

**LETTER TO LEON VALLEY CITIZENS**  
**From Mayor Chris Riley**  
**August 9, 2024**

**BACK TO SCHOOL**

**Northside I.S.D schools begin the 2024-2025 School Year on August 19<sup>th</sup>.** Wishing all students, parents, educators and staff an enlightening, productive and safe year. The City has a new school zone on Huebner Road benefitting John Marshall High School. Please remember to drive slower in and around the four schools we have in Leon Valley.

**CITY COUNCIL MEETING –August 6, 2024**

The following are highlights of council actions from the August 6<sup>th</sup> council meeting, which began at 6:00 p.m. due to an executive session.

**EXECUTIVE SESSION**

**Two Actions were taken by Council:** 1) A Motion to allow the City Manager to enter into a 380 Agreement (an agreement to incentivize redevelopment with tax breaks) at 6400 Bandera Road LLC; 2) A Motion to allow the City Manager to enter into grant agreement with Global Gate USA in the amount of \$4,755 for rent and parking spaces at the Tower West building.

**REGULAR AGENDA**

**Approved Waiver of all Fees Related to an In-Kind Grant Application from the Audie L. Murphy American Legion for their September 11<sup>th</sup> Ceremony** – A total of \$581.88 was waived by city council which included rental, security and cleaning fees. A September 11<sup>th</sup> Remembrance event will be held at the Conference Center beginning at 5:30 pm. A guest speaker and light refreshments will be part of the evening. The public is invited to attend.

**Proposed 2024 Property Tax Rate** – was presented by Dr. Caldera as \$0.484739 per \$100 valuation. This is the same tax rate as 2023. With the average home value increasing by \$19,635, to \$224,310, the average tax

increase due to the value increase is \$95.18. The Council will vote on this rate at their August 20<sup>th</sup> meeting.

**Public Hearing to Consider a Zoning Change Request by Developer One Stop Group to ReZone 32 acres of land (19 owned by the City) from R-1 and RE-1 to a Planned Development District (PDD) of R-6 Garden Homes, with variances (reduced lot sizes), in the Seneca West subdivision area.** A total of 205 homes are projected to be built: 146 lots with a 30 ft street frontage (3,375-3435 square feet); 44 lots with 40 ft width (4,840 – 5,000 square feet) and 15 lots with 60 ft width (6,750 square feet). The developer intends to clear cut the property and then plant (2) 1.5 inch diameter native trees per lot. He is requesting waiver of the requirement to pay fees for the trees he is removing, which council has not decided. Additionally, the developer will construct bike lanes, a hiking trail and a dedicated park, located along Huebner Creek. Phase one was approved by Council on May 21<sup>st</sup> (4-1 vote) which adds another 175 homes, for a total of 380-389 homes in this area. The minimum side yard setback is Zero lot line which means the space between the lot line and wall of the home on the lot will be no less than 5 feet. I brought up the idea of a compromise, making all the homes R-6 with no variances, but it fell on deaf ears. The total public improvements on these three developments will be \$3,913,400, with the developer's cost estimated at \$2,678,520. The balance of \$1,234,880 is estimated as the city's share for the infrastructure. The developer says this number will drop to around \$733,000, because he intends to move William Rancher street and will have to bear these infrastructure costs. On July 23<sup>rd</sup>, the Zoning Commission denied the developer's request by a vote of 5-2. A vote to approve or deny this PDD is scheduled for August 20, 2024.

**The following agenda items were presented as First Reads, with Council requesting they all be approved at the August 20<sup>th</sup> meeting in the Consent Agenda (second read as required by the Charter):**

- Approval of an Ordinance **Requesting a Specific Use Permit (SUP) on vacant land located at 7125 and 7129 Bandera Road** for the Construction of an Office Building;
- Approval of an Ordinance **Authorizing a Budget Adjustment from the Stormwater Fund Reserves of \$168,723 for additional funding for the Huebner Creek Erosion Control Project, Segment 1.** On February 3<sup>rd</sup> the City Council requested a change from the

original design of rerouting the creek into the Natural Area and removing hundreds of trees. Instead, the Council requested the erosion control improvements be made within the contour of the existing Huebner Creek, plus adding a retaining wall where the Huebner Onion Homestead is located along Huebner Creek. This is the additional money needed to finish this project design. Staff has applied for construction grants to help with overall funding of this project.

- Approval of an Ordinance **Amending Water and Wastewater Impact Fees to Allow Direct Payment to the San Antonio Water System (SAWS)** by developers for SAWS Sewer Impact Fees.
- Approval of an Ordinance **Amending Subdivision Regulations to Allow Deferral of Water Meter and Sidewalk Installation to the Building Phase of a Subdivision Project.**
- Approval of an Ordinance **Amending Chapter 6 Health and Sanitation to Mandate the Removal of Dead Trees.**
- Authorizing a **Budget Adjustment in the General Fund in the amount of \$38,760.46 for the Household Hazardous Waste Event.** The City will get a \$15,000 grant from San Antonio River Authority, so the net adjustment to the City is \$23,760.46.
- Approval of an Ordinance **Granting a Variance under Chapter 8 Offenses and Nuisances by placing a chain link fence (6 ft tall with 2 feet of razor wire) or other obstacle in a drain or easement at Northwest Industrial and Bandera Road.** The reason for the fence is to give the owner an opportunity to use his property. The owner of the property is a tow truck operator and this change will allow him to store inoperable vehicles on his property.

**Discussion of Amending Drought Management Code to reflect San Antonio Water System (SAWS) ordinance:** The changes proposed are: add definitions, apply surcharge to Stage III, for overwatering (\$10.37 per \$1,000 gallons over 20,000 gallons), adds a Stage V to the existing 4 stages; changed watering hours to be consistent with SAWS watering times (5 to 10 a.m. and 9 pm to midnight); Added a non-compliance charge

for customers who violate the drought rules. Violations must be documented and observed by trained enforcement personnel. 1<sup>st</sup> violation for small users (less than million gallons is \$137 and \$500 for customers who use over a million gallons. Public Works Director Moritz reports we do have customers who use over a million gallons of water per month. The City of Leon Valley is currently in Stage III which means customers can only water their yard **every other week** (irrigation or sprinkler system). Homeowners can always water their lawns with a hose. Council wants to discuss this proposed amendment again before voting on the Drought Management Code at the August 20<sup>th</sup> meeting.

Our next city council meeting is scheduled for **Tuesday, August 20<sup>th</sup> at 5:45 pm beginning with the Crime Control and Prevention Board of Directors meeting**, followed by the Regular City Council meeting. The FY 2025 Budget will be presented during this meeting.

### **WHAT'S GOING ON IN THE COMMUNITY?**

**Saturday, August 10<sup>th</sup> from 9 am to 2 pm - City of Leon Valley Blood Drive in the Bloodmobile at 6425 Evers Road.** If you donate blood and/or tissue, you will receive two movie tickets, 30 minute game card, \$5 off a large popcorn & drink, and \$15 off bowling (while supplies last). See the link on ENEWS to book an appointment or call (210) 731-5590. Thank you for helping to supply our community with life-saving blood.

**Leon Valley Parks & Recreation Master Plan Survey** – We need all citizens input on what you'd like improved or added to our park system in the future!

**Project website:** <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-parks-and-recreation-master-plan-update>

**Project**

**Questionnaire:** <https://www.surveymonkey.com/r/colvmasterparkupdate>

Survey responses will be collected through next weekend (August 17<sup>th</sup>).

Have a great weekend – stay cool and hydrated in this 100 degree weather!

Sincerely, Chris

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