



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 15, 2025 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. 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: Legal Description: CB 4445 P-29G ABS 741 Approximately located 7430 Huebner Rd Leon Valley Texas 78238 also known as the Silo Property - Dr. C. Caldera, City Manager
 2. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 regarding Lease Agreement between the City of Leon Valley and SanBlanc Holdings, LLC DBA Poppy's Cafe - Dr. C. Caldera, City Manager.
- 3. Reconvene into Regular Session**
- 4. Citizens to be Heard**

Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.
- 5. Possible Action on Issues Discussed in Executive Session If Necessary**
- 6. Presentations**
 1. Presentation of the 2024 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director

- 2. Presentation and Discussion of the Monthly Financial Report Ending March 31, 2025 - C. Goering, Finance Director

7. **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.

8. **City Manager's Report**

- 1. Upcoming Important Events:
 Regular City Council Meeting, Tuesday, May 06, 2025, at 6:30 PM, in City Council Chambers.
 Library Volunteer Party, Wednesday, April 23, 2025, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.
 Last Day to Register to Vote for the May 03, 2025 General Election, Thursday, April 03, 2025.
 Last Day to Register to Apply for a Mail Ballot for the May 03, 2025 General Election, Tuesday, April 22, 2025.
 Coffee with the Mayor and City Council, Saturday, April 26, 2025, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.
 Early Voting in Personal Appearance, Tuesday, April 22-Tuesday, April 29, 2025.
 General Election, Saturday, May 03, 2025, voting from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.
 Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.
 Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.
 Miscellaneous other events and announcements.

9. **Consent Agenda**

All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 04-01-2025 Regular City Council Meeting Minutes
- 2. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2025 - C. Goering, Finance Director
- 3. Presentation, Discussion, and Possible Action of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant (CDBG) Program for Fiscal Year 2025 - D. Dimaline, Assistant Public Works Director

4. Discussion and Possible Action on a Resolution Appointing a Member to the Park Commission; and a Member to the Bandera Road Site-Community Advisory Group - S. Passailaigue, City Secretary

10. Regular Agenda

1. Presentation, Discussion, **Public Hearing**, and Possible Action on an Ordinance on a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 (1st Read was Held on 04-01-2025) - S. Huerta, Planning and Zoning Director
 2. Presentation, Discussion, **Public Hearing**, and Possible Action on an an Ordinance Amending Ordinance 2021-54 for a Zone Change Request from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Quality Subdivision (1st Read Was Held on 04-01-2025) - S. Huerta, Planning and Zoning Director
 3. Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A11.000 Water and Sewer Rates, Section A11.001 (a), (c), (g), and (q) to Increase Water and Sewer Rates and Revise Tier Structures (1st Read as Required by City Charter) - M. Moritz, Public Works Director
 4. Presentation, Discussion, and Possible Approval of a Resolution Authorizing the Use of Eminent Domain to Acquire a Portion of Zarzamora Creek, a Property Described in the Bexar County Real Property Records at Volume 4725, Pages 1637-1697 and Bexar County Appraisal District Property Identification No. 217323, Said Property Owned Wholly or Partially by the Deland Two Corporation - M. Moritz, Public Works Director
 5. Presentation and Discussion of an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025 from the Economic and Community Development Reserve Fund in the amount of \$8,500 for the Purpose of Increasing the Police Forfeiture Fund to Provide Funding for the Capital Acquisition of a Vehicle. (1st Reading as Required by City Charter) - R. Salinas, Executive Director
11. **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.**
1. **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.

12. 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 arrange for assistance, call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
MONTH XX, 2022 XX:XX PM





February 10, 2025

Regina Reed
Leon Valley Public Library
6425 Evers Road
Leon Valley, TX 78238

Dear Regina Reed,

Congratulations to the Leon Valley Public Library. On behalf of the Texas Municipal Library Directors Association, I am pleased to inform you that you have been awarded the 2024 Achievement of Excellence in Libraries Award.

Your application clearly demonstrated your commitment to providing exceptional service to your community. Of the 542 public library systems in Texas, your library is one of only 102 who have earned this year's award. With this honor, your library is now in the top 19% of all public libraries in the state.

We know you will want to proudly display your accolades, which include a congratulatory letter, a digital medal and an award template that can be used to order a plaque. The digital medal is an image file that can be used (but not altered) on websites, email signatures, stationery, and other official library promotional materials. The digital image can be made to be clickable to the TMLDA award site or to a page displaying your accomplishment and/or completed application.

Again, congratulations on this accomplishment, and thank you for enriching the lives of your residents and providing your community with outstanding and innovative services.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia Pfladderer".

Cynthia Pfladderer
President, Texas Municipal Library Directors Association



MAYOR AND COUNCIL COMMUNICATION

DATE: April 15, 2025

TO: Mayor and Council

FROM: Regina Reed, Library Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation of the 2024 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award

PURPOSE & BACKGROUND

The Leon Valley Public Library in Leon Valley, Texas has received the 2024 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association (TMLDA,) an affiliate of the Texas Municipal League. To successfully receive the Achievement of Library Excellence Award, the library must exhibit excellence by providing services to underserved and special populations, marketing in innovative ways, pursuing collaborative efforts, offering enhanced services through unique or expanded programming, providing literacy support, providing for digital inclusion, supporting workforce development, promoting cultural, topical, and educational programming, comprehensively training staff, and offering other unique services to their community. Of the 542 public libraries in Texas, only 102 received this award in 2024.

FISCAL IMPACT

RECOMMENDATION

Presentation

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Presentation of the TMLDA Achievement of Excellence Award for 2024

Regina Reed
Library Director
City Council Meeting
April 15, 2025

Exhibit Excellence in Each of Ten Categories

- 1. Services to underserved populations through outreach, special programs, collaborations with other organizations, or special collections
- 2. Innovative and effective marketing materials highlighting services and publicity about specific library programs
- 3. Collaboration with community organizations
- 4. Enhanced service to the public either through an increase in service or additional type of services
- 5. Literacy support for all ages

Exhibit Excellence in Each of Ten Categories

- 6. Digital inclusion through public internet access, digital literacy training, and online library services
- 7. Workforce development support
- 8. Cultural, topical, and educational programming for adults and families
- 9. Professional training opportunities for staff at all levels
- 10. Other services that support community that demonstrate how the library served the community with excellence during the past year.

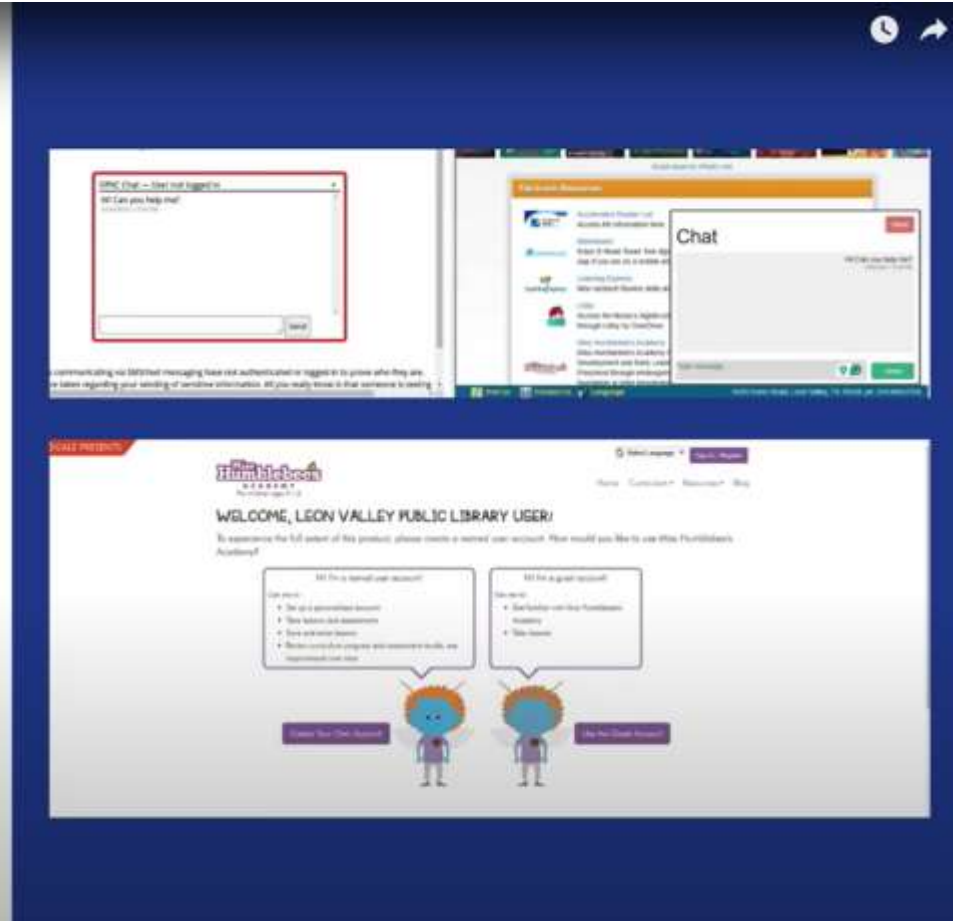
Digital Inclusion

2024 TMLDA Achievement of Excellence Award Winners

DIGITAL INCLUSION

Please describe library services and/or resources that support digital inclusion with public internet access, digital literacy training, and online library services in the community during the past year.

Leon Valley Public Library



COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
 CLEAR DATE: 0/00/0000 THRU
 STATEMENT: 0/00/0000 THRU
 VOIDED DATE: 0/00/0000 THRU 99/99/9999
 AMOUNT: 0.00 THRU 999,999,999.99
 CHECK NUMBER: 000000 THRU 999999

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112010	3/05/2025	CHECK	105472	4IMPRINT, INC	1,580.68CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105473	A & M AUTO CENTER, LLC	139.98CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105474	6ETTERS ACE KEY SERVICE INC	19.05CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105475	ADVANCE AUTO PARTS INC	181.55CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105476	AGENCY 405	2.00CR	OUTSTND	A	0/00/0000
112010	3/05/2025	CHECK	105477	ALAMO COMFORT HEATING & AIR CO	140.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105478	ALBERTO DE LA CRUZ	50.00CR	OUTSTND	A	0/00/0000
112010	3/05/2025	CHECK	105479	ARDURRA GROUP	7,324.50CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105480	ARDURRA GROUP	22,233.60CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105481	AT&T	66.63CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105482	AT&T	630.36CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105483	AUTOZONE STORES LLC	22.30CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105484	B&E MEDICAL SUPPLY AND EQUIPME	172.76CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105485	STEPHEN J BARSCEWSKI	1,500.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105486	BATTERIES + BULBS SA	47.30CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105487	BEXAR COUNTY CLERK: CRIME LAB	1,000.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105488	BOUND TREE MEDICAL, LLC	60.99CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105489	BRIAN SULLIVAN	10.21CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105490	CHARTER COMMUNICATIONS	5.05CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105491	CHARTER COMMUNICATIONS	120.61CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105492	CHARTER COMMUNICATIONS	1,406.38CR	POSTED	A	3/31/2025
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112010	3/05/2025	CHECK	105494	CLEANVIEW RESOURCES LLC	2,028.00CR	POSTED	A	3/31/2025
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112010	3/05/2025	CHECK	105496	VOID CHECK	0.00	POSTED	A	3/31/2025
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112010	3/05/2025	CHECK	105498	GALLS, LLC	2,238.46CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105499	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105500	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105501	GJRR, LLC SERVICE 1 COLLISION	3,981.75CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105502	GULF COAST PAPER CO INC	845.93CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105503	HEATHER RODRIGUEZ	104.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105504	INGRAM LIBRARY SERVICES LLC	211.06CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105505	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105506	JACLYN DE LA ROSA	25.00CR	OUTSTND	A	0/00/0000
112010	3/05/2025	CHECK	105507	JAMES C. SPARKS	600.28CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105508	JIMMIE WELLS	10.21CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105509	JOHNSTONE SUPPLY OF SAN ANTONI	19.58CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105510	KARLA LORENA AGUILAR	250.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105511	LANGUAGEUSA, INC	55.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105512	LEON VALLEY WATER SYSTEM	41.41CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105513	LEON VALLEY WATER SYSTEM	50.59CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105514	LINEBARGER GOGGAN BLAIR & SAMP	5,423.56CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105515	MADISON REYES	400.00CR	POSTED	A	3/31/2025

COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
 CLEAR DATE: 0/00/0000 THRU
 STATEMENT: 0/00/0000 THRU
 VOIDED DATE: 0/00/0000 THRU 99/99/9999
 AMOUNT: 0.00 THRU 999,999,999.99
 CHECK NUMBER: 000000 THRU 999999

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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
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112010	3/05/2025	CHECK	105516	MARTIN MARIETTA MATERIALS	230.37CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105517	MEDINA VALLEY SECURITY, INC.	164.85CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105518	METRO FIRE	992.72CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105519	LAWRENCE G MORALES	1,825.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105520	MOSTY BROS NURSERY INC	1,800.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105521	NEW HORIZON PRINTING	1,710.50CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105522	NINJAONE, LLC	8,199.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105523	NOI CASTILLO	50.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105524	ODP BUSINESS SOLUTIONS, LLC	553.77CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105525	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105526	OLGA XIMENEZ	25.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105527	PROPANE DEPOT, LLC	25.50CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105528	QUADIENT INC	2,396.22CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105529	RAUL ALONZO	10.21CR	OUTSTND	A	0/00/0000
112010	3/05/2025	CHECK	105530	ROMCO EQUIPMENT COMPANY, LLC	60.95CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105531	SAFESITE, INC	178.20CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105532	SAM'S CLUB/SYNCHRONY BANK	108.17CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105533	SAWS	151,357.19CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105534	SERVICE UNIFORM RENTAL	501.36CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105535	SHARP ELECTRONICS	28.00CR	POSTED	A	3/31/2025
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112010	3/05/2025	CHECK	105537	SIMPLIFILE, LC	99.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105538	SITEONE LANDSCAPE SUPPLY, LLC	294.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105539	SOUTHWEST WHEEL	311.91CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105540	TECHLEAD PROFESSIONAL SERVICES	1,200.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105541	TIGER SANITATION	326.74CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105542	TIREHUB LLC	732.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105543	TORMAX USA INC	260.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105544	VALERIE TACKETT	400.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105545	VERONICA MARIE RENTERIA	322.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105546	VULCAN CONSTUCTION MATERIALS,	184.68CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105547	WELDERS SUPPLY CO INC	75.00CR	POSTED	A	3/31/2025
112010	3/05/2025	CHECK	105548	REFUND: LAVELLE, DOROTHY F	46.91CR	POSTED	U	3/31/2025
112010	3/07/2025	CHECK	105549	LEON VALLEY FD HOUSE FUND	210.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105550	ADVANCE AUTO PARTS INC	462.48CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105551	AMAZON.COM LLC	3,135.65CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105552	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105553	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105554	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105555	AMERICAN TRAFFIC SOLUTIONS, IN	66,500.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105556	ANGEL FIRE & SAFETY, LLC	65.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105557	ANITA BALAMI	75.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105558	AT&T MOBILITY	1,696.35CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105559	AUTOZONE STORES LLC	134.79CR	POSTED	A	3/31/2025

COMPANY: 999 - Pooled Cash
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 TYPE: Check
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 FOLIO: All

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 VOIDED DATE: 0/00/0000 THRU 99/99/9999
 AMOUNT: 0.00 THRU 999,999,999.99
 CHECK NUMBER: 000000 THRU 999999

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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	-----AMOUNT---	STATUS	FOLIO	CLEAR DATE
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112010	3/12/2025	CHECK	105560	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105561	B&E MEDICAL SUPPLY AND EQUIPME	420.80CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105562	BANIS TOWING SERVICE	4,230.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105563	BARTLETT TREE EXPERTS	1,615.40CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105564	BB INSPECTION SERVICES, LLC	11,247.50CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105565	BEXAR APPRAISAL DISTRICT	9,022.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105566	BEXAR CO. ELECTIONS ADMIN	4,643.28CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105567	BOUND TREE MEDICAL, LLC	1,768.72CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105568	BRANDON SCOTT ABAD	1,316.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105569	CATHERINE DAVILA	75.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105570	CINDY T. ALVAREZ	37.56CR	OUTSTND	A	0/00/0000
112010	3/12/2025	CHECK	105571	CITIBANK	11,705.89CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105572	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105573	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105574	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105575	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105576	CLIFFORD POWER SYSTEMS, INC	897.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105577	COMET CLEANERS	28.24CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105578	CORE & MAIN LP	974.63CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105579	CRYSTAL GUTIERREZ	62.78CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105580	CULLIGAN WATER CONDITIONING OF	196.20CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105581	DEARBORN NATIONAL LIFE INSURAN	4,360.60CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105582	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105583	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105584	DEMCO, INC	954.50CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105585	EVA CALDERON-MARTINEZ	50.00CR	OUTSTND	A	0/00/0000
112010	3/12/2025	CHECK	105586	EXPRESS ROAD & CONSTRUCTION, I	1,200.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105587	GALLS, LLC	1,965.38CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105588	VOID CHECK	0.00	POSTED	A	3/31/2025
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112010	3/12/2025	CHECK	105591	GOV FINANCE OFFICERS ASSO:	460.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105592	GULF COAST PAPER CO INC	298.30CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105593	HEAT SAFETY EQUIPMENT, LLC.	1,908.99CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105594	INGRAM LIBRARY SERVICES LLC	1,072.98CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105595	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105596	VOID CHECK	0.00	POSTED	A	3/31/2025
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112010	3/12/2025	CHECK	105601	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105602	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105603	VOID CHECK	0.00	POSTED	A	3/31/2025

COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
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112010	3/12/2025	CHECK	105604	ISAAC SANTOS	239.98CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105605	KIMBERLY MARIN	25.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105606	LESLIE ANN KASSAHN	1,600.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105607	MANSFIELD OIL COMPANY	1,961.68CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105608	MARSHALL DISTRIBUTING	1,733.90CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105609	MATHEW JOEGUSTIS NESBITT	150.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105610	MESSER FORT MCDONALD	14,834.29CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105611	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105612	METRO FIRE	505.81CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105613	MOY'S WATER WELL DRILLING & SV	870.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105614	PATHMARK TRAFFIC EQUIPMENT, LL	1,463.95CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105615	PAWS RANCH RESCUE	995.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105616	PRO WELLNESS SERVICES, PLLC	350.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105617	QUADIENT INC	2,104.96CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105618	REGINA REED	124.94CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105619	REY OROZCO	75.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105620	SAN ANTONIO WATER SYSTEM	2,629.53CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105621	SEALMASTER HOUSTON	236.97CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105622	SERVICE UNIFORM RENTAL	501.36CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105623	SHARP ELECTRONICS	86.01CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105624	SOUTH CENTRAL PLANNING AND DEV	550.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105625	TEXAS DEPARTMENT OF STATE HEAL	1,050.00CR	OUTSTND	A	0/00/0000
112010	3/12/2025	CHECK	105626	TMC PROVIDER GROUP, PLLC	161.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105627	THOMSON REUTERS WEST	533.96CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105628	VIRGILO GONZALEZ	1,600.00CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105629	VULCAN CONSTRUCTION MATERIALS,	2,831.81CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105630	WELDERS SUPPLY CO INC	124.08CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105631	WEX HEALTH	66.75CR	POSTED	A	3/31/2025
112010	3/12/2025	CHECK	105632	ZOLL MEDICAL CORP	3,627.00CR	POSTED	A	3/31/2025
112010	3/21/2025	CHECK	105633	LEON VALLEY FD HOUSE FUND	210.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105634	AIR RELIEF TECHNOLOGIES, INC	353.57CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105635	ALAMO COMFORT HEATING & AIR CO	4,190.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105636	ALTAWORX, LLC	2,237.37CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105637	ARBORVAUGHAN CONSULT LLC	950.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105638	ARDURRA GROUP	4,630.00CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105639	ARDURRA GROUP	176.76CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105640	AT&T	667.50CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105641	AUTOZONE STORES LLC	80.79CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105642	MARTHA VON NIMITZ	1,758.81CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105643	BEXAR COUNTY CLERK: CRIME LAB	400.00CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105644	CANON FINANCIAL SERVICES	371.61CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105645	CECILIA RAMOS	75.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105646	CHRIS RILEY	49.95CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105647	CITY OF SAN ANTONIO	1,890.00CR	POSTED	A	3/31/2025

COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
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112010	3/19/2025	CHECK	105648	FIRE ALARM CONTROL SYSTEMS INC	330.00CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105649	GALLS, LLC	231.51CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105650	GJRR, LLC SERVICE 1 COLLISION	875.05CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105651	GRAINGER INC	100.94CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105652	GULF COAST PAPER CO INC	50.08CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105653	INGRAM LIBRARY SERVICES LLC	566.88CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105654	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105655	KWIK KOPY 23	81.24CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105656	MARIA ELENA ELIZONDO	2,000.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105657	MARIA ISABEL GARCIA	400.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105658	MARTIN MARIETTA MATERIALS	234.05CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105659	MESSER FORT MCDONALD	6,218.00CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105660	MY-LOR, INC.	31.65CR	OUTSTND	A	0/00/0000
112010	3/19/2025	CHECK	105661	NAPA SAN ANTONIO AUTO & TRUCK	739.77CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105662	VOID CHECK	0.00	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105663	ODP BUSINESS SOLUTIONS, LLC	215.54CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105664	POLLUTION CONTROL SERVICES	360.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105665	PVS DX INC.	110.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105666	QUADIENET INC	1,843.77CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105667	SAN ANTONIO WATER SYSTEM	385.18CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105668	SERVICE UNIFORM RENTAL	501.36CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105669	SHARP ELECTRONICS	84.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105670	SITEONE LANDSCAPE SUPPLY, LLC	410.40CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105671	WASHED AND SHINE, LLC	95.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105672	TEXAS RECREATION & PARK SOCIET	100.00CR	POSTED	A	3/31/2025
112010	3/19/2025	CHECK	105673	WRIGHT EXPRESS FSC	6,487.73CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105674	ADIOS PEST CONTROL, LLC	100.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105675	ADVANCE AUTO PARTS INC	300.68CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105676	ALFRED VITELA	150.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105677	AMBER SCHIEVELBEIN	75.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105678	ARACELI G. QUINTANA	2,300.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105679	ARDURRA GROUP	1,945.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105680	ARDURRA GROUP	2,500.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105681	ARDURRA GROUP	23,050.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105682	ARDURRA GROUP	1,940.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105683	ARDURRA GROUP	26,485.80CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105684	ARDURRA GROUP	8,652.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105685	AT&T	62.69CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105686	AT&T UVERSE	145.17CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105687	AT&T UVERSE	161.03CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105688	AUTOZONE STORES LLC	6.79CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105689	BOUND TREE MEDICAL, LLC	4,284.08CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105690	BRAVO EXCAVATION AND CONSTRUCT	6,400.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105691	CANON FINANCIAL SERVICES	26.48CR	OUTSTND	A	0/00/0000

COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
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112010	3/25/2025	CHECK	105692	CHARTER COMMUNICATIONS	315.45CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105693	CHARTER COMMUNICATIONS	1,406.38CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105694	CHARTER COMMUNICATIONS	108.42CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105695	CIVIC PLUS, LLC	12,000.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105696	CORE & MAIN LP	2,903.08CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105697	CITY PUBLIC SERVICE BOARD	22,033.38CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105698	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105699	GALLS, LLC	1,793.01CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105700	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105701	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105702	GRAINGER INC	75.82CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105703	HEAT SAFETY EQUIPMENT, LLC.	280.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105704	HOME DEPOT CREDIT SERVICES	2,818.76CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105705	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105706	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105707	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105708	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105709	HORIZON STRUCTURES LLC	425.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105710	INGRAM LIBRARY SERVICES LLC	157.54CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105711	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105712	JACKIE CHAVARRIA	25.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105713	LEON VALLEY WATER SYSTEM	128.84CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105714	LEON VALLEY WATER SYSTEM	191.53CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105715	LEON VALLEY WATER SYSTEM	708.84CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105716	LEON VALLEY WATER SYSTEM	231.93CR	POSTED	A	3/31/2025
112010	3/25/2025	CHECK	105717	MANUELA MARTINEZ	25.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105718	NARDIS PUBLIC SAFETY	57.89CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105719	NATIONAL OUTDOORS INC	267.82CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105720	ODP BUSINESS SOLUTIONS, LLC	86.70CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105721	OVERDRIVE, INC.	301.20CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105722	ROBIN AGUILAR	75.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105723	SAN ANTONIO WATER SYSTEM	374.45CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105724	SAN ANTONIO WATER SYSTEM	313.51CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105725	SAECO ELECTRIC & UTILITY,	292.50CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105726	SAN ANTONIO SPURS LLC	250.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105727	SAWS	305.71CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105728	SEAN SHEEHAN	348.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105729	SERVICE UNIFORM RENTAL	501.36CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105730	SHARP ELECTRONICS	168.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105731	SWANK MOTION PICTURES, INC	580.00CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105732	T-MOBILE USA	1,149.94CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105733	VOID CHECK	0.00	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105734	TIREHUB LLC	634.70CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105735	VALLANCE SECURITY SYSTEMS, INC	126.50CR	OUTSTND	A	0/00/0000

COMPANY: 999 - Pooled Cash
 ACCOUNT: 112010 Pooled Cash
 TYPE: Check
 STATUS: All
 FOLIO: All

CHECK DATE: 3/01/2025 THRU 3/31/2025
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ACCOUNT	--DATE--	--TYPE--	NUMBER	-----DESCRIPTION-----	----AMOUNT---	STATUS	FOLIO	CLEAR DATE
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112010	3/25/2025	CHECK	105736	VULCAN CONSTRUCTION MATERIALS,	4,018.44CR	OUTSTND	A	0/00/0000
112010	3/25/2025	CHECK	105737	REFUND: KYRISH, MICHAEL	57.95CR	OUTSTND	U	0/00/0000
112010	3/25/2025	CHECK	105738	REFUND: JACK BIEGGER REALTORS	54.60CR	OUTSTND	U	0/00/0000
112010	3/25/2025	CHECK	105739	REFUND: RODRIGUEZ, ADRIANA	66.22CR	OUTSTND	U	0/00/0000
112010	3/25/2025	CHECK	105740	REFUND: DS PROPERTY MGMT	25.25CR	OUTSTND	U	0/00/0000
112010	3/25/2025	CHECK	105741	REFUND: CENTURY COMMUNITIES	59.90CR	OUTSTND	U	0/00/0000
TOTALS FOR ACCOUNT 112010				CHECK	TOTAL:	586,995.90CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		
TOTALS FOR Pooled Cash				CHECK	TOTAL:	586,995.90CR		
				DEPOSIT	TOTAL:	0.00		
				INTEREST	TOTAL:	0.00		
				MISCELLANEOUS	TOTAL:	0.00		
				SERVICE CHARGE	TOTAL:	0.00		
				EFT	TOTAL:	0.00		
				BANK-DRAFT	TOTAL:	0.00		

City of Leon Valley March 2025 Financial Report

Carol Goering

Finance Director
City Council Meeting

April 15, 2025

City of Leon Valley Monthly Financial March 2025

{Section}.62.

General Fund

Target Percentage 50.00%

REVENUE	FY 2025 BUDGET	FY 2025 Y-T-D ACTUAL		FY 2024 Y-T-D ACTUAL	
Ad Valorem	\$ 5,761,580	\$ 5,325,278	92.4%	\$ 5,028,683	91.9%
Sales Taxes	3,752,505	1,261,981	33.6%	1,259,097	33.2%
Franchise Taxes	998,900	289,438	29.0%	283,406	28.3%
Licenses, Permits, Fees & Fines	1,590,635	1,026,596	64.5%	655,353	53.0%
Interest Income	430,313	196,934	98.4%	196,694	60.6%
Miscellaneous Revenue	1,789,396	2,011,904	98.0%	197,968	18.9%
Transfers In	2,318,930	1,729,644	74.6%	2,133,856	100.0%
Total Revenue	\$ 16,642,259	\$ 11,841,775	71.2%	\$ 9,755,057	62.1%

EXPENDITURES

Municipal Court	\$ 427,642	\$ 224,859	52.5%	\$ 196,410	46.0%
Finance	498,204	214,935	43.1%	226,147	48.5%
Council & Manager	1,051,606	483,796	46.0%	500,624	41.9%
Information Technology	448,774	280,238	62.4%	206,809	65.5%
Police	3,834,110	1,670,248	43.5%	1,717,862	48.4%
Impound Lot	158,818	91,197	57.4%	71,695	35.5%
Fire	4,293,553	1,853,291	43.1%	1,680,832	43.0%
Public Works	2,658,644	1,238,745	46.5%	1,063,732	38.3%
Planning and Zoning	1,060,463	245,813	23.1%	224,631	34.5%
Economic Development	664,359	173,017	26.0%	164,333	31.9%
Special Events	175,097	17,371	9.9%	9,914	6.7%
Parks & Recreation	2,689,639	220,940	8.2%	153,659	4.80%
Library	555,067	238,522	42.9%	244,469	41.0%
Transfers Out	-	-	0.0%	-	0.0%
Total Expenditures	\$ 18,515,976	\$ 6,952,972	37.6%	\$ 6,461,117	36.2%

City of Leon Valley Monthly Financial March 2025

General Fund

MISC REVENUE BREAKDOWN:	2025 BUDGET	YTD ACTUALS	
Miscellaneous	\$ 317,328	\$ 79,125	24.9%
Sales of Surplus Property	10,000	1,916,003	93.9%
ASPP Grant	20,000	-	0.0%
Hike and Bike Grant	1,260,312	-	0.0%
DEA Reimbursement	50,000	-	0.0%
Insurance Proceeds	50,000	16,108	32.2%
Library Grant	6,756	668	9.9%
Fire Grant	50,000	-	0.0%
PD Grants	25,000	-	0.0%
Total Miscellaneous	\$ 1,789,396	\$ 2,011,904	98.0%

City of Leon Valley Monthly Financial March 2025

{Section}.62.

Water/Sewer/Storm Water Fund

Target Percentage 50.00%

REVENUE	FY 2025 BUDGET	FY 2025 Y-T-D ACTUAL		FY 2024 Y-T-D ACTUAL	
Water Sales	\$ 2,113,000	\$ 913,588	43.2%	\$ 821,747	39.8%
Sewer Sales	2,508,000	1,210,918	48.3%	1,148,813	44.9%
Storm Water	560,000	241,235	48.2%	240,308	45.7%
Connection & Platting	2,250	1,725	76.7%	125	35.7%
Customer Fees	69,600	38,515	55.3%	36,635	53.1%
Tapping Fees	10,000	8,343	83.4%	3,886	38.8%
Interest Income	171,666	104,327	60.8%	109,577	219.1%
Miscellaneous Revenue	1,300,500	-	0.0%	27,774	0.0%
Total Revenue	\$ 6,735,016	\$ 2,518,651	37.4%	\$ 2,388,865	44.9%

EXPENDITURES

Water System *	3,366,607	1,943,901	57.7%	557,275	20.0%
Sewer System	3,213,283	781,445	24.3%	1,198,492	35.5%
Storm Water	845,605	71,068	8.4%	328,661	24.4%
Other Sources/Uses	1,361,401	1,253,538	92.1%	1,261,628	79.4%
Total Expenditures	\$ 8,786,896	\$ 4,049,952	46.1%	\$ 3,346,056	25.4%

* Water rights are being paid a portion from revenue and the reserves for water supply and water supply impact

City of Leon Valley Monthly Financial March 2025

Water/Sewer/Storm Water Fund

MISC REVENUE BREAKDOWN:	2025 BUDGET	YTD ACTUALS	
Miscellaneous	\$ 500	\$ -	0.0%
Grant - Bexar County	1,300,000	-	0.0%
Total Miscellaneous	\$ 1,300,500	\$ -	0.0%

City of Leon Valley Monthly Financial March 2025

Community Center Fund

Target Percentage 50.00%

REVENUE	FY 2025 BUDGET	FY 2025 Y-T-D ACTUAL		FY 2024 Y-T-D ACTUAL	
Hotel/Motel Taxes	\$ 80,000	13,860	26.4%	14,322	17.1%
Short Term - Rentals	-	7,266	0.0%	-	0.0%
RENTAL FEES					
Community Center	48,650	28,415	58.4%	17,028	35.5%
Conference Center	17,767	11,089	62.4%	13,975	85.4%
Interest Income	14,943	5,599	37.5%	6,285	87.3%
Transfers in	-	-	0.0%	-	0.0%
Total Revenue	\$ 161,360	\$ 66,229	41.0%	\$ 51,610	33.2%

EXPENDITURES					
Personnel	\$ 93,285	\$ 46,192	49.5%	\$ 44,347	49.6%
Supplies	11,725	270	2.3%	1,085	13.5%
Contractual	50,101	15,458	30.9%	22,604	38.1%
Capital Outlay	12,000	10,116	84.3%	1,711	0.0%
Total Expenditures	\$ 167,111	\$ 72,036	43.1%	\$ 69,747	30.5%

City of Leon Valley Monthly Financial March 2025

Economic/Community Development

Target Percentage 50.00%

REVENUE	FY 2025 Budget	FY 2025 Y-T-D ACTUAL		FY 2024 Y-T-D Actual	
Sales Tax Revenues	\$ 411,086	\$ 138,496	33.7%	\$ 135,296	33.0%
Interest Income	20,313	10,670	52.5%	11,978	108.9%
Total Revenues	\$ 431,399	\$ 149,166	34.6%	\$ 147,274	27.5%

EXPENDITURES					
Personnel	\$ 182,781	\$ 79,873	43.7%	\$ 68,986	40.0%
Supplies	13,475	6,273	46.6%	4,472	38.9%
Contractual	236,768	45,401	19.2%	90,875	27.9%
Capital Outlay	231,335	41,469	17.9%	-	0.0%
Total Expenditures	\$ 664,359	\$ 173,016	26.0%	\$ 164,333	31.9%

City of Leon Valley Monthly Financial March 2025

Impound Lot

Target Percentage 50.00%

REVENUE	FY 2025 Budget	FY 2025 Y-T-D ACTUAL		FY 2024 Y-T-D Actual	
Impound Lot Fees	\$ 118,700	\$ 54,790	46.1%	\$ 50,670	50.6%
Auctions	106,000	37,441	35.3%	52,923	81.4%
Total Revenues	\$ 224,700	\$ 92,231	41.0%	\$ 103,593	66.0%

EXPENDITURES

Personnel	\$ 127,548	\$ 67,423	52.9%	\$ 65,040	53.0%
Supplies	3,300	706	21.4%	160	8.4%
Contractual	10,072	5,399	53.6%	6,495	64.9%
Capital	17,898.00	17,669	98.7%	-	0.0%
Total Expenditures	\$ 158,818	\$ 91,197	57.4%	\$ 71,695	35.5%

**City of Leon Valley
Monthly Financial
March 2025**

{Section}.62.

Red Light Cameras (RLC)

Target Percentage 50.00%

REVENUE	FY 2025	FY 2025		FY 2024	
	Budget	Y-T-D ACTUAL		Y-T-D Actual	
Red Light Camera Fines	\$ 2,080,051	\$ 828,825	39.8%	\$ 1,180,385	62.2%
Late Fees/Court Costs	200,000	68,632	34.3%	90,307	45.1%
Interest Income	37,740	20,767	55.0%	18,659	74.6%
Miscellaneous Revenue	-	-	0.0%	-	0.0%
Transfers in	-	-	0.0%	-	0.0%
Total Revenues	\$ 2,317,791	\$ 918,224	39.6%	\$ 1,289,351	60.7%

EXPENDITURES

Red Light Cameras (Tier 1)

Personnel (6 employees)	\$ 664,154	\$ 322,064	48.5%	\$ 315,454	49.1%
Supplies	8,550	-	0.0%	-	0.0%
Contractual	907,820	359,735	39.6%	358,801	40.4%
Transfers	370,264	370,264	100.0%	342,558	100%
Total Tier One	\$ 1,950,788	\$ 1,052,063	53.9%	\$ 1,016,813	54.2%

Traffic Safety (Tier 2)

Personnel (2 employees)	\$ 217,831	\$ 69,727	32.0%	\$ 97,137	32.5%
Supplies	37,725	593	1.6%	-	0.0%
Contractual	78,983	31,212	39.5%	8,840	16.30%
Capital Outlay	244,465	28,002	11.5%	176,048	29.7%
Total Tier Two	\$ 579,004	\$ 129,534	22.4%	\$ 282,025	25.3%

UNAUDITED

RLC Fines Revenue	828,825	
RLC Expenditures	(681,799)	
RLC Personnel Transfers YTD	(185,132)	
	(38,106)	Of this 50% goes to the city the other 50% goes to the state
City 50% Revenue (Loss)	(19,053)	This is the 50% that comes to the city
Late Fees Revenue	68,632	City keeps 100%
Interest Income Revenue	20,767	City keeps 100%
Traffic Safety Expenditures	(129,534)	
Total Net Fund Revenue (Loss)	(59,188)	



City of Leon Valley March 2025 Financial Report

Carol Goering

Finance Director
City Council Meeting

April 15, 2025



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 01, 2025 at 6:30 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 2 Betty Heyl
- Mayor Pro-Tem, Council Place 3 Philip Campos
- Council Place 4 Rey Orozco
- Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:30 PM and confirmed that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 4, Orozco, to lead the Pledge of Allegiance.

2. Citizens to be Heard - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.

The following individuals spoke at this time: Lyn Joseph and Linda Cevallos.

3. Presentations

1. Presentation, Discussion, and Possible Direction to Staff on Possible Water and Sewer Rate Increase - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, and James Hoelscher, P.E., from Ardurra presented this item.

Beth Mursch spoke at this time.

A motion was made by Mayor Pro-Tem, Council Place 3, Campos, to implement the increase in water and sewer rates, with the caveat that the City Council revisit the issue in two (2) years to determine if any adjustments are needed. The motion was seconded by Council Place 1, Martinez.

Mayor Riley requested a roll call vote.

Voting Yea: Council Place 1, Martinez; Mayor Pro-Tem, Council Place 3, Campos; Council Place 4, Orozco

Voting Nay: Council Place 2, Heyl; Council Place 5, Bradshaw

The motion passed.

This item will be brought back as an ordinance for consideration at the next meeting.

- 4. 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.

Mayor Chris Riley and members of the City Council shared announcements.

5. City Manager's Report

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

She provided an update on the ongoing work at the Library and reminded everyone that it will re-open on April 8. She also reported that City staff applied for the Locker Lane (CDBG) Grant as well as funding for park restrooms; however, the restroom project was disqualified due to its location in a floodplain. Lastly, she addressed a request from Council Place 4, Orozco, regarding the possibility of increasing the fine for dumping animals. She confirmed that the City of Leon Valley is already enforcing the maximum fine allowed by law.

1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, April 15, 2025, at 6:30 PM, in City Council Chambers.**
- **Library Volunteer Party, Wednesday, April 23, 2025, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.**

- **Last Day to Register to Vote for the May 03, 2025 General Election, Thursday, April 03, 2025.**
 - **Last Day to Register to Apply for a Mail Ballot for the May 03, 2025 General Election, Tuesday, April 22, 2025.**
 - **Coffee with the Mayor and City Council, Saturday, April 26, 2025, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**
 - **Early Voting in Personal Appearance, Tuesday, April 22-Tuesday, April 29, 2025.**
 - **General Election, Saturday, May 03, 2025, voting from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.**
 - **Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.**
 - **Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.**
 - **Miscellaneous other events and announcements.**
- 6. Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

A motion was made by Council Place 4, Orozco to approve the Consent Agenda as presented. The motion was seconded by Mayor Pro Tem, Council Place 3, Campos.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, 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. 03-18-2025 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. 11-14-2024 Library Advisory Board Meeting Minutes**
 - b. 01-09-2025 Library Advisory Board Meeting Minutes**
 - c. 02-12-2025 Earthwise Living Committee Meeting Minutes**
 - d. 02-13-2025 Park Commission Meeting Minutes**
 - e. 02-13-2025 Library Advisory Board Meeting Minutes**
 - f. 02-26-2025 Earthwise Living Committee Meeting Minutes**
- 3. Discussion and Possible Action Excusing Councilor Benny Martinez from the March 18, 2025 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor - Mayor Chris Riley**
- 4. Discussion and Possible Action of an Ordinance Authorizing a Budget Adjustment for Fiscal Year 2025 from the General Fund Reserve in the Amount of \$35,000 for the Purpose of Increasing the Public Works Department Budget to**

Provide Funding for the Demolition of the Leon Valley Swimming Pool Facility (1st Read was Held on 03-18-2025) - M. Moritz, Public Works Director

5. **Discussion and Possible Action on a Resolution Appointing Abraham Diaz as Commissioner, Place 3 on the Planning & Zoning Commission - S. Passailaigue, City Secretary**

7. **Regular Agenda**

1. **Presentation, Discussion, and Possible Action on an In-Kind Grant Application from John Marshall High School Orchestra Band - C. Miranda, Community Relations Director**

Crystal Miranda, Community Relations Director, presented the item.

Carlotta Rodriguez, the applicant, was also present to speak on behalf of John Marshall High School.

A motion was made by Council Place 1, Martinez, to approve the request with the condition that John Marshall High School cover the cleaning and security fees of \$192.50. The motion was seconded by Council Place 2, Heyl.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

2. **Presentation and Discussion to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Lot 41, With a Request for a Variance to Chapter 10 Subdivisions, a Requirement for Construction of a Sidewalk, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive - S. Huerta, Planning and Zoning Director**

Susana Huerta, Planning and Zoning Director, presented this item.

Jim Garcia, Applicant was present to answer questions.

A motion was made by Council Place 4, Orozco, motioned to approve the plat and the variance as requested. The motion was seconded by Council Place 5, Bradshaw.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

3. **Presentation and Discussion on an Ordinance for a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20'**

Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 (1st Reading as Required by City Charter) - S. Huerta, Planning and Zoning Director

Susana Huerta, Planning and Zoning Director, presented this item.

Samir Chehade, Developer, gave a presentation and answered questions from the City Council and residents.

Individuals who spoke on this item were: Lyn Joseph, Carlos Alonzo, Beth Mursch, Joan Marcotte, Henry Magee, Vanessa Egle, Marcy Daugherty, Toni Cuna, Abraham Diaz, Ms. Magee, and Leonard Mazuka.

This item will be brought back for a second read on April 15, 2025.

4. **Presentation and Discussion on an Ordinance for a Request to Amend Ordinance 2021-54 to Change the Zoning from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Quality Subdivision (1st Reading as Required by City Charter) - S. Huerta, Planning and Zoning Director**

Susana Huerta, Planning and Zoning Director, presented this item.

Samir Chehade, Developer, gave a presentation and answered questions from the City Council and residents.

Individuals who spoke on this item were: Beth Mursch, and Vanessa Egle.

This item will be brought back for a second read on April 15, 2025.

5. **Presentation, Discussion and Possible Action Authorizing the City Manager to Enter into a Memorandum of Understanding ("MOU") with the City of Converse to Provide Vaccination and Veterinary Services - R. Salinas, Executive Director**

Roque Salinas, Executive Director, presented this item.

A motion was made by Mayor Pro Tem, Council Place 3, Campos, to approve as presented. The motion was seconded by Council Place 2, Heyl.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

6. **Presentation, Discussion and Possible Action Authorizing the City Manager to Enter into a Memorandum of Understanding ("MOU") with San Antonio Pets Alive!, to Intake Dogs from the City of Leon Valley - R. Salinas, Executive Director**

Roque Salinas, Executive Director, presented this item.

A motion was made by Council Place 4, Orozco, to approve as presented. The motion was seconded by Mayor Pro Tem, Council Place 3, Campos.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, 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. Adjournment

Mayor Riley announced that the meeting adjourned at 10:26 PM.

These minutes were approved by the Leon Valley City Council on the 15th of April, 2025.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

City of Leon Valley
Investment Quarterly Report
Quarter Ending March 31, 2025

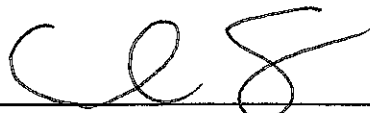
This report is in compliance with the policies and strategies contained in the City of Leon Valley Investment Policy and the Public Funds Investment Act (Chapter 2256)

As of December 31, 2024

Beginning Book Value	\$ 22,865,366.00
Beginning Market Value	\$ 22,865,366.00
Unrealized Gain/(Loss)	\$ -
Weighted Average to Maturity	1 day

As of March 31, 2025

Beginning Book Value	\$ 23,379,220.53
Beginning Market Value	\$ 23,379,220.53
Unrealized Gain/(Loss)	\$ -
Weighted Average to Maturity	1 day



Carol Goering, Finance Director



Dr. Crystal Caldera, City Manager

City of Leon Valley
 Investment Quarterly Report
 Quarter Ending March 31, 2025

Fund	<i>*Cash</i>	<i>Investment</i>	Total
	Frost	TexPool	
General Fund	3,199,404.35	10,047,769.00	13,247,173.35
Impound Lot	-	351,832.37	351,832.37
Economic Development	-	476,555.85	476,555.85
Parks Bucks	-	6,308.60	6,308.60
Water/Sewer/Stormwater	59,144.58	3,925,886.91	3,985,031.49
Traffic Safety	185,937.99	427,549.56	613,487.55
ARP Funds	92,605.40	217.81	92,823.21
LEOSE Funds	13,607.20	-	13,607.20
Community Center	83,244.63	250,074.59	333,319.22
Debt Service	711,291.87	327,478.24	1,038,770.11
Street Maintenance	231,141.12	1,061,996.90	1,293,138.02
Crime Control District	227,450.74	491,654.42	719,105.16
Police Forfeiture Federal	234,641.98	709,730.84	944,372.82
Police Forfeiture State	-	12,026.36	12,026.36
MC Building Security	48,276.47	49,811.46	98,087.93
MC Technology	31,326.03	38,011.04	69,337.07
Child Safety	32,163.52	52,080.70	84,244.22
Capital Projects	-	-	-
	\$ 5,150,236	\$ 18,228,985	\$ 23,379,221

City of Leon Valley
 Investment Quarterly Report
 Quarter Ending March 31, 2024

Funds are invested as following:

Type of Investment	Yield	Book Value 12/31/2024	Market Value 12/31/2024	Book Value 3/31/2025	Market Value 3/31/2025	Percent of Total Portfolio
<i>Cash - Bank Account</i>						
Checking - Frost	0.01%	5,075,442	5,075,442	5,150,236	5,150,236	22%
Bank Total	0.01%	\$ 5,075,442	\$ 5,075,442	\$ 5,150,236	\$ 5,150,236	22%
<i>Certificates of Deposit - CDs</i>						
N/A	-	-	-	-	-	
CD Total						
<i>Investment Pools</i>						
TexPool	0.04%	17,789,924	17,789,924	18,228,985	18,228,985	78%
Investment Pool Total	0.04%	\$ 17,789,924	\$ 17,789,924	\$ 18,228,985	\$ 18,228,985	78%
TOTAL PORTFOLIO	0.03%	\$ 22,865,366	\$ 22,865,366	\$ 23,379,221	\$ 23,379,221	100%

MAYOR AND COUNCIL COMMUNICATION

DATE: April 15, 2025

TO: Mayor and Council

FROM: David Dimaline, Public Works Assistant Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Possible Action to Consider Approval of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2025

SPONSOR(S): None

PURPOSE & BACKGROUND

The attached resolution authorizes the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program for fiscal year 2025, and authorizes the City Manager to act on behalf of the City of Leon Valley in all matters related to the application.

The Bexar County Department of Community Resources began the 2025 grant program for CDBG funding for eligible areas with Bexar County. The City of Leon Valley is in Bexar County Precinct 2. If authorized, the City will apply for grant funds for the Locker Lane Sewer Main Construction Project in the Castle Estates neighborhood. The homes on Locker Lane are currently on septic systems, and several residents have expressed an interest in connecting to the City's sanitary sewer system. Many of the homes were built in the 1960's and have aging septic systems. The scope of work consists of installing approximately 1,500 feet of 8" sanitary sewer pipe, new manholes, new sewer lateral connections, two-way cleanouts, and provide for asphalt repairs.

The grant application will be evaluated to ensure the project meets HUD guidelines, and the City will receive an eligibility letter that does not obligate funding. In July, the Bexar County Commissioners will make their final selection of projects to be recommended for funding, and selected projects will be submitted to HUD for evaluation.

FISCAL IMPACT

The estimated project cost is \$590,423. The City is applying for CDBG funding in the amount of \$295,212 with the City's match of fifty percent, or \$295,212. The current fund balance for the Water Utility Enterprise Fund is \$4,189,771 as of 9/30/24.

RECOMMENDATION

Staff recommends approval of the Resolution. The Resolution will be included with the City's grant application to the Bexar County Department of Community Resources.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 25- ___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS AUTHORIZING THE FILING OF AN APPLICATION WITH THE BEXAR COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2025; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF LEON VALLEY IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED, THE CITY OF LEON VALLEY WILL COMPLY WITH THE GRANT REQUIREMENTS.

WHEREAS, The Bexar County Community Development Block Grant (CDBG) Program is accepting applications for funding for Fiscal Year 2025; and

WHEREAS, the City of Leon Valley is a participating city with a long history of successful CDBG Projects dating back to 1986; and

WHEREAS, the City of Leon Valley is dedicated to community development support projects to provide needed services in areas of the City that would otherwise not be economically feasible; and

WHEREAS, the City of Leon Valley is proposing to construct the Locker Lane Sewer Main Project near 6100 Locker Lane at an estimated project cost of \$590,423 with the City providing a \$295,212 match; and

WHEREAS, the City of Leon Valley is dedicated to the public safety of its citizens and has identified a need eligible for funding that reflects infrastructure improvements in a qualifying area of the City

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

SECTION 1. The City Manager of the City of Leon Valley, Texas is authorized to submit an application with the Bexar County Community Development Block Grant Program for consideration at the Bexar County Commissioners Court in June of 2025.

SECTION 2. The Mayor and City Council, with the adoption of this Resolution, further authorize the City Manager to act on behalf of the City of Leon Valley in all matters related to the application and pledge that if a grant is received, the City of Leon Valley will comply with the Grant requirements.

SECTION 3. The City of Leon Valley will continue its commitment toward strategic community development for the citizens of Leon Valley and the region.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 15th day of April, 2025.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE
City Secretary, TRMC

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant (CDBG) Program

David Dimaline
Assistant Public Works Director
City Council Meeting
April 15, 2025

Summary

- Question
 - City Council is asked to consider approval of a Resolution authorizing the filing of an Application with the Bexar County Community Development Department for the 2025 CDBG Program
- Options
 - Approve
 - Deny
- Declaration
 - Staff recommends approval of the Resolution

Purpose

- This Resolution will authorize the filing of an application to the Bexar County CDBG 2025 Program
- Project is to construct a sewer main on Locker Lane
- If the project is selected, the City of Leon Valley will comply with all CDBG grant requirements

Background

- The Bexar County CDBG Program is accepting applications for 2025
- Proposing to construct approximately 1,500' of 8" sewer main, new manholes, sanitary sewer lateral connections, and two-way cleanouts on Locker Lane
- 8" PVC Sanitary Sewer Pipe
 - 7 Sanitary Sewer Manholes
 - Sanitary Sewer Laterals (145')
 - Bypass Pumping
 - Asphalt Repairs

Background

Schedule:

- April – Applications Due
- June – Applications are presented to Commissioners Court
- August – Selected projects are submitted to HUD for evaluation
- December – Develop Agreements for selected projects
- January 2026 – September 2026 – Contract Period

Fiscal Impact

ESTIMATED PROJECT COST	
City Portion (50% Match)	295,212
Grant Request	295,212
Estimated Project Cost	590,424

As of 09/30/24 the Fund Balance for the Enterprise Fund is \$4,189,771

Recommendation

- The Resolution is required to submit with the 2025 grant application
- Staff recommends approval and passage of the Resolution

MAYOR AND COUNCIL COMMUNICATION

{Section}.94.

DATE: April 15, 2025
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 Park Commission; and a Member to the Bandera Road Site-Community Advisory Group
SPONSOR(S): (N/A)

PURPOSE

The purpose of this item is to present to City Council all City of Leon Valley applications for boards/commissions/committees that have been submitted to fill vacancies or to re-apply for expired terms. City Council would need to appoint members to the various boards/commissions/committees.

RECOMMENDATION

City Council Discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 25-0__R

A RESOLUTION APPOINTING A MEMBER TO THE PARK COMMISSION; AND A MEMBER TO THE BANDERA ROAD SITE-COMMUNITY ADVISORY GROUP

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 Commissioner to the **Park Commission** with a term expiring June 30, 2026:

Terra Patterson

The following individual(s) are hereby appointed as Member to the **Bandera Road Site – Community Advisory Group** with no term limit.

Eduardo Garcia

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) terms become effective immediately.

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Leon Valley on this the 15th day of April, 2025.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAGUE, TRMC
City Secretary

Approved as to Form: _____
ARTURO D. “ART” RODRIGUEZ
City Attorney

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: April 15, 2025
TO: Mayor and Council
FROM: Susana Huerta, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion and **Public Hearing** to Consider Approval of an Ordinance on a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330.13 feet of Lots 10, 11, 12, and 13; the Northeast 20' Triangle of Lot 10; and the Southwest 400' of Lot 3, CB 5874, Leon Valley Addition Subdivision

PURPOSE

The purpose of this item is to consider a request to rezone approximately 6.8 acres of land from R-1 Single-Family Dwelling District to a PDD, with R-3 Multiple-Family Dwelling Base Zoning District, located at 6612 and 6618 Sawyer Road

This PDD is proposing to allow for flexible planning to:

1. Develop a multi-family townhouse development which is a product to meet housing demands
2. Allow for more affordable housing options
3. Fulfill the goals and objectives of the City's long-term vision of increasing citizenship, tax-base and promoting Economic Development Growth.

The applicant is asking for six variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Minimum Lot Size after the first three units reduced from 1,200 square feet unit area to 600 square feet unit area.
2. Maximum Height increased from three (3) stories to four (4) stories.
3. Reduce Minimum Setbacks from 20 feet to 5 feet in the Front, 25 feet to 5 feet in the Rear and from 15 feet to 4 feet in the Rear.
4. Minimum Off-Street Parking Spaces decreased from two (2) to one and one half (1 ½).
5. Request to provide only two parking spaces for units with more than two bedrooms.
6. Reduce Landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings.

The applicant is requesting consideration of the proposed concept plan.

Sec. 15.02.327 - "PD" planned development district

(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:

- (1) Flexible and creative planning;*
- (2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*
- (3) Economic development;*
- (4) Compatibility of land uses;*
- (5) Innovative planning concepts;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

STAFF COMMENTS

The proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development, which is more in keeping with the Leon Valley Zoning Code's description of an R-3 multiple family dwelling district (condominium development).

- 1) Staff advises the Council to require legal documentation for the condominium project during the platting process.
- 2) Staff does not support the variance request to be exempt from minimum setback requirements or parking requirements.
- 3) This property will need to be replatted prior to any development or construction.
- 4) The applicant will need to submit a separate tree removal variance. That code does not allow that as part of the PDD request.
- 5) Staff advises adding the condition that the owner not increase number of units more than 10% without Council approval.

The City Engineer has submitted a review with several comments that include concerns with the variances to parking, lot size, building height and fire lanes provided. A final site plan may not be finalized until the approval of a Tree Preservation Plan.

Traffic Impact

The submitted Traffic Impact Analysis (TIA) proposes 175 units and does not exceed the maximum threshold to warrant an additional TIA study. Should the applicant increase the number of units, he will be required to submit a TIA study.

Surrounding Zoning

- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 and R-3 Multiple Family Dwelling
- East: B-1, B-2, B-3 Commercial, and R-1
- South: R-1, R-3, B-2, and B-3

Master Plan

The Master Plan contemplates for properties along Sawyer Road to be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request as a townhouse-like development. The request is consistent and compatible with the City’s Master Plan.

Notification

- Letters mailed to property owners within 200’ 16
- Letters received in favor 0
- Letters received in opposition 1
- Letters returned undeliverable 3

FISCAL IMPACT:

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

RECOMMENDATION

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to 175. Should units be increased, an indepth Traffic Impact Analysis will be required.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 600 square foot area variance is to unit size of townhouses, not lot size of the property.
4. Minimum landscaping requirements should be met.
5. Minimum parking requirements should be met.
6. Have PDD request be amended to remove wording of special provisions.

PLANNING AND ZONING COMMISSION
RECOMMENDATION

The Planning and Zoning Commission made a recommendation to deny the zone change request with a vote of 5 – 2.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE No. 2025-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A ZONE CHANGE ON AN APPROXIMATELY 6.8 ACRE TRACT OF LAND FROM R-1 SINGLE-FAMILY DWELLING DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PDD), WITH R-3 MULTIPLE-FAMILY DWELLING BASE ZONING DISTRICT BEING THE NORTHWEST 330' OF LOTS 10, 11, 12, 13, AND THE NORTHEAST 20' TRIANGLE OF LOT 10, AND THE SOUTHWEST 400' OF LOT 3, CB 5874, 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 request for rezoning from R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District at the subject location, being described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 , located at 6612 and 6618 Sawyer Road, Leon Valley, Texas, is hereby approved with the following variances:

- A. Minimum Lot Size after the first three units reduced from 1,200 square feet unit area to 600 square feet unit area.

- B. Maximum Height increased from three (3) stories to four (4) stories.
- C. Reduce Minimum Setbacks from 20 feet to 5 feet in the Front, 25 feet to 5 feet in the Rear and from 15 feet to 4 feet in the Rear.
- D. Minimum Off-Street Parking Spaces decreased from two (2) to one and one half (1 ½).
- E. Request to provide only two parking spaces for units with more than two bedrooms.
- F. Reduce Landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings.

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 15th day of April 2025.

APPROVED

CHRIS RILEY
MAYOR

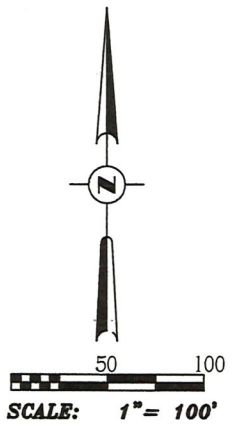
Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

LEON VALLEY ADDITION

PLAT LEGEND

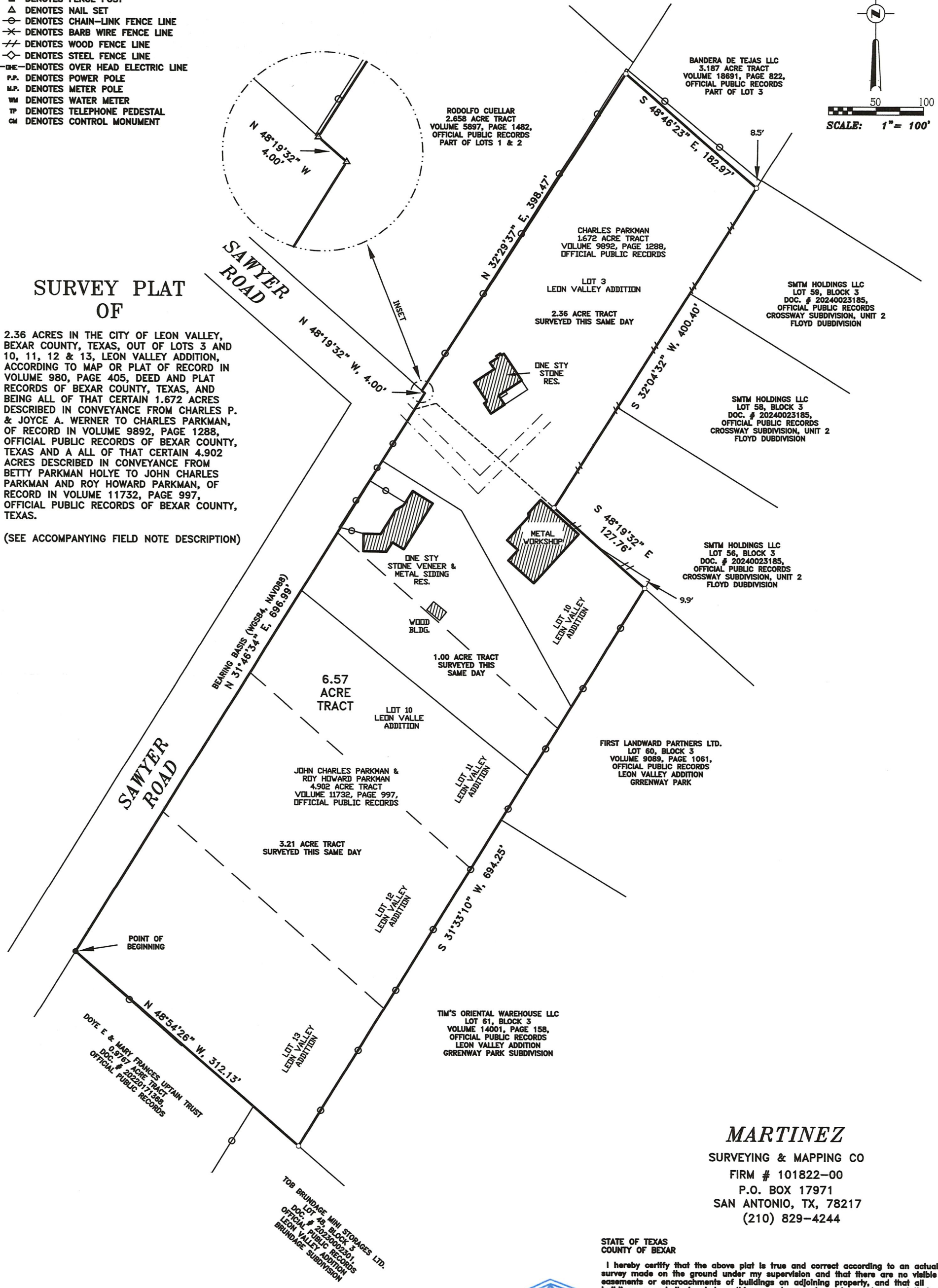
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
- ⊗ IRON PIPE FOUND
- DENOTES FENCE POST
- △ DENOTES NAIL SET
- ⊖ DENOTES CHAIN-LINK FENCE LINE
- ✕ DENOTES BARB WIRE FENCE LINE
- ⚡ DENOTES WOOD FENCE LINE
- ◇ DENOTES STEEL FENCE LINE
- DENOTES OVER HEAD ELECTRIC LINE
- P.P. DENOTES POWER POLE
- M.P. DENOTES METER POLE
- WM DENOTES WATER METER
- TP DENOTES TELEPHONE PEDESTAL
- CM DENOTES CONTROL MONUMENT



SURVEY PLAT OF

2.36 ACRES IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 3 AND 10, 11, 12 & 13, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.672 ACRES DESCRIBED IN CONVEYANCE FROM CHARLES P. & JOYCE A. WERNER TO CHARLES PARKMAN, OF RECORD IN VOLUME 9892, PAGE 1288, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A ALL OF THAT CERTAIN 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



MARTINEZ
 SURVEYING & MAPPING CO
 FIRM # 101822-00
 P.O. BOX 17971
 SAN ANTONIO, TX, 78217
 (210) 829-4244

STATE OF TEXAS
 COUNTY OF BEXAR
 I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.

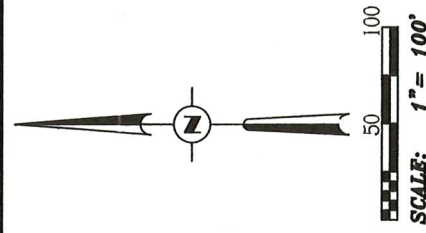


This 1ST day of MARCH, 20 24 A.D.

 REGISTERED PROFESSIONAL LAND SURVEYOR No. 5482
 JOB No. 24-2-9

NOTES:
 PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.
 THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

LEON VALLEY ADDITION



- PLAT LEGEND**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH CAP
 - STAMPED (RPLS 5482)
 - ⊗ IRON PIPE FOUND
 - ⊠ DENOTES FENCE POST
 - △ DENOTES NAIL SET
 - DENOTES CHAIN-LINK FENCE LINE
 - x— DENOTES BARB WIRE FENCE LINE
 - //— DENOTES WOOD FENCE LINE
 - ◇— DENOTES STEEL FENCE LINE
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 - CM DENOTES CONTROL MONUMENT

RODOLFO CUELLAR
2.658 ACRE TRACT
VOLUME 5897, PAGE 1482,
OFFICIAL PUBLIC RECORDS
PART OF LOTS 1 & 2

CHARLES PARKMAN
1.672 ACRE TRACT
VOLUME 9892, PAGE 1288,
OFFICIAL PUBLIC RECORDS

SMTM HOLDINGS LLC
LOT 59, BLOCK 3
DOC. # 20240023185,
OFFICIAL PUBLIC RECORDS
CROSSWAY SUBDIVISION, UNIT 2
FLOYD SUBDIVISION

SMTM HOLDINGS LLC
LOT 58, BLOCK 3
DOC. # 20240023185,
OFFICIAL PUBLIC RECORDS
CROSSWAY SUBDIVISION, UNIT 2
FLOYD SUBDIVISION

SMTM HOLDINGS LLC
LOT 56, BLOCK 3
DOC. # 20240023185,
OFFICIAL PUBLIC RECORDS
CROSSWAY SUBDIVISION, UNIT 2
FLOYD SUBDIVISION

FIRST LANDWARD PARTNERS LTD.
LOT 60, BLOCK 3
VOLUME 1081, PAGE 1081,
OFFICIAL PUBLIC RECORDS
LEON VALLEY ADDITION
GREENWAY PARK

TIM'S ORIENTAL WAREHOUSE LLC
LOT 61, BLOCK 3
VOLUME 14001, PAGE 158,
OFFICIAL PUBLIC RECORDS
LEON VALLEY ADDITION
GREENWAY PARK SUBDIVISION

TOB BRUNDAGE MINI STORAGE LTD.
LOT 49, BLOCK 3
DOC. # 20220002301,
OFFICIAL PUBLIC RECORDS
LEON VALLEY ADDITION
BRUNDAGE SUBDIVISION

SAWYER ROAD

SURVEY PLAT

OF
2.36 ACRES IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 3 AND 10, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.672 ACRES DESCRIBED IN CONVEYANCE FROM CHARLES P. & JOYCE A. WERNER TO CHARLES PARKMAN, OF RECORD IN VOLUME 9892, PAGE 1288, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

LOT 10
LEON VALLEY
ADDITION

1.00 ACRE TRACT
SURVEYED THIS
SAME DAY

LOT 10
LEON VALLEY
ADDITION

JOHN CHARLES PARKMAN &
ROY HOWARD PARKMAN
4.902 ACRE TRACT
VOLUME 11732, PAGE 997,
OFFICIAL PUBLIC RECORDS

3.21
ACRE
TRACT

LOT 13
LEON VALLEY
ADDITION

DOYE E & MARY FRANCES UFTMANN TRUST
0.2767 ACRE TRACT
DOC. # 20220171309,
OFFICIAL PUBLIC RECORDS

LOT 12
LEON VALLEY
ADDITION

LOT 11
LEON VALLEY
ADDITION

LOT 11
LEON VALLEY
ADDITION

LOT 12
LEON VALLEY
ADDITION

LOT 13
LEON VALLEY
ADDITION

LOT 14
LEON VALLEY
ADDITION

LOT 15
LEON VALLEY
ADDITION

MARTINEZ
SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible encroachments or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 1ST day of MARCH, 20 24 A.D.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

JOB No. 24-2-9B

NOTES:

PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

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LEON VALLEY ADDITION

PLAT LEGEND

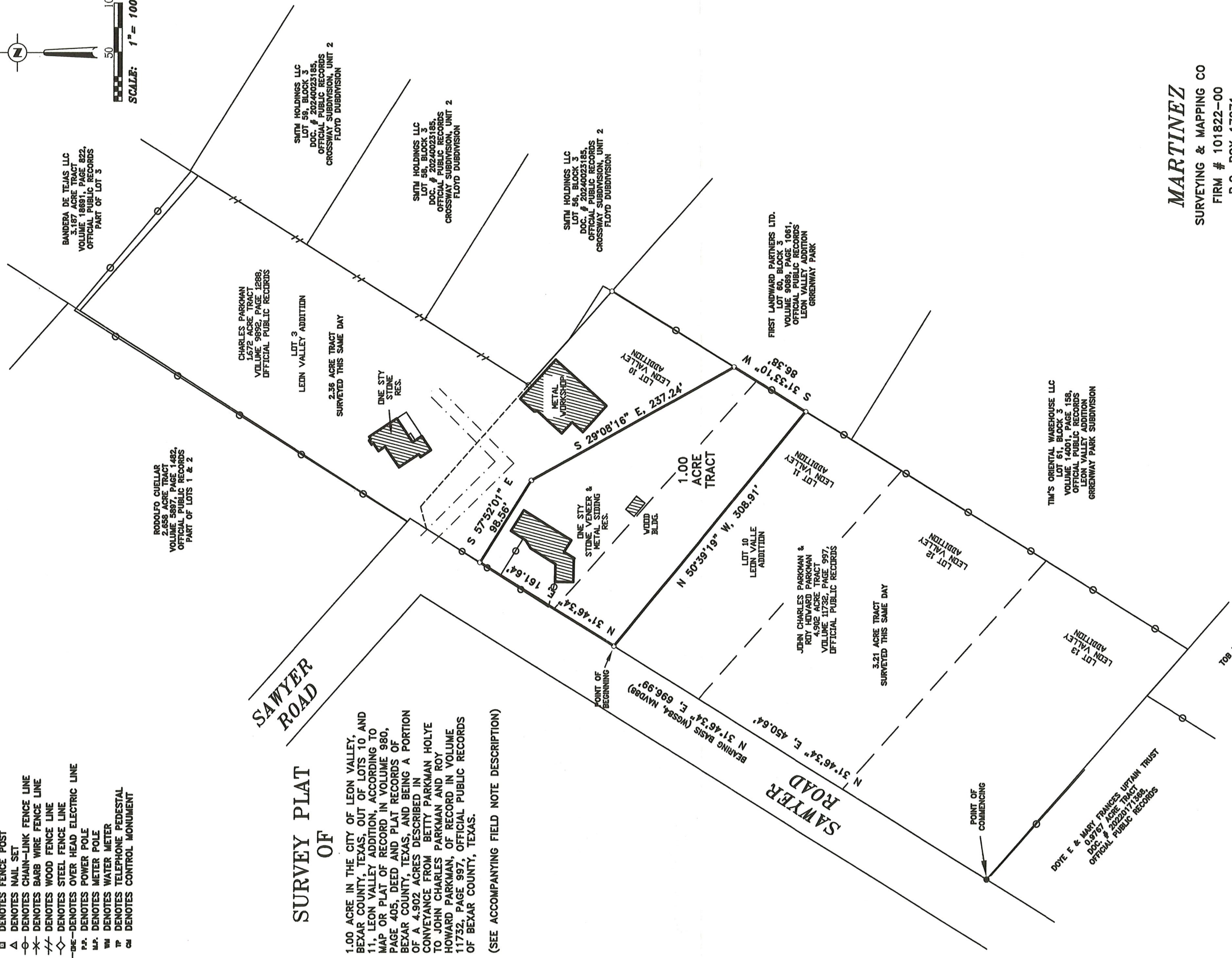
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- M.P.— DENOTES METER POLE
- WM— DENOTES WATER METER
- TP— DENOTES TELEPHONE PEDESTAL
- CM— DENOTES CONTROL MONUMENT

SCALE: 1" = 100'

SURVEY PLAT OF

1.00 ACRE IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, OUT OF LOTS 10 AND 11, LEON VALLEY ADDITION, ACCORDING TO MAP OR PLAT OF RECORD IN VOLUME 980, PAGE 405, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 4.902 ACRES DESCRIBED IN CONVEYANCE FROM BETTY PARKMAN HOLYE TO JOHN CHARLES PARKMAN AND ROY HOWARD PARKMAN, OF RECORD IN VOLUME 11732, PAGE 997, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)



PROPERTY ADDRESS: 6612 SAWYER/ 6618 SAWYER ROAD

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NOTES:

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the date on this plat.



This 1ST day of MARCH, 20 24 A.D.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482

MARTINEZ

SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

EXHIBIT __
To Ordinance _____
Of The City of Leon Valley

6612 and 6618 SAWYER RD.

Submitted by: ONE STOP GROUP, LP

PLANNED DEVELOPMENT DISTRICT
PROJECT PLAN (rev.3)

CHANGES HIGHLIGHTED IN YELLOW



Approved _____, 2025

Article 1. GENERAL

The property is a +/- 6.8 Acre tract Located at municipal addresses 6612 and 6618 Sawyer Rd, south of Bandera Rd, in the City of Leon Valley.

Property Information (the “Property”):

Address: +/- 6.8 Acre Tract located at 6612 and 6618 Sawyer Rd.

Legal Description: CB 5874 BLK LOT SW 400 FT OF 3 LOT N W 330.13 FT OF 10,11,12 & 13 & LOT N E 20 FT TRI OF 10

Current Owner: ESTATES OF ROY AND JOHN PARKMAN

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 to:

A. Base Zoning

The use and development of the Property shall comply with the zoning requirements of the City Code of Ordinances (the “Code”) Sec. 15.02.308 "R-3" Multiple-family dwelling district as revised in attached **Exhibit “D”**. The revisions to this section are also summarized in Article 3 of this document.

B. Supplemental Use Regulations

Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted by the base zoning, as defined in Section A above:

- i. The development of a Multi-Family project with a Site Plan substantially similar to the illustration attached in **EXHIBIT “B”** (the “Site Plan”). The layout of the Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

Article 3. REVISIONS TO THE CODE OF ORDINANCES

The revisions to **Sec. 15.02.308 "R-3" Multiple-Family dwelling district** are included in Exhibit D. Here is a summary of these revisions:

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	600
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	5
c.2	Rear yard setback	25	5
c.5	Distance between buildings	15	4
d.2	Landscaping	35% overall and 5% non-sod coverage	10% overall and 2% non-sod coverage
d.6	Min parking spaces for two-bedroom unit	2	1.5
d.6	Min parking spaces for units with more than two bedrooms	?	2
	Illustration diagram at end of document		DELETE

Article 4. SPECIAL PROVISIONS

- A. This Development is considered a private facility on one lot that fronts a public street. The streets inside the development are considered private streets and are not subject to Sec 10.02.251 of the Code of Ordinances, Applicable Standards and Specifications.
- B. The Applicant shall be granted the right to modify the Site Plan so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan as shown in Exhibit B.

C. The total number of units is currently estimated to be approximately 150, but shall not exceed 165. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.

D. The Tree Preservation and Mitigation Plan attached herein as EXHIBIT “J” shall be allowed by-right to enable the construction of the Site Plan, and shall supersede the requirements of the Code. The proposed mitigation plan in this EXHIBIT is approved.

Article 5. PURPOSE OF THIS PDD AND COMPLIANCE WITH PDD REQUIREMENTS

This PDD allows for flexible and creative planning to create an innovative new product that meets the strong current market demand for affordable new homes in proximity to the Medical Center. This development is contemplating the concept of a multi-family townhouse development which has not been built in Leon Valley for the past decades, with only two blue zones (Townhouse Districts) in the City. With the many new single-family developments in Leon Valley, the market is starved for this type of development in this location.

This development mostly borders commercial developments, and only two single family residences. Sawyer Rd is a less traveled road and has ample capacity to handle additional traffic, making this location ideal for this type of development.

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

1. Increasing 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

ESTIMATED DEVELOPMENT SCHEDULE AND COMPLETION TIMETABLE

- December 2025: Complete Platting
- August 2026: Complete Infrastructure Construction
- December 2029: Complete Home Construction of the Entire project.
-

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

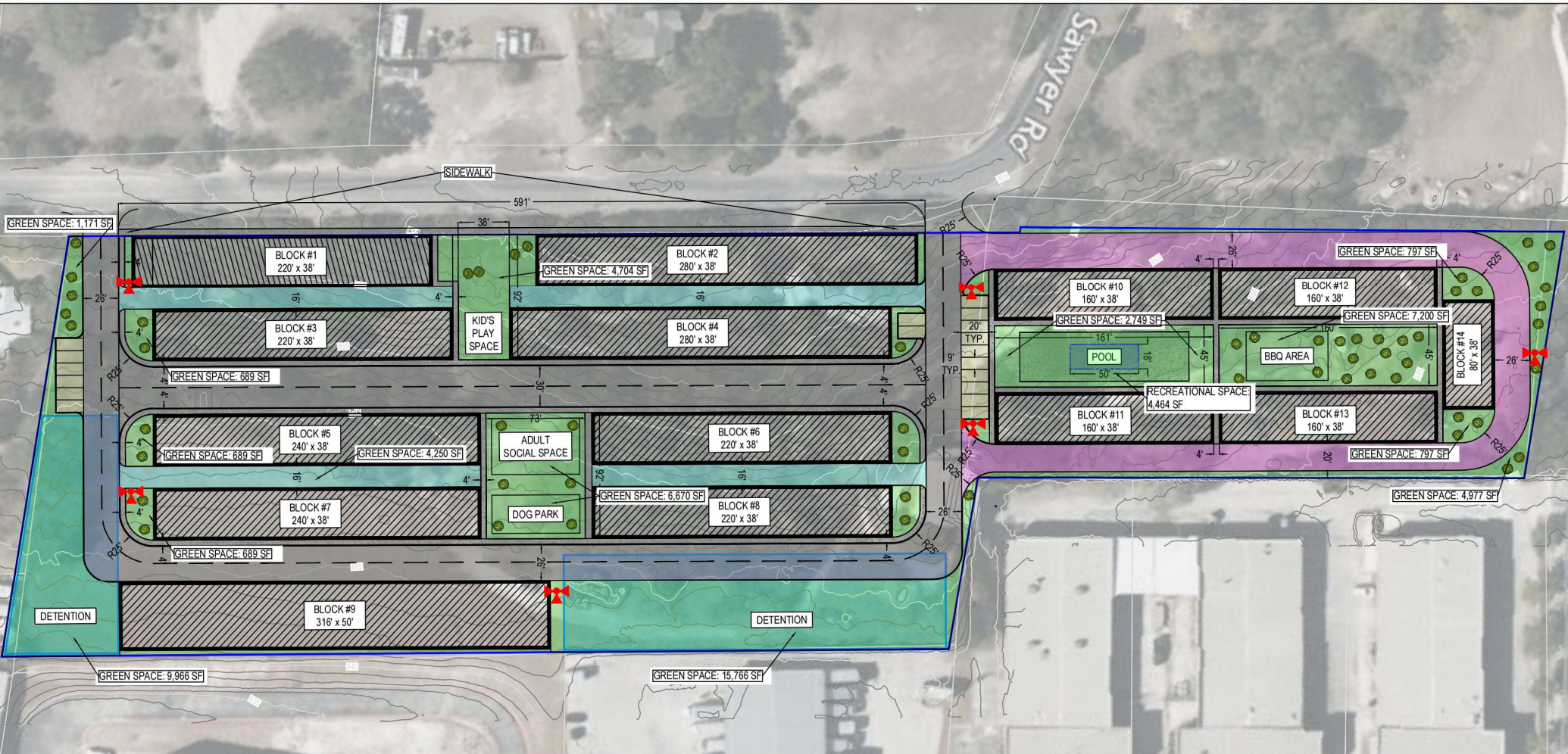
Respectfully submitted.

Please see below list of ATTACHED EXHIBITS

This PDD Project Plan includes the following Exhibits:

This Proposed PDD Project Plan includes the following Exhibits:

- **Exhibit A (Rev.3):** Site Survey
- **Exhibit B (Rev.3):** Site Plan
- **Exhibit C (Rev.3):** Fire Plan
- **Exhibit D (Rev.3):** Requested revisions to the Code of Ordinances **Sec. 15.02.308**
"R-3" Multiple-Family dwelling district
- ~~EXHIBIT E~~ ~~DELETED~~
- **EXHIBIT F:** Large Tree Grouping
- **EXHIBIT G:** Site Topo on Site Plan
- **EXHIBIT H:** Preliminary Drainage Plan
- **EXHIBIT I:** TIA Worksheet
- **EXHIBIT J: (NEW)** Tree Inventory and Tree Preservation And Mitigation Plan



GENERAL NOTES

1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

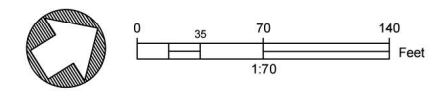
BUILDING AREA = 113,080 SF (2.60) (39.6% OF LOT)

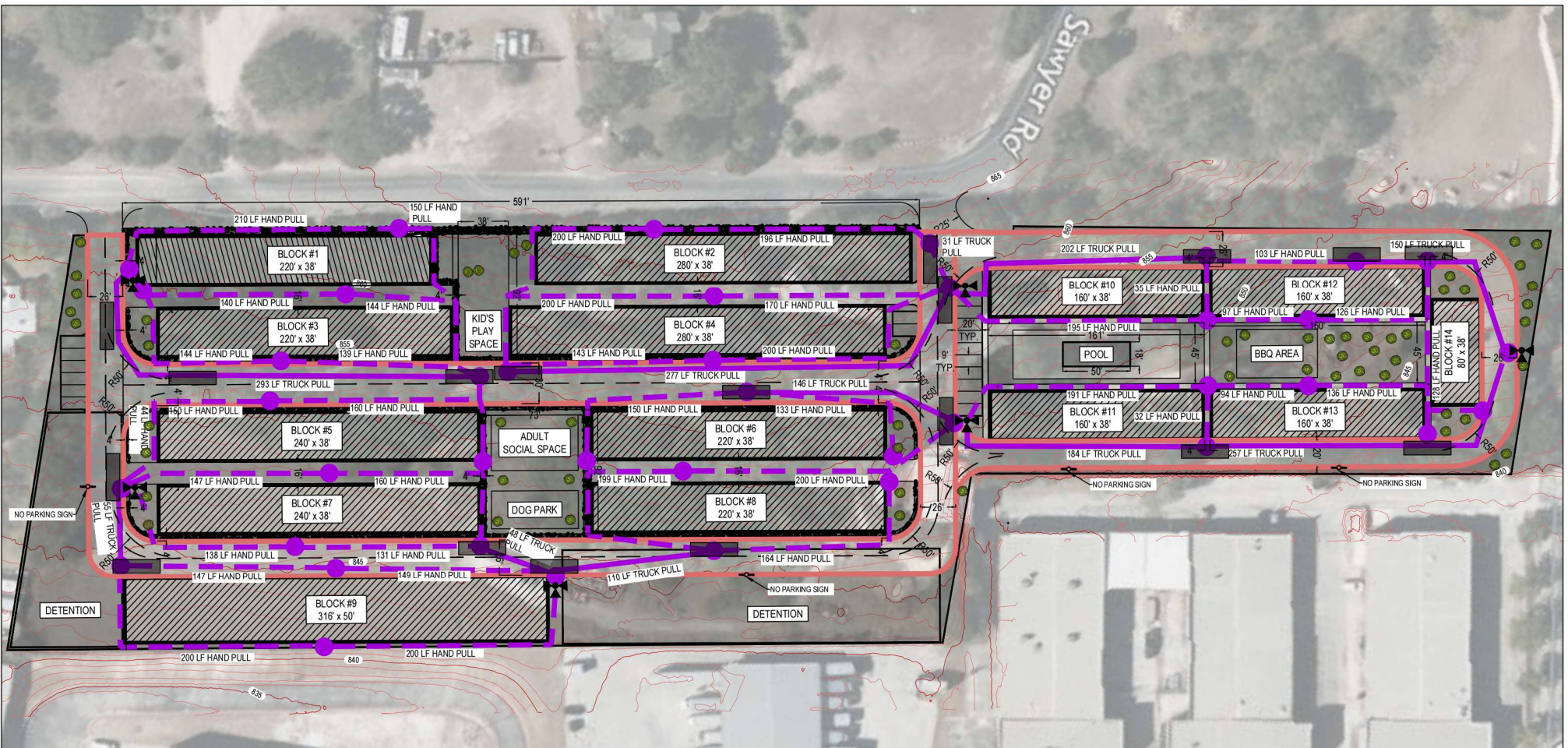
LEGEND

- GUEST STREET PARKING (9' x 20') (3,263 SF)
- ALLEY (16') (17,069 SF)
- FIRE LANE/ALLEY (20-26') (22,142 SF)
- FIRE LANE (26') (46,943 SF)
- OPEN SPACE (65,761 SF) (23.0% OF LOT)
- SIDEWALKS/CONCRETE (20,549 SF)
- UNDERGROUND DETENTION (31,576 SF)
- FIRE HYDRANTS (6 TOTAL)
- TREES

NBR OF UNITS: 145 TO 165
PARKING SPACES: ALL UNITS INCLUDE A DOUBLE GARAGE

6612 AND 6618 SAWYER ROAD
 SITE PLAN #1
 MARCH 2025





FIRE PROTECTION NOTES:

1. FIRE LANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 20-26 FT. WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FT., UNLESS OTHERWISE NOTED.
2. FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FT.
3. FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTERNATIONAL FIRE CODE AND PER APPLICABLE LOCAL AMENDMENTS.
4. FIRE LANES SHALL BE MARKED BY LINES OF RED TRAFFIC PAINT OR DYE A MINIMUM OF 6 INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
5. PROPOSED BUILDINGS ARE SPRINKLERED

NBR OF UNITS: 145 TO 165
 PARKING SPACES: ALL UNITS INCLUDE A DOUBLE GARAGE

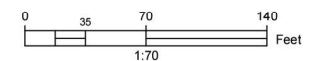


SIGNAGE NOTES:
 1. SIGNS SHALL BE STANDARD SIZE 18"x24" AND HAVE RED LETTERS AND BORDER ON A WHITE BACKGROUND.
 2. SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.
 3. SIGNS SHALL BE PLACED AS FOLLOWS:
 A. LESS THAN FORTY (40) FEET: ONE (1) SIGN WITH A DOUBLE ARROW.
 B. FROM FORTY (40) TO NINETY (90) FEET: TWO (2) SIGNS WITH RIGHT AND LEFT ARROWS.
 C. FOR ONE HUNDRED (100) FEET OR MORE: THREE (3) SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE.
 4. SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE CODE AND SAN ANTONIO'S FIRE CODE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE INSPECTOR FOR APPROVED SIGN LOCATIONS.

LEGEND

- FIRE LANE
- FIRE TRUCK HOSE LAY TO HYDRANT (MAX 550')
- HAND PULL HOSE LAY TO TRUCK (MAX 200')
- FIRE HYDRANTS
- TREES
- FIRE TRUCK

6612 AND 6618 SAWYER ROAD
 SITE PLAN #1
 MARCH 2025



Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6612 AND 6618 SAWYER RD

EXHIBIT D

PDD Rezoning – 6612 and 6618 SAWYER RD

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	600
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	5
c.2	Rear yard setback	25	5
c.5	Distance between buildings	15	4
d.2	Landscaping	35% overall and 5% non-sod coverage	10% overall and 2% non-sod coverage
d.6	Min parking spaces for two-bedroom unit	2	1.5
d.6	Min parking spaces for units with more than two bedrooms	?	2
	Illustration diagram at end of document		DELETE

Sec. 15.02.308 "R-3" multiple-family dwelling district

(a) *Purpose and description.*

- (1) The R-3 district is composed of areas containing multiple-family dwellings. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; (4) avoid excessive population density by requiring a certain minimum building site area for each building unit; and (5) provide a buffer between retail and single-family dwelling areas.
- (2) The R-3 district implements the following policies of the master plan:
 - (A) Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
 - (B) Encourage connectivity throughout the city.

(b) *Lot regulations.*

- (1) *Area.* A lot on which there is erected or converted a multiple-family dwelling shall contain an area of not less than 10,400 square feet for the first three units and **1,200 600** square feet for each additional unit.
- (2) *Depth.* Minimum of 120 feet.
- (3) *Floor space.* Minimum of 600 square feet.

Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6612 AND 6618 SAWYER RD

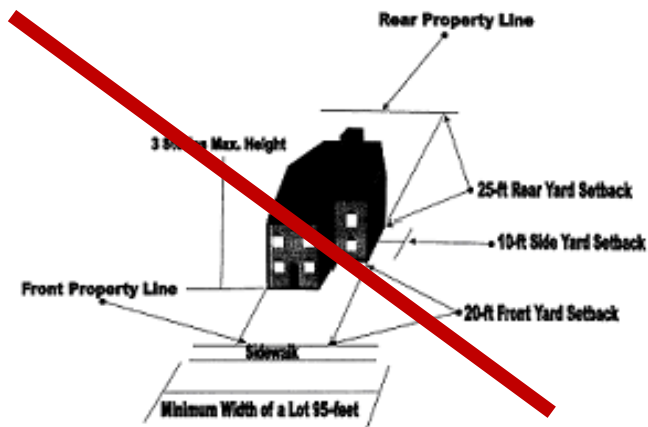
- (4) *Frontage.* A minimum frontage of 95 feet is required along a public right-of-way.
 - (5) *Height.* A maximum of **three four** stories is allowed in the R-3 district.
 - (6) *Density.* None.
- (c) *Setback requirements.*
- (1) *Front yard.* There shall be a front yard having a minimum of **20 5** feet from the property line to the building structure.
 - (2) *Rear yard.* There shall be a rear yard having a minimum of **25 5** feet from the structure to the rear property line.
 - (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
 - (4) *Vision clearance area.* On any corner lot no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such property lines at points 25 feet from the point of intersection, measured along such street lines.
 - (5) *Building distance.* The required space between buildings is **15 4** feet.
- (d) *Other.*
- (1) *Accessory buildings.* Accessory buildings shall in no case consist of more than 20 percent of the total lot area.
 - (2) *Landscaping.* A total of **35 10** percent of the total overall area must be landscaped and not less than **5 2** percent of the R-3 area shall be covered by plantings and amenities other than sod, subject to the approval of the city. 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. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see Landscaping, division 9 of this article, for other applicable regulations.
 - (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.* Multiple-family dwellings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
 - (5) *Nonconforming structures.* The provisions of subsection (b) 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 minimum of one space for each one-bedroom unit, **two one and half** spaces for each two-bedroom unit and ~~one space for each additional unit shall be provided~~ **two spaces for each unit with more than two bedrooms.**
 - (7) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
-

Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6612 AND 6618 SAWYER RD

- (8) *Storage.* Outside storage is not allowed in the R-3 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 must be completely contained in either the apartment units, garages or accessory buildings.

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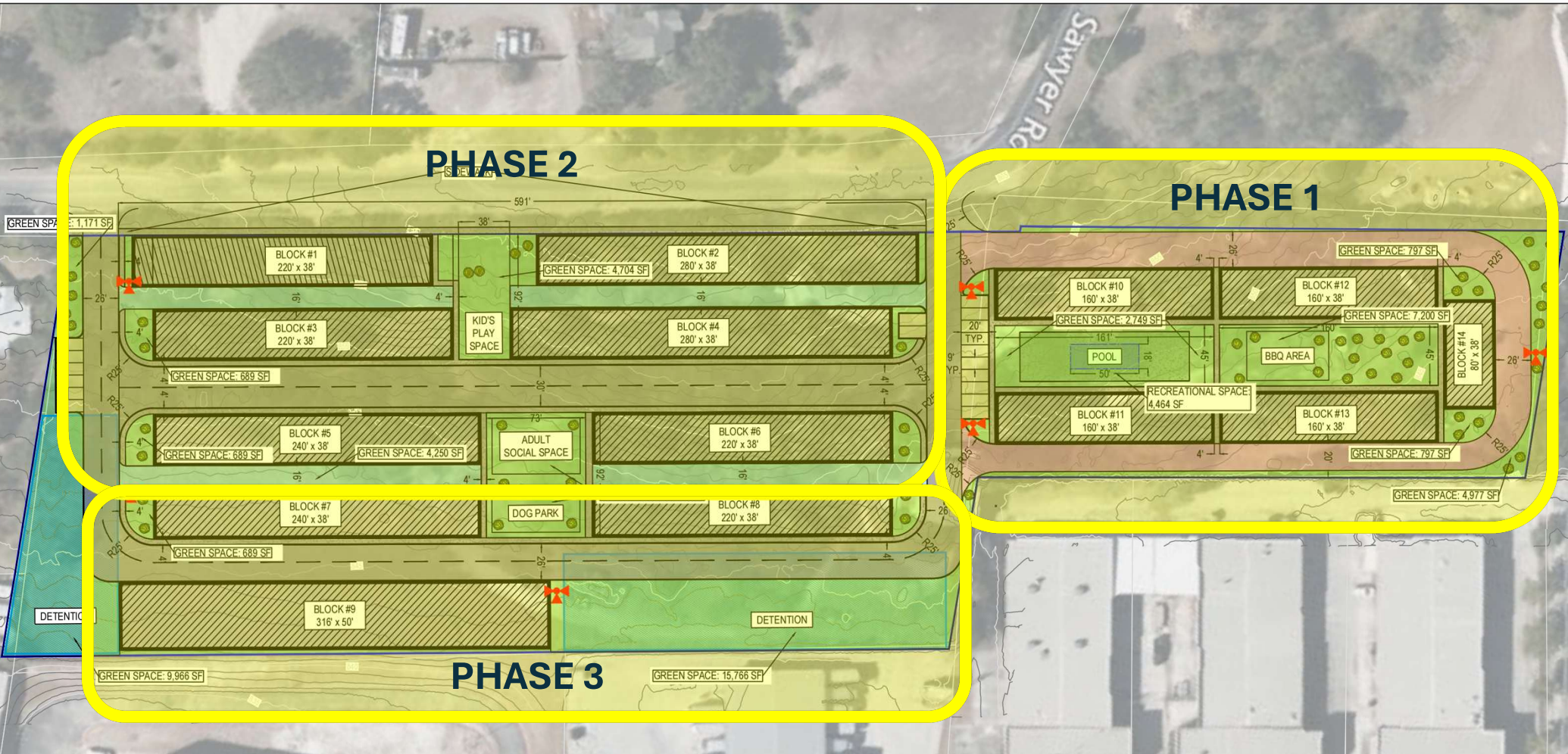
(1972 Code, sec. 30.608; Ordinance 07-033 adopted 8-8-07; 2008 Code, sec. 14.02.308)

LARGE TREE GROUPING

EXHIBIT F

{Section}.101.





GENERAL NOTES

1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.

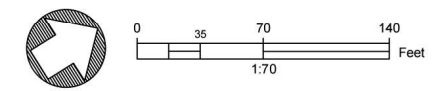
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6612 AND 6618 SAWYER ROAD
 SITE PLAN #1
 MARCH 2025



STS PARTNERS

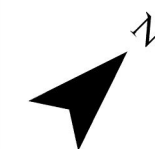
PRELIMINARY DRAINAGE PLAN SAWYER TRACT

Legend

-  DRAINAGE AREA
-  PROJECT SITE
-  ABOVE GROUND DETENTION

Notes:

1. DA OS-A to be captured via onsite inlet and underground storm drain and directed to Pond 1. This will reduced offsite flows draining to Outfall 2.
2. DA OS-B to be drained to drainage swale or underground system on the north portion of DA-3 toward Outfall 3.
3. DA-1 to drain to Pond 1 via surface and underground systems.
4. DA-2 to drain to Outfall 2, local underground detention to be assessed.
5. DA-3 to drain to Outfall 3, local underground detention to be assessed.



0 50 100 200 Feet



Maxar, Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Garmin, Esri, TomTom, Garmin, FourSquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Leon Valley - Traffic Impact Analysis (TIA) Threshold Worksheet

Office Use Only:
CASE #

Complete this Form as an aid to determine if your project requires a Traffic Impact Analysis, as per city code, Sect. **30.406

Project Name: 6612 and 6618 Sawyer Rd rezoning - PZ 2025-05

Location: 6612 and 6618 Sawyer Rd

Applicant: One Stop Group, LP **Owner:** Estates of Roy and John Parkman

Agent/Applicant: Samir Chehade - Managing Partner ** Submit Letter of Authorization

Type of Development Request: (circle one)

ZONING

SPECIFIC USE PERMIT

PLAT

CERTIFICATE OF OCCUPANCY

SECTION A (Initial Traffic Impact Analysis) RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE			NUMBER OF UNITS		OTHER — SPECIFY	
PDD - Townhouses			175			
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)		PEAK HOUR TRIPS		TRIP RATE SOURCE *ITE CODE:		
PM		0.57 / unit = 99.75		215		

****A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.****
(Refer to Section 30.406, 1998 **Zoning Code** for Details)

SECTION B (Initial Traffic Impact Analysis) NON-RESIDENTIAL DEVELOPMENT

ANTICIPATED LAND USE			PROJECT SIZE		OTHER — SPECIFY	
			ACRES	GROSS FLOOR AREA	175	
PEAK HOUR?? (i.e, 5-6 p.m. Weekday)		PEAK HOUR TRIPS		TRIP RATE SOURCE *ITE CODE:		

****A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100.****
(Refer to Section 30.406, 1998 **Zoning Code** for Details)


****NOTE** FILL OUT PORTION D & E OF THIS FORM, ONLY IF TIA PEAK HOUR TRIPS EXCEED 100**

SECTION C (To Be Completed By Staff ONLY)

REVIEWED BY:

TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES NO

LEVEL REQUIRED: (Circle One of the Following) 1 2 3

Signature of Applicant:  Date of Submittal: 2025-02-05

SECTION D (Initial Traffic Analysis on File with Development Department? If **YES**, complete Section D to determine if new activity/use requires an updated TIA.)

PEAK HOUR TRIPS PROJECTED IN INITIAL TIA	PEAK HOUR TRIPS IN UPDATED DEVELOPMENT PROJECT	INCREASE IN PEAK HOUR TRIPS
------------------------------------------	------------------------------------------------	-----------------------------

****NOTE****An **ADDITIONAL** Traffic Impact Analysis **IF** Peak Hour Trips **EXCEED 100**. (Refer to **Section 30.406**, 1998 Zoning Code for details.)

SECTION E (Information Regarding the Person/Agency, who prepared the TIA)

PREPARED BY: ONE STOP GROUP, LP - Samir Chehade

ADDRESS: 12042 Blanco Rd. Ste 305 CITY: San Antonio STATE: TX ZIP: 78216

PHONE NUMBER: 403-561-2425 FAX NUMBER: samir@sts-partners.com

COMMENTS:

_____ A TRAFFIC IMPACT ANALYSIS IS **REQUIRED**.
REFER TO 1998 ZONING CODE, SECTION 30.406, 1998 ZONING CODE FOR REQUIREMENTS.

_____ A TRAFFIC IMPACT ANALYSIS IS **NOT REQUIRED**.
THE TRAFFIC GENERATED BY THE PURPOSED DEVELOPMENT **DOES NOT EXCEED** THE THRESHOLD REQUIREMENTS.

THE TRAFFIC IMPACT ANALYSIS HAS BEEN WAIVED FOR THE FOLLOWING REASON(S):

EXHIBIT J



6612 and 6618 SAWYER RD

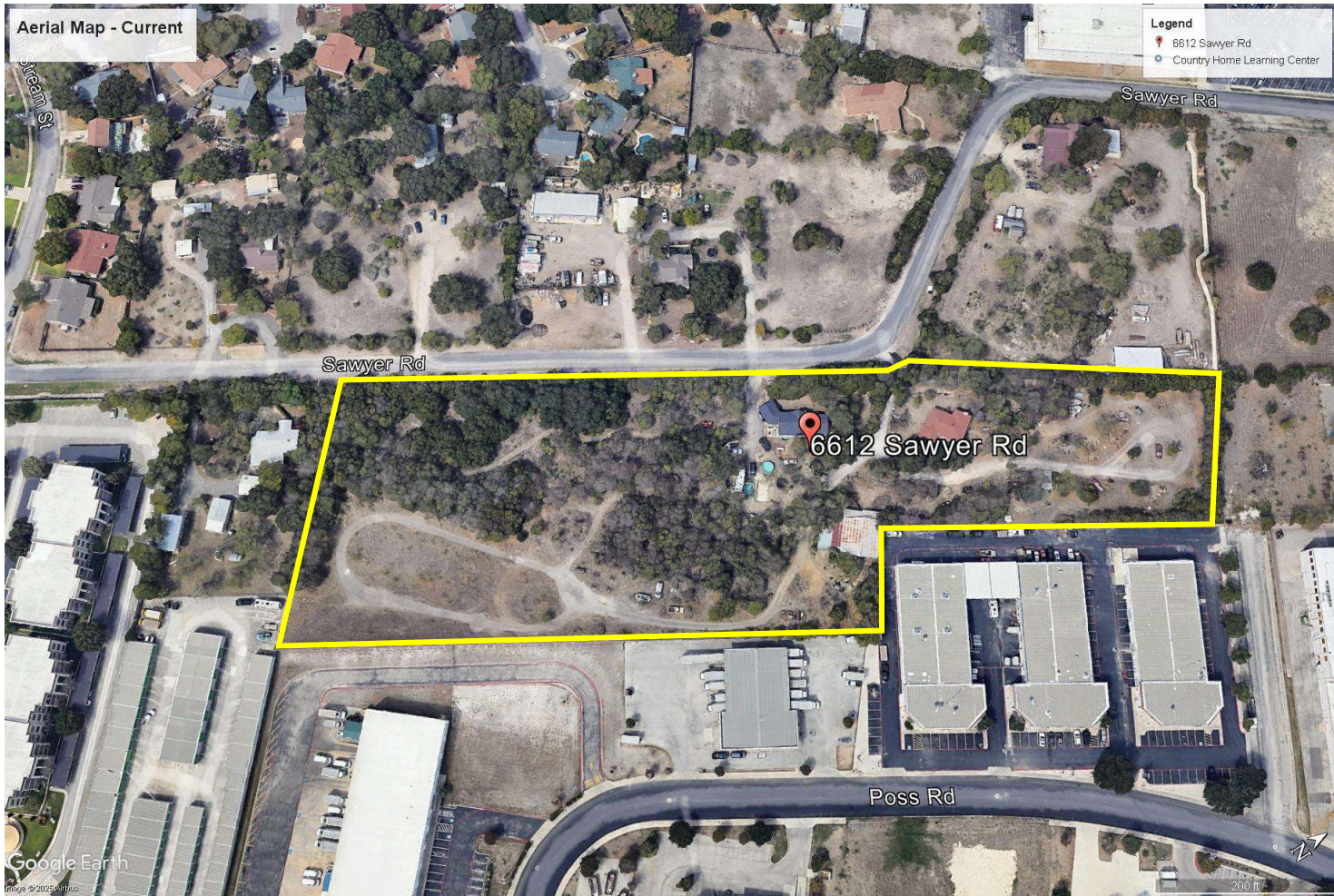
PDD PZ-2025-5

**OUR PROPOSED TREE PRESERVATION AND
MITIGATION PLAN (rev.2)**

March 19, 2025



CURRENT AERIAL MAP OF THE PROPERTY



DEFINITION OF “INVASIVE SPECIES” (ACCORDING TO NATIONAL GEOGRAPHIC)

Invasive Species

An invasive species is an organism that is not indigenous, or native, to a particular area. Invasive species can cause great economic and environmental harm to the new area.

DEFINITION OF “TREE PRESERVATION”

A “TREE PRESERVATION PLAN”, ALSO REFERRED TO AS “TREE CONSERVATION PLAN”
GENERALLY INCLUDES THREE COMMON STRATEGIES:

1. **CONSERVATION** OF NATIVE TREE SPECIES
2. **PROTECTING** NATIVE TREES SPECIES BY REMOVING DISEASED OR DEAD TREES, AS WELL AS INVASIVE TREE SPECIES IN THEIR VACINITY.
3. **PLANTING** NEW NATIVE TREES

TREE SPECIES NATIVE TO SAN ANTONIO (NATIVE SPECIES ON THIS PROPERTY HIGHLIGHTED)

Common Name	Scientific Name	Foliage	Mature Height*	Mature Spread	Setback	Comments
Anaqua	Ehretia anacua	Semi-evergreen	Medium	35 feet +	20 feet	Prefers shade; moist soils; clusters of white flowers in spring and yellow-orange fruit in summer; attracts birds. Also know as Sandpaper Tree.
Ebony, Texas	Pithecellobium flexicaule	Evergreen	Medium	35 feet +	20 feet	Moderate growing native; very drought tolerant. Showy, fragrant white flower; attractive seeds of fruit eaten by wildlife.
Cypress, Arizona	Cupressus arizonica	Evergreen	Medium	15 feet +	15 feet	Fast growing; full sun, well drained soils; conical form; blue-gray foliage color; tolerant of dry conditions.
Cypress, Montezuma	Taxodium mucronatum	Semi-evergreen	Large	40 feet +	25 feet	Fast growing; conical form as young; feathery foliage.
Elm, Cedar	Ulmus crassifolia	Deciduous	Large	30 feet +	20 feet	Moderate growing; bright green new foliage in spring, yellow fall color; adaptable to a wide range of sites.
Maple, Uvalde Bigtooth	Acer grandidentatum	Deciduous	Medium	30 feet +	20 feet	Moderate growing; fall color; requires well drained soils; protect from afternoon sun to reduce leaf scorch.
Oak, Bur	Quercus macrocarpa	Deciduous	Large	45 feet +	25 feet	Prefers deep and well-drained soil; golf ball sized acorns may be of concern.
Oak, Chinkapin	Quercus muehlenbergi	Deciduous	Medium	45 feet +	25 feet	Prefers well drained soils; round-topped, with lance-shape foliage and attractive light-colored bark; wildlife food source; highly palatable acorns.
Oak, Lacey	Quercus laceyi	Deciduous	Medium	30 feet	10-15 feet	Moderate growing, blue-gray foliage and usually yellow fall color. Rated as a "Texas SuperStar" by the Texas Cooperative Extension Service.
Oak, Live	Quercus virginiana var. fusiformis	Semi-evergreen	Large	45 feet +	25 feet	Can be moderate growing with appropriate care; spreading canopy. Caution: Must always paint wounds to prevent Oak Wilt disease.
Oak, Mexican White Live	Quercus polymorpha	Semi-evergreen	Large	35 feet +	25 feet	Fast growing with appropriate care, moderate acorn producer. Few, if any, pest problems.
Oak, Texas Red	Quercus buckleyi	Deciduous	Large	35 feet +	25 feet	Fast growing; "oak leaf" characteristic; fall color; good shade tree; requires minimal pruning.
Palm, Texas Sabal	Sabal texana	Evergreen	Medium	15 feet	15 feet	Only palm tree native to Texas; cold-tolerant; large blue-green, fan-shaped leaves.
Pecan	Carya illinoensis	Deciduous	Large	45 feet +	25 feet	State Tree; requires plenty of room and deep soil; prone to limb breakage and pest infestations.
Sycamore, Mexican	Platanus mexicana	Deciduous	Large	45 feet +	25 feet	Fast growing; resistant to insects; attractive foliage and minimal pruning.
Walnut, Texas	Juglans microcarpa	Deciduous	Medium	30 feet	15 feet	Moderate growing, small version of Black Walnut.
Anacacho Orchid Tree	Bauhinia congesta	Deciduous	Small	10 feet	5 feet	Does best in full sun; fragrant white flower clusters in spring.
Anacahuita/Wild Olive	Cordia boissieri	Evergreen	Small	10 feet	5 feet	Large white flowers most of summer; pale yellow fruit; cold sensitive but will re-sprout quickly. Also known as Mexican Olive
Buckeye, Mexican	Ungnadia speciosa	Deciduous	Small	10 feet	5 feet	Understory or full sun; pink spring flowers; yellow fall foliage.
Condalia, Bluewood	Condalia hookeri	Evergreen	Small	10 feet	5 feet	Very drought tolerant; sun-shade; fruit well-liked by wildlife.
Crape/Crepe Myrtle	Lagerstroemia indica	Deciduous	Small	5-20 feet	5 feet	Non-native well adapted to our region; choice of flower colors from white to purple; some varieties can grow to medium height range.
Desert Willow	Chilopsis linearis	Deciduous	Small	15 feet	5 feet	Fast growing; very drought tolerant; large white, pink or purple trumpet-shaped flowers; attract hummingbirds, butterflies and bumblebees.
Eve's Necklace	Sophora affinis	Deciduous	Small	18 feet	5 feet	Deciduous cousin to Texas mountain-laurel; pink flower clusters (late spring) form chains of black beans (necklace appearance) in late summer and fall.
Holly, Possumhaw	Ilex decidua	Deciduous	Small	10 feet	5 feet	Sun or shade; loses foliage in winter to expose red berries (females only).
Holly, Yaupon	Ilex vomitoria	Evergreen	Small	10 feet	5 feet	Sun or shade; red berries (females only); evergreen foliage; provides food & shelter for birds.
Jerusalem Thorn/Retama	Parkinsonia aculeata	Deciduous	Small	15 feet	10 feet	Fast growing; drought tolerant; drooping panicles of yellow flowers through summer; green twigs and branches.
Persimmon, Texas	Diospyrus mexicana	Deciduous	Small	12 feet	5 feet	Slow growing; edible fruit matures to a dark black in late summer and fall; great wildlife food source but can be a problem.
Plum, Mexican	Prunus mexicana	Deciduous	Small	25 feet	5 feet	Prefers well-drained soils; dappled sunlight; showy white flowers in early spring; tart and edible fruit; good for wildlife.
Redbud, Mexican or Texas	Cercis canadensis var. mexicana or texensis	Deciduous	Small	12 feet	5 feet	Pink-red blossoms in early spring; yellow fall foliage; glossy and wavy leaves; more drought tolerant than Eastern species. Note: Do not select Eastern species.
Texas Mountain Laurel	Sophora secundiflora	Evergreen	Small	18 feet	5 feet	Fragrant, purple clusters in early spring. Very drought tolerant. Caution: Fruit is poisonous when chewed.
Viburnum, Rusty Blackhaw	Viburnum rufidulum	Deciduous	Small	18 feet	5 feet	Partial sun or shade; early spring bloomer with white flowers; red berries turn black in fall; good fall leaf color.

KEY STATISTICS

TREE INVENTORY BY NBR OF TREES (80% OF TREES ARE INVASIVE)

# NATIVE TREES	25	20%								
# INVASIVE TREES	102	80%								
		OVERALL			HERITAGE (> 24")		LARGE (17" - 23")		MEDIUM (8'-16")	
SPECIE	TOTAL / SPECIE	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	HEALTHY	EXEMPT	
Live Oak	21	21	0	3	0	7	0	11	0	
Hackberry	20	18	2	1	0	5	1	12	1	
Ligustrum	30	29	1	10	0	11	1	8	0	
Cedar	13	13	0	3	0	3	0	7	0	
Mesquite	33	25	8	5	1	4	4	16	3	
Chinaberry	6	6	0	0	0	1	0	5	0	
Red oak	1	1	0	0	0	1	0	0	0	
Pecan	1	1	0	0	0	1	0	0	0	
Anacua	2	2	0	1	0	1	0	0	0	
TOTAL	127	116	11	23	1	34	6	59	4	

* EXEMPT = Diseased, Dead, or Hazardous

KEY STATISTICS

TREE INVENTORY BY INCHES (DBH) (87% ARE INVASIVE)

SUMMARY INVENTORY (SPECIES/DBH)				SUMMARY INVENTORY (% NATIVE/DBH)			
SPECIE	HERITAGE (DBH)	LARGE (DBH)	MEDIUM (DBH)	NATIVE (DBH)	INVASIVE (DBH)	NATIVE TREES REMOVED (DBH)	NATIVE TREES REPLANTED (DBH)
Live Oak	83.00	237.00	33.00	353.00		259.00	
Hackberry	25.00	263.00	8.00		296.00		
Ligustrum	298.00	334.00	900.00		1532.00		
Cedar	81.00	132.00	8.00		221.00		
Mesquite	158.00	367.00	24.00		549.00		
Chinaberry	0.00	12.00	40.00		52.00		
Red oak	0.00	14.00	0.00	14.00		14.00	
Pecan	0.00	16.00	0.00	16.00		16.00	
Anacua	24.00			24.00		24.00	
TOTAL	669.00	1375.00	1013.00	407.00	2650.00	313.00	315.00
				13%	87%	10%	11%

OUR TREE PRESERVATION AND MITIGATION PLAN

1. Preserve 6 oak trees, two of which are heritage trees:

- ✓ 1 x 32" Oak Tree (the largest)
- ✓ 1 x 24" Oak Tree
- ✓ 1 x 20" Oak Tree
- ✓ 1 x 18" Oak Tree
- ✓ 1 x 16" Oak Tree
- ✓ 1 x 12" Oak Tree

2. Remove all invasive trees

3. Remove a maximum of 19 native trees (313")

4. Replant 210 x 1.5" native trees (315") – which is a larger number of that we are removing.

We respectfully request the waiver of any additional in-lieu Tree Preservation fees related to the removal of the invasive trees on this property.

TREES WE ARE PRESERVING

GPS MARKERS FOR ALL OAK TREES



GPS locations of the 5 trees that we are preserving:

- Tree #1 - Oak (32") 29.493760, -98.624410
- Tree #2 - Oak (24") 29.493660, -98.624430
- Tree #3 - Oak (20") 29.493790, -98.624410
- Tree #4 - Oak (18") 29.493680, -98.624420
- Tree #5 - Oak (16") 29.493770, -98.62437
- Tree #6 - Oak (12") 29.495420, -98.622980



**RESPECTFULLY SUBMITTED FOR YOUR
CONSIDERATION**

PZ-2025-5
PDD Request
6612 and 6618 Sawyer Road

Susana Huerta
Planning and Zoning Director
City Council Meeting
April 15, 2025

Summary

- Question
 - **City Council is being asked to consider a Zone Change Request from R-1 Single-Family Dwelling District to PD Planned Development District, with R-3 Multiple-Family Dwelling District**
- Options
 1. Approval as submitted
 2. Approval with revisions
 3. Denial
- The Planning and Zoning Commission recommended denial of this request

Purpose

Section 15.02.327 – “PD” Planned Development District

(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:

(1) Flexible and creative planning;

(2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;

(3) Economic development;

(4) Compatibility of land uses;

(5) Innovative planning concepts;

Purpose / Background

- Proposed condominium-style townhouse development
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

Variance No. 1

- Lot regulation - minimum unit size area after the first three units be decreased from 1,200 to 600 square feet

Variance No. 2

- Minimum Height increased from three (3) stories to four (4) stories

Variance No. 3

- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)

Variance No. 4

- Request to provide only two parking spaces for townhouses with more than two bedrooms

Variance No. 5

- Reduce Minimum Setbacks from 20 feet to 5 feet in the Front, 25 feet to 5 feet in the Rear and from 15 feet to 4 feet between buildings

Variance No. 6

- Reduce Landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings

Variance No. 7

- Staff recommends the following be removed from PDD request

- i. The development of a Multi-Family project with a Site Plan substantially similar to the illustration attached in **EXHIBIT "B"** (the "Site Plan"). The layout of the Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

Variance No. 8

- Staff recommends the following be removed from PDD request

B. The Applicant shall be granted the right to modify the Site Plan so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan as shown in Exhibit B.

3 | Page

E STOP GROUP, LP - 6612 and 6618 SAWYER RD – PDD PROJECT PLAN (Rev.3)

C. The total number of units is currently estimated to be approximately 150, but shall not exceed 165. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.

D. The Tree Preservation and Mitigation Plan attached herein as EXHIBIT "J" shall be allowed by-right to enable the construction of the Site Plan, and shall supersede the requirements of the Code. The proposed mitigation plan in this EXHIBIT is approved.

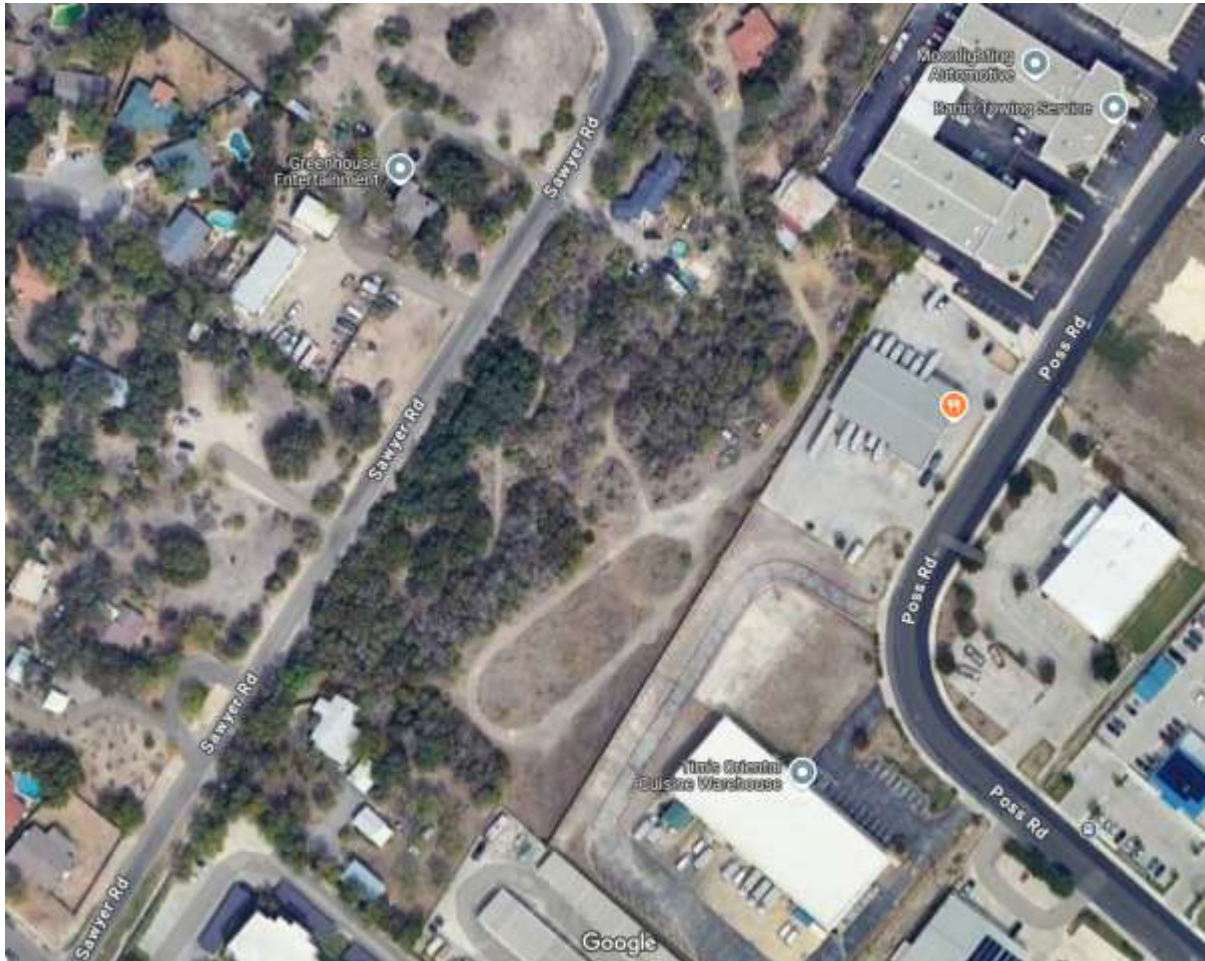
Location Map

{Section}.101.



Aerial View

{Section}.101.



Surrounding Zoning

- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 and R-3 Multiple Family Dwelling
- East: B-1, B-2, B-3 Commercial, and R-1
- South: R-1, R-3, B-2, and B-3

Site and Zoning

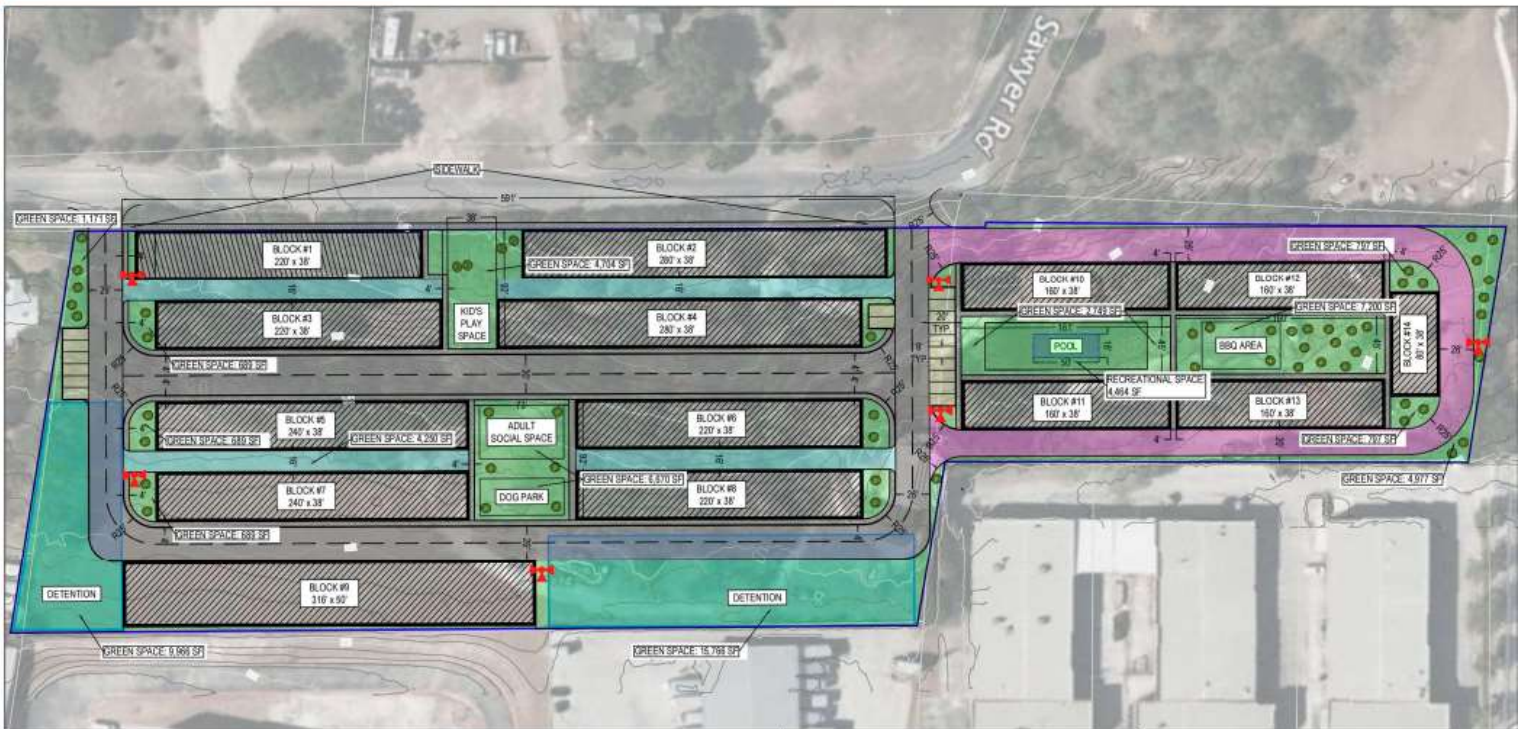
- Pink – B-2 Retail with SO
- Light Pink – R-3 Multiple Family Dwelling
- Dark green – B-1 Small Business w/SO
- Blue - R-1 Single Family Dwelling
- Bright Green – B-3 Commercial w/SO
- Yellow Outline – Property



Site Plan

{Section}.101.

EXHIBIT B (rev.3) – SITE PLAN



<p>GENERAL NOTES</p> <p>1. ALL SIDEWALKS, CURBS, RAMP, AND DRIVE APPROACHES IN THE FRONT OF LOT SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTOR APPROVAL.</p> <p>NBR OF UNITS: 145 TO 165 PARKING SPACES: ALL UNITS INCLUDE A DOUBLE GARAGE</p>	<p>BUILDING AREA = 113,080 SF (26%) (39.6% OF LOT)</p> <p>LEGEND</p> <ul style="list-style-type: none"> GUEST STREET PARKING (7' x 20') (3,263 SF) ALLEY (16') (17,069 SF) FIRE LANE/ALLEY (20-20') (22,142 SF) FIRE LANE (20') (69,943 SF) OPEN SPACE (65,791 SF) (23.0% OF LOT) SIDEWALKS/CONCRETE (23,549 SF) UNDERGROUND DETENTION (31,576 SF) FIRE HYDRANTS (6 TOTAL) TREES
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6612 AND 6618 SAWYER ROAD
 SITE PLAN #1
 MARCH 2025

STREAMLINE ENGINEERING

Staff Comments

- Proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development
- Proposed project will be designed as a condominium-type development which is suited for an R-3 Multiple-Family Zoning District
 - Staff advises the Council to require legal documentation for the condominium project
- This property will need to be replatted prior to any development or construction
- The applicant requires a separate tree variance, as the code does not allow a variance to Tree Preservation as part of PDD request
- Staff recommends a condition that the site plan can't be increased in units more than 10% without Council approval

City Engineer Comments

- The proposed site layout depicted on Exhibit H does not match the site layouts or correspond with drainage plan.
- The proposed revision of the Minimum Lot Size of 600 square feet does not appear to be justified and is not recommended for approval.
- Minimum parking spaces for two or more-bedroom units seek to reduce the current parking requirements for multiple bedroom units.
- There is street parking within the development on Building 1 and Building 3 that is placed behind the covered parking. How are people in the covered parking supposed to get out of the facility if there is a street parked vehicle parked behind them?
- Are there any ADA accessible units?
- Provide ADA compliant sidewalks on the Sawyer Rd frontage

City Engineer Comments

- There is no handicapped parking shown on the site plan.
- The City ordinance requires a tree survey.
- Special Provision in the PDD have been revised and Article 4B was revised to give the Developer the right to modify the approved site plan. This should be removed.
- Lot size revision is not required since the one lot exceeds the 1200 SF minimum. What is the purpose of this revision?
Underground detention on drainage layout not shown in site layout
- Fire Department to verify adequate access the rear of Block 1 and Block 2 from Sawyer Rd
- Fire Department to verify if the fire lanes varying from 20-ft to 26-ft wide enough for the ladders to extend to the top 4th story at an acceptable angle

Master Plan

- Properties along Sawyer Road may be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request as a townhouse-like development
- Request is consistent and compatible with the City's Master Plan

Notification

- Letters mailed to property owners within 200' 16
- Letters received in favor 0
- Letters received in opposition 1
- Letters returned undeliverable 3

Recommendation

- Staff recommends that the applicant revise the variance request to provide minimum setbacks
- Staff recommends the project be held to the submitted site plan & that an increase in more than 10% of proposed units will require Council approval - an increase of units will trigger a TIA study requirement
- Condominium documents should be provided at the time of platting
- Staff concerned with parking variance requests
- The applicant must meet all other applicable codes, including Fire, building and engineer recommendations.

Fiscal Impact

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

Planning and Zoning Commission Recommendation

{Section}.101.

- The Planning and Zoning Commission recommended denial in a vote of 5 – 2

MAYOR AND COUNCIL COMMUNICATION

DATE: April 15, 2025
TO: Mayor and Council
FROM: Susana Huerta, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion and **Public Hearing** to Consider Approval of an Ordinance Amending Ordinance 2021-54 for a Zone Change Request from PD Planned Development District, with B-3 Commercial District and No Sustainability Overlay Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Quality Subdivision (1st Read Was Held on 04-01-2025) - S. Huerta, Planning and Zoning Director

PURPOSE

The purpose of this item is to consider a request to amend Ordinance 2021-54 to change the zoning from PD Planned Development District with B-3 Commercial District to a Planned Development District with R-3 Multiple-Family Dwelling District for 6758 Poss Road.

This PDD is proposing to allow for flexible planning to:

1. Develop an apartment complex.
2. Allow for compatible development with nearby apartment developments including Barcelona, Valencia and Timberhill Apartments.
3. Fulfill the goals and objectives of the City's long-term vision of increasing citizenship, tax-base and promoting Economic Development Growth.

The applicant is asking for eight variances to Section 15.02.308 R-3 Multiple-Family Dwelling District:

1. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
2. Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum. (Not Necessary).
3. Minimum Floor Space decreased from 600 to 400 square feet.
4. Minimum Height increased from three (3) stories to four (4) stories.
5. Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10' Rear and 15' to five (5) foot between buildings.
6. Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½).

7. Request to provide only two parking spaces for apartments with more than two bedrooms.
8. Reduce minimum landscaping requirements from 35% of property and 5% of plantings to 10% of property and 2% of plantings.

The applicant is requesting consideration of two concept plans. Concept Plan number one proposes to vacate an existing easement on the property. Concept Plan number two proposes not to vacate the easement.

Sec. 15.02.327 - "PD" planned development district

(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:

- (1) Flexible and creative planning;*
- (2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*
- (3) Economic development;*
- (4) Compatibility of land uses;*
- (5) Innovative planning concepts;*
- (6) Higher quality development for the community than would result from the use of the city's standard zoning districts; and*
- (7) Expansion of uses with buildings constructed prior to the adoption of the sustainability overlay district on December 1, 2009, that may be difficult to re-purpose.*

STAFF COMMENTS

Staff has no objection to a decrease in parking spaces, if the facility is truly for independent living or adult only facilities. Persons in independent living or adult only facilities typically only have one vehicle, no matter how many bedrooms per unit. If the use is for general occupancy apartments, staff doesn't recommend a decrease in parking requirements.

Roadways are internal to the development, and they meet all requirements of the Fire Code.

Staff recommends approval of either option for the amended PDD as both are consistent and compatible with the City's Master Plan and surrounding uses. It would make good use of a property that has physical developmental conflicts. The property has an odd shape, difficult easements, and low visibility for retail or commercial use. Staff has no objection to the proposed variances for lot requirements, with exception of parking requirements and minimum setbacks. The site plan should be revised to provide the exact number of proposed units, number of parking spaces provided, percentage of open space and show the removal of parking along Poss Rd that backs up into public right-of-way.

Traffic Impact

An updated TIA was not submitted, however the project will be limited to no more than 175 units in order not to go over the threshold to require a TIA study.

Surrounding Zoning

- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

Master Plan

The proposed facility is in keeping with the Master Plan which states that “The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses”

Notification

- | | |
|-------------------------------------------------|----|
| • Letters mailed to property owners within 200' | 15 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT:

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

RECOMMENDATION

Staff recommends that should Council decide to approve the proposed project, the following conditions be added to the PDD ordinance:

1. Maximum number of units be limited to a maximum of 175. Should units be increased, a full in-depth Traffic Impact Analysis will be required.
2. The minimum lot size for R-3 base zoning district is required to remain.
3. The 400 square foot area variance is to unit size of apartments, not lot size of the property.
4. Minimum landscaping requirements will need to be met.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission recommended approval of the zone change request by a vote of 7 – 0.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE No. 2025-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING ORDINANCE 2021-54 TO AMEND THE ZONING FROM PD PLANNED DEVELOPMENT DISTRICT, WITH B-3 COMMERCIAL DISTRICT AND NO SUSTAINABILITY OVERLAY ZONING TO PD PLANNED DEVELOPMENT DISTRICT WITH R-3 MULTIPLE-FAMILY DWELLING BASE ZONING DISTRICT ON APPROXIMATELY 2.85 ACRES AT 6758 POSS ROAD; AND MORE SPECIFICALLY DESCRIBED AS CB 5784, BLOCK 4, LOT 64, QUALITY SUBDIVISION, 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:

1. **SECTION 1.** The request for rezoning from PD Planned Development District, with B-3 Commercial District and No Sustainability Overlay Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District at the subject location, being described as CB 5784, Block 4, Lot 64, Quality Subdivision, located at 6758 Poss Road, Leon Valley, Texas, is hereby approved with the following variances:

- A. Lot regulation - minimum unit size after the first three units decreased from 1,200 to 400 square feet.
- B. Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum.
- C. Minimum Floor Space decreased from 600 to 400 square feet.
- D. Minimum Height increased from three (3) stories to four (4) stories.
- E. Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10 Rear and 15' to five (5) foot between buildings.
- F. Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½).
- G. Provide only two parking spaces for apartments with more than two bedrooms.
- H. Reduce minimum landscaping requirements from 35% of property and 5% of plantings to 10% of property and 2% of plantings.

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 15th day of April 2025.

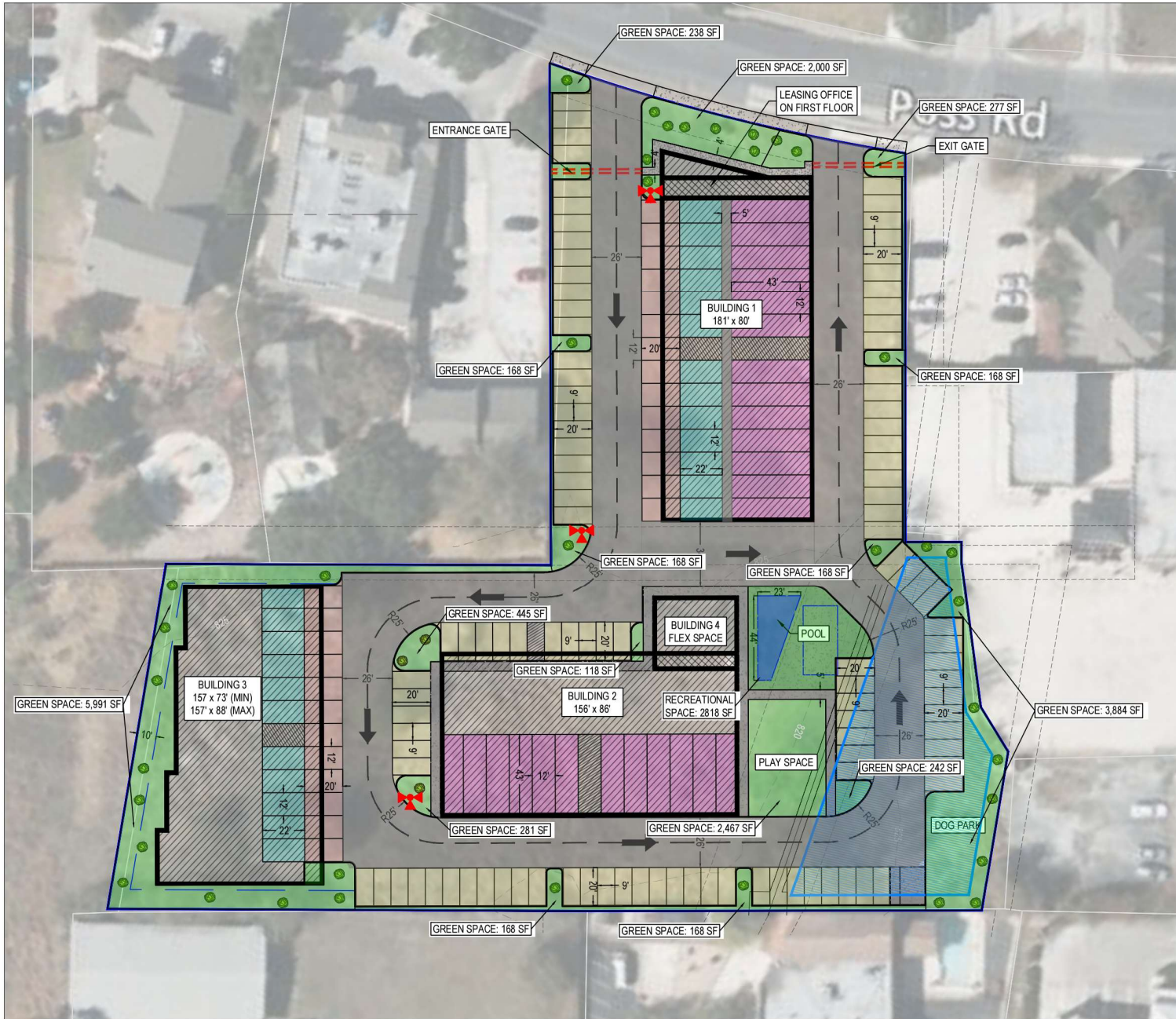
APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

EXHIBIT B.1 (rev.3)



6758 POSS ROAD
 SITE PLAN #1 - LOFTS
 CROSS UTILITIES EASEMENT NOT VACATED
 GATED

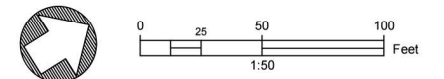
MARCH 2025

NBR OF UNITS: 120 to 145
 NBR OF PARKING SPACES: 155 to 167

LEGEND

- FIRE LANE (34,378 SF)
- OPEN SPACE (21,378 SF) (17.2% OF LOT)
- SIDEWALKS/CONCRETE (5,041 SF)
- UNDERGROUND DETENTION (11,037 SF)
- EASEMENTS
- FIRE HYDRANTS
- TRAFFIC DIRECTION
- TREES

BUILDING AREA = 39,357 OR 41,712 SF (0.90 OR 0.96 AC) (31.6% OR 33.6% OF LOT)



Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6758 POSS RD

EXHIBIT D

PDD Rezoning – 6758 POSS RD

Summary of Revisions to Sec. 15.02.308 "R-3" Multiple-Family Dwelling District

Paragraph	Section 15.02.208 - R-3 – Multiple-Family Dwelling District – Zoning Ordinances	Current R-3 Standards	Revisions
b.1	Lot regulation – minimum lot size after the first three units	1,200	400
b.3	Minimum Floor space	600	400
b.4	Minimum Frontage on Public ROW	90ft	DELETE – N/A
b.5	Minimum Height	3 stories	4 stories
c.1	Front yard setback	20	10
c.2	Rear yard setback	25	10
c.5	Distance between <u>buildings (only to accommodate an optional building)</u>	15	5
d.6	Minimum Parking Spaces for two bedrooms	Two	One and half
d.6	Minimum Parking Spaces for more than two bedrooms	?	Two
	Illustration diagram at end of document		DELETE

Sec. 15.02.308 "R-3" multiple-family dwelling district

(a) *Purpose and description.*

- (1) The R-3 district is composed of areas containing multiple-family dwellings. The district regulations are designed to: (1) protect the residential character of the area by prohibiting commercial and industrial activities and manufactured homes; (2) encourage a suitable neighborhood environment; (3) prevent overcrowding of the land by requiring certain minimum yard and other open spaces for all buildings; (4) avoid excessive population density by requiring a certain minimum building site area for each building unit; and (5) provide a buffer between retail and single-family dwelling areas.
- (2) The R-3 district implements the following policies of the master plan:
 - (A) Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.
 - (B) Encourage connectivity throughout the city.

Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6758 POSS RD

(b) *Lot regulations.*

- (1) *Area.* A lot on which there is erected or converted a multiple-family dwelling shall contain an area of not less than 10,400 square feet for the first three units and **1,200 400** square feet for each additional unit.
- (2) *Depth.* Minimum of 120 feet.
- (3) *Floor space.* Minimum of **600 400** square feet.
- (4) *Frontage.* ~~A minimum frontage of 95 feet is required along a public right-of-way.~~
- (5) *Height.* A maximum of **three four** stories is allowed in the R-3 district.
- (6) *Density.* None.

(c) *Setback requirements.*

- (1) *Front yard.* There shall be a front yard having a minimum of **20 10** feet from the property line to the building structure.
- (2) *Rear yard.* There shall be a rear yard having a minimum of **25 10** feet from the structure to the rear property line.
- (3) *Side yard.* There shall be a side yard having a minimum of ten feet from the structure to the side property line.
- (4) *Vision clearance area.* On any corner lot no wall, fence or other structure shall be erected and no hedge, shrub, tree or other growth shall be maintained within the triangular area formed by the intersecting street lines and a straight line connecting such property lines at points 25 feet from the point of intersection, measured along such street lines.
- (5) *Building distance.* The required space between buildings is **15 5** feet.

(d) *Other.*

- (1) *Accessory buildings.* Accessory buildings shall in no case consist of more than 20 percent of the total lot area.
- (2) *Landscaping.* A total of 35 percent of the total overall area must be landscaped and not less than five percent of the R-3 area shall be covered by plantings and amenities other than sod, subject to the approval of the city. 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. See appendix A for a list of trees, shrubs and plants suitable for the region. Also see Landscaping, division 9 of this article, for other applicable regulations.
- (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.* Multiple-family dwellings shall be constructed of masonry or similar noncombustible materials to the extent of not less than 75 percent of overall exterior walls.
- (5) *Nonconforming structures.* The provisions of subsection (b) above shall not be applicable to nonconforming dwellings in existence on the date of the adoption thereof or to dwellings built

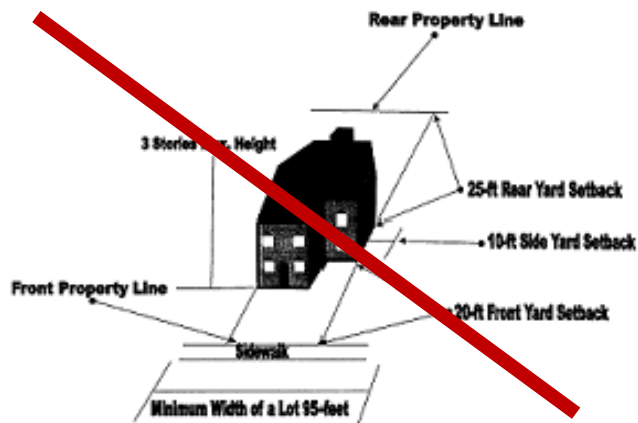
Sec. 15.02.308 "R-3" multiple-family dwelling district

REVISED FOR 6758 POSS RD

hereafter on the same lot to replace such nonconforming dwellings as may be destroyed by fire, windstorm or other involuntary cause.

- (6) *Parking.* A minimum of one space for each one-bedroom unit, **two one and half** spaces for each two-bedroom unit and **one space for each additional unit shall be provided two spaces for each unit with more than two bedrooms.**
- (7) *Public facilities.* Each lot shall be connected to the city's public water and sewer system and shall have appropriate sidewalks and fire protection. See article 10.02 (subdivision ordinance).
- (8) *Storage.* Outside storage is not allowed in the R-3 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 must be completely contained in either the apartment units, garages or accessory buildings.

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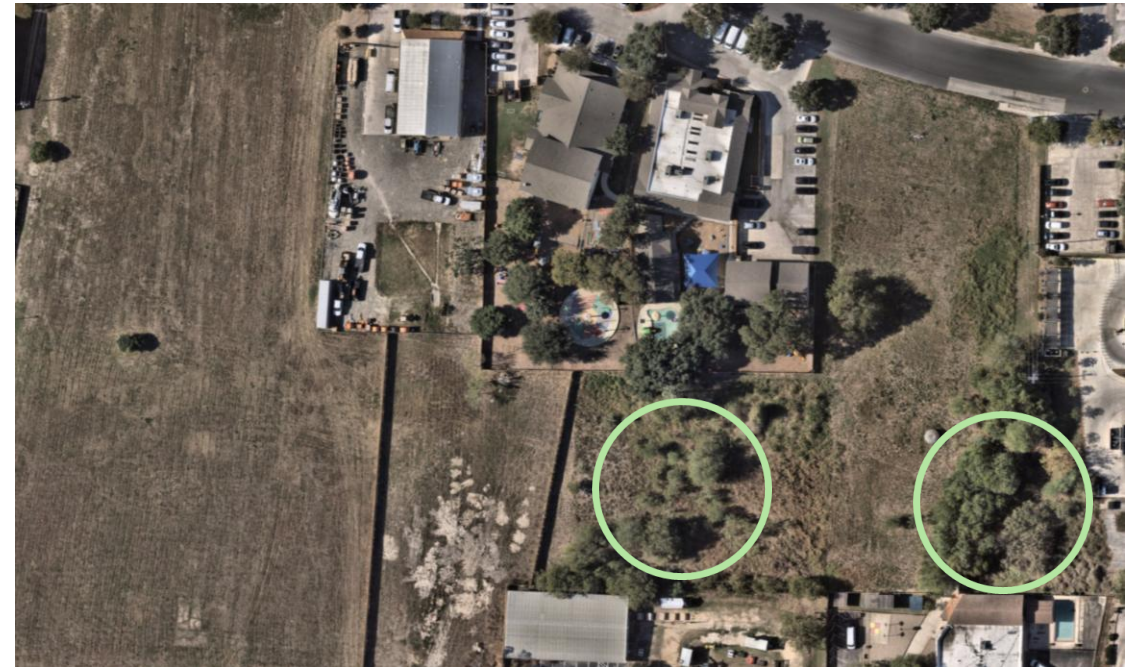
(1972 Code, sec. 30.608; Ordinance 07-033 adopted 8-8-07; 2008 Code, sec. 14.02.308)

LARGE TREE GROUPING

2004 Aerial –shows no heritage trees



Current – Brush and diseased Trees



SITE TOPOGRAPHY WITH SITE PLAN #2

EXHIBIT H



STS PARTNERS

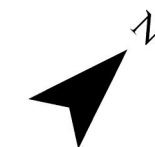
PRELIMINARY DRAINAGE PLAN POSS TRACT

Legend

-  DRAINAGE AREA
-  PROJECT SITE

Notes:

1. DA OS-B to be conveyed in existing inlet system at Point 1 on Poss to existing 8-3 box culvert.
2. DA OS-A to be conveyed via onsite inlet system and conveyed through underground storage before reaching Outfall 1C.
3. DA OS-C to be conveyed via onsite inlet system and conveyed through underground storage before reaching Outfall 1C.
4. DA-1 to be conveyed via onsite surface drainage and inlet system and conveyed through underground detention storage before reaching Outfall 1C.
5. Drainage between 1B and 1C to be conveyed through proposed underground box culvert system.



0 50 100 200 Feet



Map: Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

STS PARTNERS

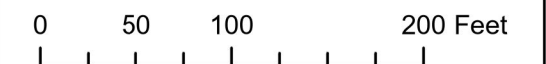
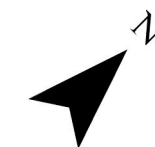
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Map: Microsoft, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

PZ-2025-4
PDD Amendment
6758 Poss Road

Susana Huerta
Planning and Zoning Director
City Council Meeting
April 15, 2025

Summary

- Question
 - **City Council is being asked to consider Amending Ordinance 2021-54 PD Planned Development District with B-3 Commercial District and No Sustainability Overlay District to PD Planned Development District with R-3 Multiple-Family Dwelling District**
- Options
 1. Approve as requested
 2. Approve with revisions
 3. Deny
- Declaration – The Planning and Zoning Commission recommend approval

Request

- Amendment proposes 175-unit apartment-style development
- Current PDD allowed townhouses and offices
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

Section 15.02.327 – “PD” Planned Development District

{Section}.102.

(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:

(1) Flexible and creative planning;

(2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;

(3) Economic development;

(4) Compatibility of land uses;

(5) Innovative planning concepts;

Variance No. 1

- Lot regulation - minimum lot size after the first three units decreased from 1,200 to 400 square feet
 - Code states that the 1st 3 units require 10,400 sq ft in lot area and 1,200 sq ft each additional unit
 - Total area required for 175 units = 237,600
 - Lot would need to be 5.45 acres, but is only 2.849 acres

Variance No. 2

- Minimum Frontage on Public Right-Of-Way reduced from 95 feet to no minimum
 - Property has 193 +/- frontage on Poss Road

Variance No. 3

- Minimum Floor Space decreased from 600 sq ft to 400 sq ft

Variance No. 4

- Minimum Height increased from three (3) stories to four (4) stories

Variance No. 5

- Reduce Minimum Setbacks from 20' to 10' Front, 25' to 10 Rear, and 15' to five (5) foot between buildings.

Variance No. 6

- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)
 - Code states minimum of one space for each one-bedroom unit, two spaces for each two-bedroom unit, and one space for each additional unit shall be provided

Variance No. 7

- Request to provide only two parking spaces for apartments with more than two bedrooms
 - Code states minimum of one space for each one-bedroom unit, two spaces for each two-bedroom unit, and one space for each additional unit shall be provided

Variance No. 8

- Minimum Landscaping requirements reduced from 35% of property and 5% plantings to 10% of property and 2% plantings

Variance No. 9

- Staff recommends these statements be removed from PDD request:

B. Supplemental Use Regulations

Additional Allowed Uses: The following uses shall be permitted by-right on the property, in addition to the uses permitted in Section A, Base Zoning:

- i. The development of a Lofts / apartments project with a Site Plan substantially similar to the one illustrated in attached EXHIBIT B.1 (Rev.3). The layout of the

2 | Page

E STOP GROUP, LP - 6758 POSS RD -- AMENDMENT TO PDD PROJECT PLAN (rev.3)

Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

- ii. The development of a Lofts / apartments project with a Site Plan substantially similar to the one illustrated in attached EXHIBIT B.2 (Rev.3). This Site Plan allows for an optional building extension to accommodate a design change shall the Applicant is successful at vacating the CPS and SAWS utilities easements on the property. The layout of the Site Plan and all stated and unstated Code modifications required to build it shall be allowed by-right, and shall supersede the current Code requirements where there is conflict.

Variance No. 10

- Staff recommends these statements be removed from PDD request:

Article 3. SPECIAL PROVISIONS

- A. This Development is considered a private facility on one lot that fronts a public street. The streets inside the development are considered private streets and are not subject to Sec 10.02.251 of the Code of ordinances, Applicable Standards and Specifications. The development must, however, comply with the requirements of the Fire Code.
- B. The Applicant shall be granted the right to modify the Site Plan so long as the required modifications to the Code, if any, are fully consistent with those required for the Site Plan as shown in Exhibit B.1 (Rev.3) or Exhibit B.2 (Rev.3)
- C. The total number of units is currently estimated to be between 120 and 145, but shall not exceed 155. The number of units shall comply with the approved minimum parking requirements as stated above in this Project Plan.
- D. The City shall grant a reduction in the width of the Drainage Easement from 54 feet to 40 feet. The Site Plan provisions for an underground Detention Pond which does not require a 54' easement. This reduction allows for increasing the width of the swimming pool for the Residents' enjoyment.

Location Map

{Section}.102.



Aerial View

{Section}.102.



Surrounding Zoning

- North: B-2 Retail, B-3 Commercial
- West: B-3 Commercial
- East: Planned Development District and B-2 w/SO
- South: B-2 and B-3

Site and Zoning

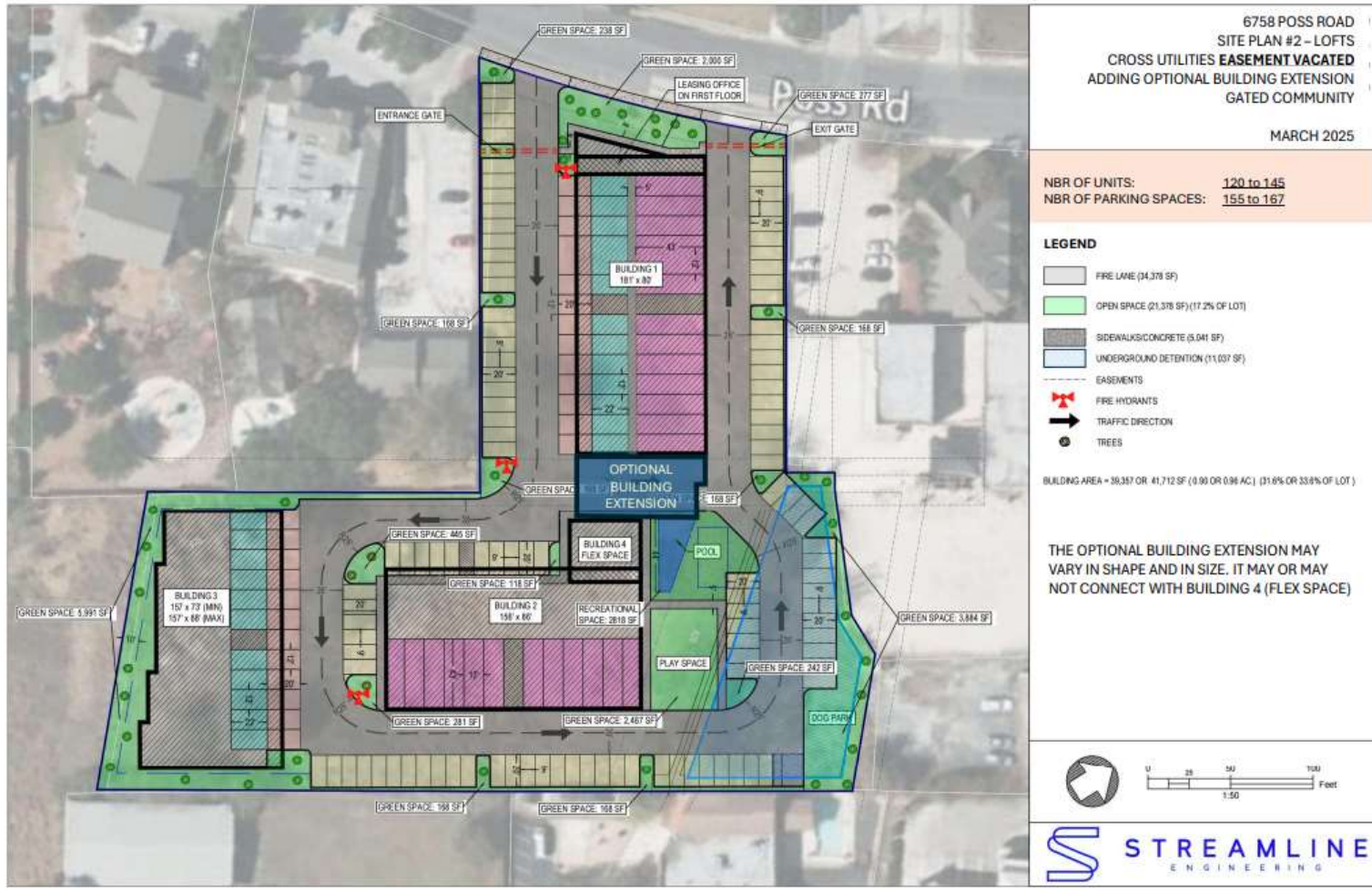
- Pink – B-2 Retail with SO
- Brown – Planned Development District
- Bright Green – B-3 Commercial w/SO & w/o SO
- Yellow Outline – Property



Site Plan – Concept #2

{Section}.102.

EXHIBIT B.2 (rev.3)



Staff Comments

- Lot area – lot is 2.86-acres
 - If applicant is required to conform to area requirements, the property minimum size would be 5.45-acres
 - The shape of the lot is not conducive to retail or commercial development due to depth, number of easements and low visibility
 - Surrounding lots are privately owned and developed or in the process of development

Staff Comments

- Roadways are internal to the development, and they will be required to meet all standards of the Fire Code
- Staff does not recommend a decrease in parking space requirements
- Staff does not recommend unilateral variance from all other provisions of the codes

City Engineer Comments

- The proposed site layout depicted on Exhibit H does not match the site layout exhibits
- The proposed revision of Minimum Lot Size to 400 square feet does not appear to be justified since proposed lot is 2.85 acres in size and is not recommended for approval
- Variance to minimum frontage on public ROW of 90 ft not needed as the lot has a frontage of 191 feet and owner has no plan to subdivide
- The proposed variances to setbacks is not recommended due to safety concerns for first responders accessing all sides of buildings

City Engineer Comments

- Provide ADA compliant sidewalks on Poss Rd frontage and within the development – at platting stage of development
- No handicapped parking is shown on the site plan – at bldg. stage
- Concern with Fire Department being able to access the rear of Bldg. 3 with 4-story height
- City Ordinance requires a tree survey
- Concerns with verbiage in the request, giving the developer the right to modify the approved site plan
- Site plan should demonstrate 25-foot clear vision intersections

Master Plan

- The proposed facility is in keeping with the Master Plan which states:
- “The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses”

Notification

- Letters mailed to property owners within 200' 15
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

Recommendation

{Section}.102.

- Staff recommends approval of either option for the amended PDD
 - Both consistent and compatible with the City’s Master Plan and surrounding uses
 - Would make good use of a property that has physical developmental conflicts
 - Odd shape, difficult easements, and low visibility for retail or commercial use
 - Staff has no objection to proposed variances for lot requirements, except for parking requirements and minimum setbacks and that the developer follow all other applicable codes, including fire, building and engineer recommendations
 - Drainage needs to be satisfactorily addressed at platting stage of development

Planning and Zoning Commission Recommendation

{Section}.102.

- The Planning and Zoning Commission recommended approval of the zone change request with a vote of 7 – 0.

Fiscal Impact

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

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: April 15, 2025

TO: Mayor and City Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A11.000 Water and Sewer Rates, Section A11.001 (a), (c), (g), and (q) to Increase Water and Sewer Rates, the Edwards Aquifer and TCEQ fees, and Revise Tier Structures

SPONSOR(S): City Council

PURPOSE & BACKGROUND

This item proposes amendments to the Leon Valley Code of Ordinances, specifically Appendix A Fee Schedule, Article A11.000, to:

- Increase water and sewer rates
- Revise the tier structure to align with San Antonio Water System (SAWS) tiers
- Adjust fees for the Edwards Aquifer Authority and TCEQ

A comprehensive review of the water and sewer infrastructure identified the need to replace aging mains. The City Engineer and staff developed a prioritized list of necessary improvements, estimated costs, and a Capital Improvements Plan.

The ordinance introduces a five-year phased rate increase, incorporating rising costs from the Edwards Aquifer Authority and TCEQ. These changes require Council approval to take effect.

FISCAL IMPACT

	Existing	Year 1	Year 2	Year 3	Year 4	Year 5
Proj Rev Water	\$1,992,464.52	\$2,011,794.99	\$2,124,069.02	\$2,243,327.30	\$2,369,657.34	\$2,503,614.66
<i>% Change from Existing</i>		0.97%	6.61%	12.59%	18.93%	25.65%
Proj Rev Sewer	\$2,146,878.24	\$2,121,617.93	\$2,269,281.89	\$2,385,851.05	\$2,500,249.42	\$2,642,577.85
<i>% Change from Existing</i>		-1.18%	5.70%	11.13%	16.46%	23.09%
Proj Rev Total	\$4,139,342.76	\$4,133,412.91	\$4,393,350.91	\$4,629,178.36	\$4,869,906.76	\$5,146,192.51
<i>% Change from Existing</i>		-0.14%	6.14%	11.83%	17.65%	24.32%

The new rates are expected to increase the budget by \$1,006,849.75. A portion of the existing \$1,000,000 in capital improvement funds will be allocated toward financing solutions such as bonds or grants from the Texas Water Development Board in the interim. Emergency repairs will be funded through any remaining capital.

RECOMMENDATION

At the April 1, 2025, City Council meeting, the City Council voted to approve these increases and revisit them in two years to see if any adjustments are needed.

Watch the April 1, 2025, City Council meeting at 50:30.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO.2025-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AMENDING THE LEON VALLEY CODE OF ORDINANCES, APPENDIX A, FEE SCHEDULE, ARTICLE A11.000 WATER AND SEWER FEES, SECTION A11.001 (A), (C), (G), AND (Q); PROVIDING AN EFFECTIVE DATE OF THE FIRST DAY OF THE WATER BILLING CYCLE FOR OCTOBER 2025, AN EFFECTIVE DATE FOR THE SEWER BILLING CYCLE FOR OCTOBER 2025, WITH PUBLICATION AS REQUIRED BY LAW, AND PROVIDING A CONFLICTS PROVISION.

WHEREAS, the City of Leon Valley strives to provide an efficient, safe, and superior water and sewer system for its residents and businesses, and it is found that the City's water and sewer system is in need of Capital Improvements in order to continue to provide a superior system; and

WHEREAS, the City Engineer has completed a Water and Sewer System Capital Improvements Plan, which prioritizes portions of the system needing such improvements; and

WHEREAS, the water and sewer system Capital Improvements are necessary and will provide long-term assurances for a safe and superior water system; and

WHEREAS, the city must increase its water and sewer rates to provide funding to perform these improvements to the water and sewer system; and

WHEREAS, the Edwards Aquifer Authority has increased the fees charged for managing the Edwards Aquifer Habitat Conservation Plan and fees charged to the city's customers must be increased to reflect this increase; and

WHEREAS, the fees due to the Texas Commission on Environmental Quality (TCEQ) are similarly being increased to Leon Valley water customers;

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

Section 1. Amendment. That the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A11.000 Water and Sewer Fees is hereby amended as revised by attachment hereto designated as **Exhibit "A"** and incorporated by reference herein for all purposes.

Section 2. Recitals. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 3. Conflicts. All ordinances and codes, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters resolved herein.

Section 4. Savings. That all rights and privileges of the City are expressly saved as to

any and all violations of the provision of any ordinances repealed by this ordinance which have accrued at the time of the effective date of this Ordinances; and, as to such accrued violation and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this Ordinance would have been enacted without such invalid provision.

Section 6. TOMA compliance. It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 7. Effective date. This ordinance amendment shall take effect upon adoption for the first day of the water and sewer billing cycle for October 2025, and the meeting of all publication requirements under law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 6th day of May, 2025.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

Arturo D. "Art " Rodriguez
City Attorney

EXHIBIT "A"

APPENDIX A - FEE SCHEDULE
 ARTICLE A11.000 WATER AND SEWER FEES

ARTICLE A11.000 WATER AND SEWER FEES

Note: Red and stricken are to be amended by text in blue

Amendment 1. Section A11.001 is to be amended as follows:

“Sec. A11.001 Generally

(a) *Monthly water rates and charges, all customers residential or nonresidential. The rates set forth below are hereby established and shall be charged for water provided for monthly billings effective as stated in the following chart:*

(1) *Monthly meter charge.*

Meter Size	Fee	FY 2025-2026 Fee	FY 2026-2027 Fee	FY 2027-2028 Fee	FY 2026-2027 Fee	FY 2027-2028 Fee
Residential 5/8"	\$11.76	\$12.00	\$12.25	\$12.50	\$12.75	\$13.00
Commercial 5/8"	\$12.30	\$12.55	\$12.80	\$13.05	\$13.31	\$13.58
Residential 3/4"	\$13.39	\$13.66	\$13.93	\$14.21	\$14.49	\$14.78
Commercial 3/4"	\$15.08	\$15.38	\$15.69	\$16.00	\$16.32	\$16.65
1"	\$19.06	\$19.44	\$19.83	\$20.23	\$20.63	\$21.04
1½"	\$30.72	\$31.33	\$31.96	\$32.60	\$33.25	\$33.92
2"	\$45.28	\$46.19	\$47.11	\$48.05	\$49.01	\$49.99
3"	\$129.41	\$132.00	\$134.64	\$137.33	\$140.08	\$142.88
4"	\$164.71	\$168.00	\$171.36	\$174.79	\$178.29	\$181.85
8"	\$616.73	\$629.06	\$641.65	\$654.48	\$667.57	\$680.92

(2) *Monthly volumetric rate (per thousand gallons).*

(A) *Commercial.*

- (i) 0—500,000: \$3.70.
 - 1. FY 2026-27: \$3.95
 - 2. FY 2027-28: \$4.20
 - 3. FY 2028-29: \$4.48
 - 4. FY 2029-30: \$4.78
- (ii) Above 500,000: \$3.95.
 - 1. FY 2026-27: \$4.20

- 2. FY 2027-28: \$4.50
- 3. FY 2028-29: \$4.75
- 4. FY 2029-30: \$5.10

(B) Residential.

- ~~(i) 0 - 3,000: \$3.56.~~ (i) Tier and Price per 1,000 gallon chart:
- ~~(ii) 3,001 - 6,000: \$5.06.~~
- ~~(iii) 6,001 - 10,000: \$6.56.~~
- ~~(iv) 10,001 - 17,000: \$8.06.~~
- ~~(v) Above 17,001: \$9.56.~~

Water	Price per 1,000 gallons				
	0-4,000	4,001 - 7,000	7,001 - 12,000	12,001 - 20,000	20,001 +
Fiscal Year 2025-26	\$3.75	\$5.55	\$7.00	\$8.64	\$10.25
Fiscal Year 2026-27	\$4.00	\$5.92	\$7.46	\$9.21	\$10.93
Fiscal Year 2027-28	\$4.26	\$6.31	\$7.95	\$9.82	\$11.65
Fiscal Year 2028-29	\$4.54	\$6.72	\$8.48	\$10.47	\$12.42
Fiscal Year 2029-30	\$4.84	\$7.17	\$9.04	\$11.16	\$13.24

(C) Irrigation.

- (i) Tier and Price per 1,000 gallon chart:

Water	Price per 1,000 gallons				
	0-4,000	4,001 - 7,000	7,001 - 12,000	12,001 - 20,000	20,001 +
Fiscal Year 2025-26	\$3.75	\$5.55	\$7.00	\$8.64	\$10.25
Fiscal Year 2026-27	\$4.00	\$5.92	\$7.46	\$9.21	\$10.93
Fiscal Year 2027-28	\$4.26	\$6.31	\$7.95	\$9.82	\$11.65
Fiscal Year 2028-29	\$4.54	\$6.72	\$8.48	\$10.47	\$12.42
Fiscal Year 2029-30	\$4.84	\$7.17	\$9.04	\$11.16	\$13.24

Amendment 2. Subsection (c) is to be amended as follows:

“(c) Monthly residential and nonresidential sewer service rates. The rates set forth below are hereby established and shall be charged for monthly sewer service provided effective after publication as required by law:

- (1) Monthly sewer service rates, residential and nonresidential

- ~~(A) Minimum bill: \$15.08.~~
- ~~(B) Residential (gallons included in minimum bill): 1,000.~~
- ~~(C) Nonresidential (gallons included in minimum bill): 0.~~

~~(D) Volumetric rate: \$6.24.”~~

(A) Minimum bill:

(i) FY 2025-26: \$15.38

(ii) FY 2026-27: \$15.69

(iii) FY 2027-28: \$16.00

(iv) FY 2028-29: \$16.32

(v) FY 2029-30: \$16.65

(B) Volumetric rate:

(i) FY 2025-26: \$5.50 per 1,000 gallons

(ii) FY 2026-27: \$5.86 per 1,000 gallons

(iii) FY 2027-28: \$6.25 per 1,000 gallons

(iv) FY 2028-29: \$6.66 per 1,000 gallons

(v) FY 2029-30: \$7.10 per 1,000 gallons”

Amendment 3. Subsection (g) is to be amended as follows:

“(g) *Edwards Aquifer Authority fee*: All customers shall be charged the following additional fee based on the meter consumption per month: ~~\$0.62~~**\$0.70**/1,000 gallons.”

Amendment 4. Subsection (q) is to be amended as follows:

“(q) *Texas Commission on Environmental Quality (TCEQ) public health service fee*: ~~\$0.20~~ **0.5% of the total bill** per month for each city water connection.”

Consider Ordinance Increasing Water and Sewer Rates

Melinda Moritz
Public Works Director
City Council Meeting
April 15, 2025

Summary

- Question: Should the City Council approve an Ordinance increasing water and sewer rates to fund the Capital Improvements Plan?
- Options
 - Approve
 - Deny
 - Other
- Declaration
 - Staff recommends approving the Ordinance to assure adequate funding for the water and sewer system Capital Improvements Plan

Purpose

- City Engineer & staff performed an in-depth review of needed improvements to the water and sewer system
 - Found that numerous water & sewer mains need to be replaced
 - Mains were placed in a list prioritized from worst to best
- Opinion of Probable Cost for each area were developed
- Capital Improvements Plan developed from the research, priority listings, and costs
- Presented to City Council for discussion on proposed funding sources and potential rate increases

Purpose

- City Council decided to implement a 5-year increasing rate and tier structure
 - Rates are to be reviewed at end of two-year period for possible reduction or future increases
- To implement proposed rates, an Ordinance must be approved
- Ordinance also increases charges for Edwards Aquifer Authority fees and TCEQ fees, as both entities have increased their fees
- Tiers have been revised to match SAWS tiers

Current Rate Structure

Water Charges

Meter Size	Deposit Amount	Residential Meter Fee	Non-Residential Meter Fee
5/8"	\$70.00	\$11.76	\$12.30
3/4"	\$70.00	\$13.39	\$15.08
1"	\$100.00	\$19.06	\$19.06
1 1/2"	\$170.00	n/a	\$30.72
2"	\$500.00	n/a	\$45.28
3"	\$770.00	n/a	\$129.41
4"	\$1,010.00	n/a	\$164.71
8"	\$1,520.00	n/a	\$616.73
10"	\$2,420.00	n/a	\$1,165.23

Residential/Irrigation Water Rates per 1,000 Gallons:

Tier 1	Tier 2	Tier 3	Tier 4	Tier 5
0-3000	3,001-6,000	6,001-10,000	10,001-17,000	17,001+
\$3.56	\$5.06	\$6.56	\$8.06	\$9.56

Nonresidential Water Rates per 1,000 Gallons:

0-500,000	\$3.70
Above 500,001	\$3.95

Sewer Charges

Residential Service	0-1,000 gallons	\$15.08 minimum
Residential Service	Over 1,000 gallons	\$6.24 per 1,000 gallons
Non-Residential Service	0 gallons	\$15.08 minimum
Non-Residential Service	0 gallons	\$6.24 per 1,000 gallons

Proposed Rate Structure - Water

Water	Base Rate	\$/1,000 gallons				
		0-4,000	4,001-7,000	7,001-12,000	12,001-20,000	20,001+
Year 1	\$12.00	\$3.75	\$5.55	\$7.00	\$8.64	\$10.25
Year 2	\$12.25	\$4.00	\$5.92	\$7.46	\$9.21	\$10.93
Year 3	\$12.50	\$4.26	\$6.31	\$7.95	\$9.82	\$11.65
Year 4	\$12.75	\$4.54	\$6.72	\$8.48	\$10.47	\$12.42
Year 5	\$13.00	\$4.84	\$7.17	\$9.04	\$11.16	\$13.24

Proposed Rate Structure - Sewer

Sewer	Base Rate	\$/1,000 gallons
Year 1	\$15.38	\$5.50
Year 2	\$15.69	\$5.86
Year 3	\$16.00	\$6.25
Year 4	\$16.32	\$6.66
Year 5	\$16.65	\$7.10

EAA Fee

\$0.70 per 1,000 gallons

TCEQ Fee

0.5% of total bill for each Leon Valley water connection

Sample Bill Increase

5,000 GAL/MONTH	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Water – Base Fee	\$11.76	\$12.00	\$12.25	\$12.48	\$12.75	\$13.00
Water – Usage Charge	\$20.80	\$20.55	\$21.91	\$23.35	\$24.89	\$26.54
EAA Fee	\$3.10	\$3.50	\$3.50	\$3.50	\$3.50	\$3.50
Sewer – Base Fee	\$15.08	\$15.38	\$15.69	\$16.00	\$16.32	\$16.65
Sewer – Usage Charge	\$24.96	\$27.50	\$29.32	\$31.25	\$33.31	\$35.51
TCEQ Fee	\$0.38	\$0.39	\$0.41	\$0.43	\$0.45	\$0.48
TOTAL	\$76.08	\$79.32	\$83.07	\$87.04	\$91.23	\$95.67
<i>% Change from Existing</i>	-	4%	9%	14%	20%	26%
<i>\$ Change from Existing</i>		\$3.24	\$7.00	\$10.96	\$15.15	\$19.59

Estimated Revenue Projection

	Existing	Year 1	Year 2	Year 3	Year 4	Year 5
Proj Rev Water	\$1,992,464.52	\$2,011,794.99	\$2,124,069.02	\$2,243,327.30	\$2,369,657.34	\$2,503,614.66
<i>% Change from Existing</i>		0.97%	6.61%	12.59%	18.93%	25.65%
Proj Rev Sewer	\$2,146,878.24	\$2,121,617.93	\$2,269,281.89	\$2,385,851.05	\$2,500,249.42	\$2,642,577.85
<i>% Change from Existing</i>		-1.18%	5.70%	11.13%	16.46%	23.09%
Proj Rev Total	\$4,139,342.76	\$4,133,412.91	\$4,393,350.91	\$4,629,178.36	\$4,869,906.76	\$5,146,192.51
<i>% Change from Existing</i>		-0.14%	6.14%	11.83%	17.65%	24.32%

Fiscal Impact

- Expected to increase budget by \$1,006,849.75
- Use portion of existing capital improvements funds of \$1,000,000 to fund a bond or other financing solution
- Apply for grants from Texas Water Development Board and others if available
- Perform emergency repairs in-house as needed with remaining capital funds

Recommendation

- At the April 1, 2025, City Council meeting, the Council voted to proceed with this rate increase and to revisit it in two years to see if there is a need for any adjustments*.

*watch council meeting 4/1 <https://www.leonvalleytexas.gov/citycouncil/page/city-council-regular-meeting-151> @ 50:30

MAYOR AND CITY COUNCIL COMMUNICATION

DATE: April 15, 2025

TO: Mayor and City Council

FROM: Melinda Moritz, Public Works Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and Possible Approval of a Resolution Authorizing the Use of Eminent Domain to Acquire a Portion of Zarzamora Creek, a Property Described in the Bexar County Real Property Records at Volume 4725, Pages 1637-1697 and Bexar County Appraisal District Property Identification No. 217323, Said Property Owned Wholly or Partially by the Deland Two Corporation, for Public Maintenance and Safety Improvements

SPONSOR(S): City Council

PURPOSE & BACKGROUND

The portion of Zarzamora Creek between Bandera Road and the NW Loop 410 access road is currently owned by a defunct corporation, Deland Two Corp, which ceased operations in 1999. Over the years, this area has become severely overgrown and filled with trash and debris. It has also served as an informal gathering place for unhomed individuals, resulting in the accumulation of shopping carts and hazardous materials, such as drug paraphernalia.

The neglected state of the creek poses significant health and safety risks, including:

- Obstructed downstream water flow
- Increased fire hazards
- Proliferation of vermin and bacteria
- Accumulation of silt and debris

Additionally, the unkempt condition of the creek has negatively impacted nearby businesses, whose owners have expressed concerns about its detrimental effect on customer attraction and retention.

Despite numerous attempts by the City to contact the property owner over the past 25 years, no remedial actions have been taken. As an interim measure, the City's Public Works Department, with the assistance of local volunteers, has organized annual clean-up efforts to comply with the Municipal Separate Storm Sewer System (MS4) Stormwater Permit's Best Management Practices. However, this approach is insufficient to maintain the creek's cleanliness and functionality on an ongoing basis.

Ownership of the property by the City would allow for regular maintenance, including scheduled mowing and debris removal, thereby alleviating the burden of contacting an unresponsive

property owner. This action would also address the concerns of adjacent business owners and contribute to improved community safety and aesthetics.

FISCAL IMPACT

- Possible appraisal \$3,500 (if needed)
- Survey \$3,500
- Court filing fees TBD
- Property purchase \$300 (if needed)
- Attorney fees TBD
- Ongoing Maintenance Included in the Public Works Budget (4-6 cycles per year)

The city already possesses the necessary mowing and clearing equipment. The Public Works Department plans to request an additional mower in the next fiscal year to accommodate increased job duties.

RECOMMENDATION

Staff recommends the approval of the Resolution authorizing the use of eminent domain to acquire the property for public use. The acquisition will enable the city to address safety concerns, enhance stormwater management, and support local businesses.

Motion for approval must be read out loud as follows:

“I move approval of the resolution and that the City of Leon Valley authorize the use of the power of eminent domain to acquire property described as follows:

Property described in the Bexar County Real Property Records at Volume 4725, Pages 1637-1697 and identified by the Bexar County Appraisal District Property Identification No.217323, said property being wholly or partially owned by Deland Two Corp for necessary fee simple acquisition for the purpose of, among other municipal purposes, including but not limited to a water works systems, drainage and emptying facilities, and other public uses.”

Voting Requirement: A roll call vote is required for approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 25-__R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS FINDING AND REAFFIRMING THAT A PUBLIC NECESSITY EXISTS TO ACQUIRE REAL PROPERTY BY EMINENT DOMAIN FOR MUNICIPAL PURPOSES FOR WATER WORKS SYSTEMS, INCLUDING DRAINAGE AND EMPTYING FACILITIES, AND OTHER PUBLIC USES IN REAL PROPERTIES AS PORTIONS OR WHOLE OF TRACTS OF LAND GENERALLY DESCRIBED IN THE BEXAR COUNTY REAL PROPERTY RECORDS AT VOLUME 4725, PAGES 1637-1697 AND BEXAR COUNTY APPRAISAL DISTRICT PROPERTY IDENTIFICATION NO. 217323, SAID PROPERTY OWNED WHOLLY OR PARTIALLY BY DELAND TWO CORP AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING AND REAFFIRMING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR WATER WORKS SYSTEMS, INCLUDING DRAINAGE AND EMPTYING FACILITIES, AND OTHER PUBLIC USES; PROVIDING AND REAFFIRMING AUTHORIZATION FOR THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORT(S) AND THE MAKING OF BONA FIDE OFFERS OF JUST COMPENSATION FOR FEE SIMPLE PROPERTY; RATIFYING PRIOR DOCUMENTS AND ACTS MADE FOR ACQUISITION OF THE FEE SIMPLE PROPERTY; AUTHORIZING AND/OR REAFFIRMING THE AUTHORITY OF LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE FEE SIMPLE PROPERTY ON SAID TRACT IF NEGOTIATIONS ARE UNSUCCESSFUL; AUTHORIZING AND REAFFIRMING APPROPRIATION OF FUNDS FROM A LAWFUL SOURCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley, Texas (“City”), by authority of Chapter 251 of the Texas Local Government Code and Chapter 21 of the Texas Property Code is authorized to initiate eminent domain proceedings to acquire real property for water works systems, including drainage and emptying facilities, and other public uses; and

WHEREAS, the City Council of the City of Leon Valley (“City Council”) has investigated and determined that there is a public necessity for the acquisition, by eminent domain, of water works systems, including drainage and emptying facilities, (“Purposes”) on the following tracts of land:

GENERALLY DESCRIBED IN THE BEXAR COUNTY REAL PROPERTY RECORDS AT VOLUME 4725, PAGES 1637-1697 AND BEXAR COUNTY APPRAISAL DISTRICT PROPERTY IDENTIFICATION NO. 217323, SAID PROPERTY OWNED WHOLLY OR PARTIALLY BY DELAND TWO CORP.

The property that is the subject of this Resolution is graphically depicted in Exhibit “A”, attached hereto and incorporated herein for all purposes, as Property Identification No. 217323 (“Property”). It is the City’s intent to acquire the whole or portions of the Property for the purpose of water works systems, including drainage and emptying facilities, among other municipal purposes; and

WHEREAS, the City Council has investigated and determined that the taking of said real property is necessary for public use; and

WHEREAS, this Resolution shall be cumulative of all other resolutions of the City of Leon Valley and shall not repeal any of the provisions of such resolutions, except in those instances where provisions of such resolutions are in direct conflict with the provisions of this resolution; and

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for the Property to be acquired by eminent domain as required by law; and

WHEREAS, the City Manager, or her designee, is required to make a bona fide offer, as defined by and in compliance with Chapter 21 of Texas Property Code, to acquire for water works systems, including drainage and emptying facilities, on the Property for public use voluntarily from the owner(s) prior to moving forward with acquisition by eminent domain, which will or already have been performed; and

WHEREAS, the City Manager, or her designee, will seek, if not already obtained, third party appraisal(s), and the City Manager, the law firm of Messer Fort, PLLC (“Legal Counsel”) or their designee will make bona fide initial offer(s) and final offer(s) based on the appraisal(s) to the owner(s) of the Property, which may or may not be accepted by the Property’s owner(s), if not already performed; and

WHEREAS, if the owner of the Property does not agree upon the just compensation to be paid them for the Property herein described, the City Council hereby authorizes, reauthorizes, affirms and ratifies Legal Counsel instituting proceedings in eminent domain to acquire the Property for such public uses stated herein.

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

SECTION 1: The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby officially determines, affirms, and/or re-affirms that there is a public use and necessity for acquiring the Property; the public welfare and convenience will be served by the acquisition, by eminent domain, of the Property for public water works systems, including drainage and emptying facilities; it is the City’s intent to acquire the Property for public use and purposes on the Property as more specifically described in and depicted on Exhibit “A”, attached hereto, specifically for the municipal purposes including public water works systems, including drainage and emptying facilities; and the use of eminent domain is hereby authorized to obtain the Property.

SECTION 3: The City Council hereby authorizes and/or re-authorizes the City Manager

or her designee obtaining, reviewing and accepting a third party's appraisal report(s) and updated report(s), if not acquired already, and if already obtained those actions are ratified. The City Manager, Legal Counsel or their designee is authorized and/or re-authorized to make bona fide initial and/or final offers based on the appraisal(s) to the owner(s) of the Property, and if such actions have already been completed those actions are so ratified. In the event of failed attempts to negotiate with any owner(s) of a portion of the Property after making a bona fide initial offer(s) and making bona fide final offer(s), the City Council hereby authorizes and/or reauthorizes the City Manager or her designee to authorize and direct, on behalf of the City, Legal Counsel to commence and conduct all parts of the condemnation proceedings under the Texas Property Code, and other applicable law, for the acquisition of the Property for municipal purposes and other public uses on the Property by eminent domain, and if already performed those actions are ratified. Legal Counsel, or designee, is authorized and/or re-authorized and directed to negotiate for and to acquire the Property for the City, and to acquire said rights in compliance with State and Federal law, and if already performed those actions are ratified. Moreover, Legal Counsel, or designee, is specifically authorized and/or re-authorized and directed to do each and every act necessary to acquire the Property, including but not limited to, the authority to negotiate, give notices to, make written offers to purchase, prepare contracts, to retain and designate a qualified appraiser(s) of the interests to be acquired, as well as any other experts or consultants deemed necessary for the acquisition process and, if necessary, to institute and complete court proceedings in eminent domain, and if already performed those actions are ratified.

SECTION 4: The City Manager, or her designee, is hereby authorized and/or reauthorized to execute all documents necessary to acquire the Property, on behalf of the City, whether by purchase or eminent domain, and if already performed those actions are ratified. The City Council hereby ratifies any and all negotiations, offer letters and all documents executed prior to the effective date of this Resolution, by the City Manager, or her designee, which were necessary for the acquisition of the Property.

SECTION 5: It is the intent of the City Council that this Resolution authorizes the condemnation of the Property required for this project, more specifically described in and depicted on Exhibit "A", for the purposes herein stated. If it is determined that there are any errors in the descriptions contained herein or if later surveys contain more accurately revised descriptions (which may include less or slightly more acreage), the City Manager, Legal Counsel or their designee is authorized to have such errors corrected or revisions made and to acquire such property rights without the necessity of obtaining a new City Council resolution authorizing condemnation of the corrected or revised property.

SECTION 6: The amount to be paid, if any, for acquiring the Property, will be appropriated from any lawful source.

SECTION 7. In the event that Special Commissioners appointed by the Court in each case during condemnation proceedings return an award for just compensation to be paid by the City, Legal Counsel is hereby authorized to settle the lawsuit for that amount. The City's Finance Director is hereby authorized to issue a check in each case from the

appropriate fund in the amount of the Special Commissioners' award made payable to the owner(s) or to the County Clerk of Bexar County, to be deposited into the registry of the Court, to enable the City to take possession of the Property without further action of the City Council. If the City Manager believes such award(s) should be appealed, the award(s) may still be paid to take possession, but the City Manager shall put the question of whether to appeal on the next available city council agenda for consideration. If there is no such city council meeting before the deadline to appeal, the City Manager may direct Legal Counsel to file the appeal(s) and then place on the next available City Council agenda to either pursue or withdraw the appeal(s).

SECTION 8: Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9: This Resolution shall take effect immediately upon its passage and execution.

PASSED AND APPROVED by record vote this the day of _____, 2025, at a regular meeting of the City Council of the City of Leon Valley in which a quorum was present with the following vote:

Benny Martinez, Position 1	Aye	Nay
Betty Heyl, Position 2	Aye	Nay
Philip Campos, Position 3	Aye	Nay
Rey Orozco, Position 4	Aye	Nay
Will Bradshaw, Position 5	Aye	Nay
Chris Riley, Mayor (in event of a tie)	Aye	Nay

APPROVED

CHRIS RILEY
MAYOR

Attest:

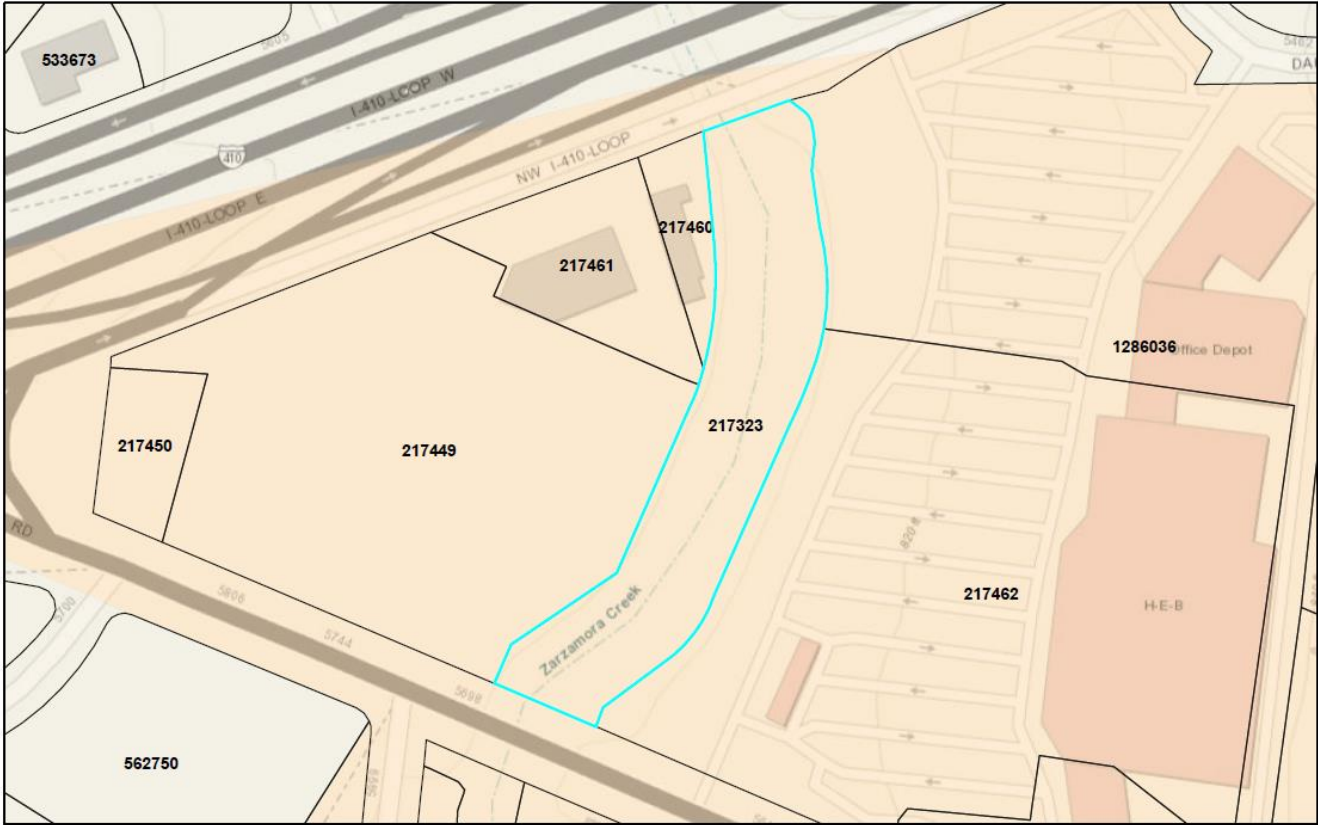
SAUNDRA PASSAILAIGUE
City Secretary, TRMC

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

EXHIBIT A
(Property Marked in Blue/Green – PID 217323)

Bexar CAD Web Map



3/25/2025, 1:54:36 PM

- Parcels
- City Boundaries
- Leon Valley
- City of San Antonio
- Texas Counties

EXHIBIT A

1:2,257
0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km
BCAD, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Resolution – Eminent Domain
Zarzamora Creek
(Bandera Rd to NW Loop 410 Access Rd)

Melinda Moritz
Public Works Director
City Council Meeting
April 15, 2025

Summary

- Question
 - City Council is being asked to consider approval of the use of Eminent Domain powers to acquire a portion of Zarzamora Creek (between Bandera Rd and NW Loop 410 access road) to enable proper clearing, mowing, and cleaning by city staff
- Options
 - Recommended:
 1. Approve the Resolution
 - Denial
 - Other
- Declaration
 - This acquisition will enable proper maintenance and compliance with MS4 Stormwater Permit Best Management Practices

Purpose

- Zarzamora Creek (between Bandera Rd & NW Loop 410 access road) is owned by a defunct corporation & has become overgrown and littered
 - Health and safety risks: fire, vermin, bacteria
 - Gathering area for unhoused persons
 - Negative impact on local businesses
- City has attempted to notify the property owner on numerous occasions to clean creek, but to no avail
- City's annual cleanup efforts are insufficient
- Ownership will allow regular maintenance and alleviate concerns of adjacent business owners

Fiscal Impact

- Estimated Costs:
 - Appraisal \$3,500 (if needed)
 - Survey \$3,500
 - Court filing fees TBD
 - Property purchase \$300 (if needed)
 - Attorney fees TBD
 - Ongoing maintenance included in Public Works budget (4-6 cycles annually)
 - City owns equipment and will request an additional mower in next fiscal year

Recommendation

- Staff recommends approval of the Resolution
- City Council motion for approval must be read out loud as follows:
 - “I move approval of the resolution and that the City of Leon Valley authorize the use of the power of eminent domain to acquire property described as: The property described in the Bexar County real property records at Volume 4725, pages 1637-1697 & Bexar County Appraisal District Property Identification No. 217323, said property owned wholly or partially by Deland Two Corp for necessary fee simple acquisition for the purpose of, among other municipal purposes, including but not limited to a water works systems, including drainage and emptying facilities, and other public uses.”
- When a vote occurs, it must be by roll call vote

MAYOR AND COUNCIL COMMUNICATION

DATE: April 15, 2025
TO: Mayor and Council
FROM: Roque Salinas, Executive Director
THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation and Discussion of an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025 from the Economic and Community Development Reserve Fund in the Amount of \$8,500 for the Purpose of Increasing the Police Forfeiture Fund to Provide Funding for the Capital Acquisition of a Vehicle.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The purpose of this item is to consider the approval of an Ordinance authorizing a budget adjustment in the amount of \$8,500 from the Economic and Community Development Reserve Fund to the Police Forfeiture Fund for the capital acquisition of a vehicle. This transfer is needed for the vehicle to be used by the code enforcement and animal control staff to conduct their daily operation.

Fiscal Impact

A transfer from the Economic and Community Development Reserve Fund to the Police Forfeiture Fund in the amount of \$8,500.

Economic and Community Development Reserve Fund Balance (as of 09/30/24):
\$925,274

Recommendation

Staff recommend approval of an ordinance authorizing budget adjustment. At council discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING A BUDGET ADJUSTMENT TO THE FY 2024-2025 FROM THE ECONOMIC AND COMMUNITY DEVELOPMENT RESERVE FUND IN THE AMOUNT OF \$8,500 FOR THE PURPOSE OF INCREASING THE POLICE FORFEITURE FUND TO PROVIDE FUNDING FOR THE CAPITAL ACQUISITIONS OF A VEHICLE; AND PROVIDING FOR A PENALTY, REPEALER, SEVERABILITY, AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley has already passed its FY 2024-2025 Budget on August 20th, 2024; and

WHEREAS, it has been determined that funding should be added to the FY 2024-2025 Budget; and

WHEREAS, the City of Leon Valley code enforcement and animal control staff require a pickup truck for their daily operations; and

WHEREAS, a 2018 Ford F-150 has been used by the police department since 2018 and;

WHEREAS, the vehicle was purchased with police forfeiture funds; and

WHEREAS, the city wishes to repurpose and purchase the truck for \$8,500 from the Police Forfeiture Fund using the FY 2024-2025 Economic and Community Development Reserve Fund; and

WHEREAS, it is now the desire of the City Council to authorize a budget adjustment;

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

SECTION 1. The FY 2024-2025 Economic and Community Development Reserve Fund Reserve Budget of the City of Leon Valley is hereby adjusted in the amount of \$8,500 to increase the Police Forfeiture Fund to provide funding for the Capital Acquisitions of a Vehicle.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Finance Director. The Finance Director may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations 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 the City of Leon Valley this the 15th day of April, 2025.

APPROVED

CHRIS RILEY
MAYOR

Attest :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

Arturo D. "Art " Rodriguez
City Attorney

Consider Approval of an Ordinance
Budget Adjustment
Police Forfeiture F-150

Roque Salinas, MPA
Executive Director
City Council Meeting
April 15, 2025

Purpose

- The purpose of this item is to consider the approval of an Ordinance authorizing a budget adjustment in the amount of \$8,500 from the Economic and Community Development Reserve Fund for the capital acquisition of a vehicle from the Police Forfeiture Fund. This transfer is needed for the vehicle to be used by the code enforcement and animal control staff to conduct their daily operation.

Options:

1. Approval
2. Denial

Summary and Background

- The Police department purchased 2018 F-150 using police forfeiture funds.
- The police department is currently looking to replace the vehicle before car prices increase due to tariffs.
- The truck has 90,000 miles on it. The staff feels that this truck can be repurposed to be used by the code enforcement and animal control staff.
- The code enforcement staff only has the 2013 Chevy Volt and a 2017 Chevy pickup (animal control truck).
- The code and Animal control staff do require a pickup truck for daily operations. This fiscal year, the staff has picked up 153 signs and 135 dead animals, and the City does paint over graffiti if the property owner fails to remove it. All these items would require a pickup truck.

Summary and Background Cont.

{Section}.105.

- If the council does not approve this budget adjustment, the truck will be traded into a dealership and the police department will replace it.
- Code and animal control will have to seek out a different truck.

Fiscal impact

{Section}.105.

- Estimated cost of the truck is \$8,500
- Funds would come from the Economic and Community Development Fund Reserve
 - Balance as of 09/30/24 is \$925,274

Recommendation

{Section}.105.

- Staff recommends approval of this request. The final decision is at the City Council's discretion.

OUTSTANDING CITY COUNCIL ITEMS

- **Review of the Water and Sewer 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.
 - 7/16/2024, the council will hear a new presentation
 - Some Councilmembers expressed concern that the water rate does not match SAWS. Some Councilmembers expressed concern that that by not increasing water rates the water infrastructure will not get addressed.
 - Everyone agreed on the surcharge and looking at the affordability rate
 - Staff will bring back the Surcharge on 8/6/2024.
 - New rates will be brought back to the council in September 2024.
 - Second Read on the Surcharge 8/20/2024.
 - Council passed unanimously
 - Water workshop on Saturday in October 19, 2024.
 - Look at the rates with the TX Water Board Low interest Loans
 - Look at the rates with the EPA Low interest Loan
 - Look at rates to exactly match SAWS structure
 - Will have another workshop in est. 30 days
 - 11/12/2024 next workshop
 - The Council decided to present at the town hall meeting
 - Melinda will be presenting on 3/4/2025 for an increase
 - City council decided to use SAWS tiers but adjusted the rates so that the fund would not lose money in years one and two. This will come back TBD.
 - Presentation is scheduled for 4/1/25
 - Council approved a rate increase
 - The ordinance read is scheduled for 4/15/2025 – first read
- **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. Goals will return after the council retreat.
- This item is still pending. The council did not get this item at the retreat.
- This item was going to be added to the town hall meeting.
- The City Manager is looking for the next goals and Objectives Meeting
 - Council decided to do this at the April 26, 2025 coffee.
- **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.
 - New Planning and zoning Director and the City Manager met with the attorney on 1/8/2024. The item should be coming forward soon.
- **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.
 - Will be discussed on 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Review of the Personnel Manual**
 - Administrative changes will be coming in April.
 - Scheduled for 4/1
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex

- Will be discussed at the council retreat on 7/13/2024
- This item was briefly discussed and will be brought back to city council. September 17, 2024, council meeting.
- Add to the townhall meeting for discussion
- **Ordinance on Amending the PDD**
 - Scheduled to go to the zoning commission meeting on 4/23/2024
 - The zoning commission tabled the item. Will revisit 5/28/2024
 - Zoning commission revisited on 6/5/2024
 - The Zoning Commission will revisit in September
 - New Planning Zoning Director is working with the City Attorney.
- **Veterans Monument**
 - Waiting for two council members to add this item.
 - Price quote was \$24,000
 - Added in FY 26 capital budget
- **Planning and Zoning Ordinance**
 - Martinez and Heyl
 - 12/5/2024
 - Postpone until after the new year.

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **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.
 - The Council decided at the retreat not to address this issue.
- **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 has decided not to spend the funds on this project at this time.

- This will be discussed during the town hall meeting update with the council on 4/19/2022.
 - The council would like us to use our future land use map.
- Establish neighborhood boundaries
- The council has opted not to Update the Master Plan.
- P & Z Director investigating a university conducting the plan.
- Boundaries of the neighborhood
- This has been placed in the FY 2025 budget.
 - The Council has decided to move the \$250,000 to the city's emergency fund.
- **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.
- **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.
- 8/6/2024 – budget adjustment will be presented to the council in the amount of \$168,000
- Second Read on the Budget Adjustment is scheduled for 8/20/2024.
- After council approval, the following is the timeline:
 - Preliminary Design – 1.5 months (45 days) from NTP
 - Final Design – 3-4 months (90-120 days)
 - Environmental – TBD – 3-6 months and will be concurrent with design
 - Bidding and Construction – TBD based on funding – Not Authorized at this time
 - Approved
- Chanel bank options 11/19
 - Council decided to proceed with Rip Rap option and have staff proceed with SAWS addressing the exposed recycled water line.
- The Mayor requested that an item be added to have the engineers mark the trees that would be removed with the projects this item is on 1/17/2024 council meeting to be added for approval
 - City Council did not approve the expending of these funds and also had no objection to continuing the project
- Mayor, City Manager, Mayor Pro Tem and Engineer met with SAWS on 1/30/2025. To see what they would be willing to assist with. The City Manager asked if they would be willing to participate in an alternative that they engineered.
 - On 3/18/25, the city council was asked to choose between the original option, rip rap option, retaining wall option, or erosion. The City council voted to pause the project.

Completed

- Vaping: Making it illegal in Public Areas
 - 2/18/2024 Council meeting
 - 3/4/2024 Second read – passed unanimously