Cortez, Biederman, Canales, Menendez
 - Funds – Eligible projects – CR
 - Will be discussed at the Town Hall Meeting on January 22, 2022.
 - Discussed at the retreat Council has decided not to spend funds until we know what the legislature is doing.
 - Resolution supporting SB 446-2/21/2023.
 - The item was not approved during the legislation process the Council will try again in 2025.
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021
 - This item was discussed during the budget process and ultimately, the Council decided not to expend the funds on this project at this time.
 - Will be discussed under the Town Hall meeting update to the Council on 4/19/2022.
 - Council would like us to use our future land use map.
 - Establish neighborhood boundaries
 - Council has opted not to Update Master Plan.
 - P & Z Director investigating a university conducting the plan.
 - Boundaries of the neighborhood
- **Sewer Service Charge Adjustments**
 - Council meeting 2/15/22.
 - Impact Fees Removed.
 - Sewer Charges will be brought back at a later time.
- **Apartments Finley And Sierra Royale, Forest Oaks, Vista Del Rey- BM**
 - Update on one of the Apartment Complexes at the CC mtg 3/15.
 - Presentation was given on Vista Del Rey.
 - Next apartment review is on 5/3/2022.
 - Staff received legal advice in the executive session.

- Executive session 8/2/2022
 - Council decided to file a Chapter 54 lawsuit against Vista Del Rey, filed on 8/5/2022.
 - TRO was granted on 8/8/2022.
 - Administrative warrant executed on 8/17/2022.
 - Temporary Injunction was granted on 8/22/2022.
 - They have 6 months to comply.
 - 8/31/2022 Vista got new attorneys.
 - 9/9/2022 Vista filed a motion to dissolve the temporary injunction.
 - C of Os issued Shed, Maintenance Shop, Laundry 1-3, Vista, Gym.
 - 9/19/2022 hearing set and canceled.
- Executive Session 9/20/2022
- Vista Del Rey is 50% compliant. Council agreed to settle on 4/18/2023.
- Vista has completed all inspections and received their C of Os.
- **AV equipment for the Conference Center - Budget Adjustment from ARP Funds**
 - Council meeting 2/1/22 first read.
 - Item amended to get the direction of the scope of work.
 - Will bring the item back after the BID process.
 - Discuss alternatives 5/3/2022.
 - This item could not be purchased out of ARP funds.

COMPLETED

- **Consumer protection mandate on refunds**
 - Sent request to attorney. Attorney feels that we have the laws in place.
 - Sent reminders to the animal sales businesses.