

**LETTER TO LEON VALLEY CITIZENS**  
**From Mayor Chris Riley**  
**May 24, 2024**

**MEMORIAL DAY – May 27, 2024**

Memorial Day is a federal holiday honoring and mourning the U.S. military personnel who died in the service of their country. From 1868 to 1970, it was observed on May 30<sup>th</sup>. Since 1971, it has been an official federal holiday observed on the last Monday in May. Unofficially, it marks the beginning of the summer season. City hall offices will be closed.

**FOREST OAKS POOL OPENS**  
6620 Evers Rd.

The Forest Oaks Pool will be the *only* pool opened this summer for the community. The pool opens **for Memorial Day weekend only** on Saturday, May 25 through Monday, May 27<sup>th</sup> from 10 am to Noon (adult lap swim) and Noon to 8:00 pm for open swim. The pool will then reopen on June 8<sup>th</sup> through September 2<sup>nd</sup> (and on *weekends only* in September), with the same hours, except the pool will be closed every Wednesday. There is a daily gate fee of \$5.00. Season passes are available for adult/child residents (\$40/\$30) and adult/child non-residents (\$100/\$60), as well as an affordability rate, if a family qualifies. Passes can be purchased online only, at the gate of the pool or at the Kiosk at city hall. For more information on pool hours and rates, please visit our website: <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-pools>. Free swim days will be July 5<sup>th</sup> and August 2<sup>nd</sup> as well as Memorial Day, 4<sup>th</sup> of July and Labor Day, September 2<sup>nd</sup>. San Antonio Pool Management will manage the pool this summer ([www.sanantonio-pmg.com](http://www.sanantonio-pmg.com)).

**CITY COUNCIL MEETING – May 21, 2024**

The following are highlights of council actions from the May 21<sup>st</sup> council meeting, which began at 6:30 p.m.:

## PRESENTATIONS

**Council Recognized Outgoing Councilor Josh Stevens for Four years of Service** – Mr. Stevens was instrumental in many initiatives over the time he served, including bringing in Google Fiber, refinancing the city’s debt, and increasing all property owners’ exemptions to 20%. He will continue to work in the two businesses he has started as well as enjoy more family time.

**The Honorable County Judge Peter Sakai swore in Mayor Chris Riley, Betty Heyl, Place 2 and Rey Orozco, Place 4.** Judge Sakai recognized our city for partnering with the County on various infrastructure projects, as well as a new pilot program with Haven for Hope to address the homeless issue in Leon Valley.

**Discussion of Trash Survey Results** on trash services provided by Tiger Sanitation. A total 342 of surveys were counted. Overall, the results show the citizens are happy with Tiger’s services. Most do not want to add services to what we currently have. Those who wanted to add services (like household hazardous waste pickup) would be willing to pay \$1-\$3 more per month. The average age of the respondents was 66 years old. The 7 year contract with Tiger ends in January, 2025. A Request for Proposal will be developed based on the survey questions. A committee will be appointed by council in the fall to review the proposals received and make a recommendation to city council

## REGULAR AGENDA

**Council moved to Executive Session to discuss the sale of the 19 acre city owned property on Samaritan Drive to developer Samir Chehade -** In open session after hearing from the residents, the Council voted 4 to 1 (Councilor Campos dissented) to direct the City Manager to negotiate a sales price for the land. The City paid \$500,000 for the land to settle a lawsuit in 2017. Mr. Chehade’s condition was the land would be zoned PDD (planned development district) R-6 – garden homes with variances (smaller lots). He states that higher density is required to absorb the costs of streets, utilities, etc. This City owned property was zoned RE-1 (one acre lots) in 2018. At the Town Hall meeting in January, the majority of the citizens polled on the land wanted to leave it undeveloped.

**Request to Rezone 27 acre tract of land (next to City property) from R-1 residential (approximately 104 lots) to a PDD (planned development district) with R-6 Garden Home base zoning (166 lots) –** The Planning and Zoning Commission previously denied this request for this zone change at two public hearings. The Council held three public hearings in which there was no support for this higher density from the citizens in the area who consistently came to these meetings. In fact, the citizens have requested council for years to keep the area with less dense zoning due to the overall traffic congestion and impact on the Seneca West neighborhood, which fronts this vacant land.

At present, the city has three R-6 developments in the city (The Ridge, Pavona Estates and Shadow Mist) which were built with no variances given, exit onto a major street and do not require access through neighborhoods.

At the May 7<sup>th</sup> meeting, developer Chehade requested a postponement in order to determine his share of infrastructure costs. At the April 16<sup>th</sup> meeting, the developer spoke of a compromise, proposing R-1 homes with a variance of 7,000 sq. ft lots (rather than 8400 sq. ft). However, for the May 21<sup>st</sup> meeting, Mr. Chehade requested the original request (PDD R-6) be brought to council due to his share of infrastructure costs of \$1.389 million. He stated he needs more homes built to cover his costs. The city's share of infrastructure costs for this property is \$2.5 million in addition to the developer's costs (total \$3.9 million). The average cost per home is estimated at \$400,000. The applicant states this development will have a substantial net impact on the city's property tax budget of \$325,000 annually. This does not take into consideration the additional emergency services needed for this new area of development.

Four citizens who do not live in the area spoke in favor of this rezoning and 12 citizens who live in the area, opposed this rezone request. The Council voted 4 -1 to approve this change in zoning. The Zoning Commission will now hear this revised proposal on June 25 and July 23<sup>rd</sup>. It is expected that Council will have a first read on August 6<sup>th</sup> and a second read on August 20<sup>th</sup> for this agenda item.

**Discussion on Amending Septic Tank Ordinance –** Staff recommended amending the current ordinance to allow septic tanks systems on all lots over 1 acre anywhere in the City. Additionally, the permitting and inspection of these septic tanks will be through Bexar County and not the city, as verified by Public Works director Moritz. This ordinance amendment will be voted upon at the next council meeting on June 4<sup>th</sup>.

**Council Approved an Ordinance Authorizing a Budget Adjustment in the amount of \$92,481 to be transferred to the Enterprise Fund from interest earned on the American Rescue Fund (ARP) money.** There are no restrictions on how this money can be spent.

**Congratulations to Councilor Philip Campos, Place 3, who was unanimously voted by his colleagues to serve as Mayor Pro Tem for one year.** The Mayor Pro Tem fills in for the Mayor when unable to attend a scheduled event or meeting.

Our next city council meeting is scheduled for **Tuesday, June 4<sup>th</sup> at 6:30 p.m. at city hall.** The meeting will include the first discussion on the FY 25 Budget. It will be a full agenda since the next regularly council meeting will be held July 16<sup>th</sup> to give staff and council some time off, as well as to prepare and participate in the 4<sup>th</sup> of July festivities.

Welcome to newly elected Councilwoman Betty Heyl, Place 2 and returning Councilman Rey Orozco, Place 4. They are joined by Councilor Benny Martinez, Place 1, Philip Campos, Place 3 and Will Bradshaw, Place 5. The annual Council retreat will be held on Saturday, July 13<sup>th</sup> at 9 am. Place to be determined. Please do not hesitate to call me or any councilmember if we can assist. We are here to serve.

Sincerely, Chris  
(210) 618-2092