

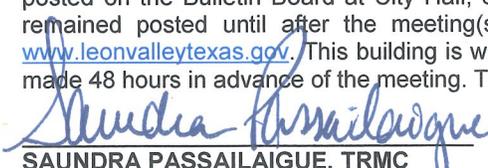
CITY OF LEON VALLEY
ZONING COMMISSION AGENDA
Tuesday, July 26, 2016, at 5:30 P.M.
Council Chambers

- I. Poll for Attendance, Determination of a Quorum, Call Meeting to Order
- II. Nomination and Election of Zoning Commission Officers
- III. Approval of the May 24, 2016 Zoning Commission Minutes
- IV. Zoning Case #2016-399 - A request by Jenfield, LLC, owner Kenneth Fifield., applicant, to rezone approximately 1.0 acres from B-3 (Commercial District), Sustainability Zoning Overlay to B-3 (Commercial District) Commercial Industrial District, being Lot 31, CB 5955, Leon Valley Ranches Subdivision.
 - A. Public Hearing
 - B. Discussion & Recommendation
- V. Update and Discussion on the current status/progress of the 2012 Master Plan Update, Citizens Drainage Issue that were forwarded to the City Council/City Manager for inclusion 2016/17 budget discussions.
- VI. Update and discussion of the Master Plan Amendments
 - A. Update to the Master Plan Timeline
 - B. Review boundaries to Business Districts and Neighborhood Maps
 - C. Review pages: 1-46, 65-82 and 97-144.
- VII. Discussion related to the On-line digital agenda Process
- VIII. New Zoning Commissioner Orientation
- IX. Discussion related to changing the Zoning Commission meeting time to 7:00 PM
- X. Announcements by Commission Members and Staff. 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.
- XI. Adjourn

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of City Council or any 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 City Council and any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These City Council members and members of other City boards, commissions, and/or committees may not deliberate or take action 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 ZONING COMMISSION was posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on July 21, 2016 at 11:20 a.m. and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at 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 make arrangements, call (210) 684-1391.


SAUNDRA PASSAILAIGUE, TRMC
City Secretary





**MINUTES OF THE MEETING OF THE
LEON VALLEY ZONING COMMISSION**

May 24, 2016

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, May 24, 2016, in the Council Chambers at City Hall 6400 El Verde Road, Leon Valley, Texas.

I. Poll for Attendance, Determination of a Quorum, Call Meeting to Order

Present were Chairman Olen Yarnell, 1st Vice Chair Phyllis McMillan, 2nd Vice Chair Hal Burnside, Commissioner Larry Proffitt, Alex Jenicek and Alternates Henry Diecker, Richard Blackmore and Jacque Conrad. Absent was Commissioner Pedro Esquivel. Also in attendance were Councilwomen Monica Alcocer, Place Three, Kelly Kuenstler, City Manager, Adam Valenzuela, the applicant and Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

II. Approval of the April 26, 2016 Zoning Commission Minutes

After a brief discussion, 1st Vice Chair Phyllis McMillan made a motion to approve the minutes, and the motion was seconded by Commissioner Greg Price, and passed unanimously.

III. Update on the Leon Valley Zoning Maps.

Ms. Carol provided the Zoning Commission with an update, to the status of the Leon Valley Zoning Maps. At a previous Zoning Commission meeting, the City Manager had advised the Zoning Commission that the Zoning maps needed to be updated, since their last update in 2012 and that she was exploring options to hire a consultant. Since that meeting the Leon Valley Zoning map has been updated and posted onto the City's web page. This was combined effort undertaken by Ms. Kristie Flores and Ms. Carol. Chairman Yarnell noted that each Commissioner needed a full size copy of the Zoning Map and that an updated Zoning map should be displayed in the Council Chambers.

IV. Conduct a public hearing, discussion and consider Zoning Case #2016-553, to rezoning approximately 2.650 acres of land from B-2 (Retail) Commercial Industrial Overlay District to B-3 (Commercial) Commercial

Industrial Overlay District, being lot 3, Block 1, CB 4429B, Cherry Hill Unit 2 Subdivision as recorded in Volume 7000 Page 165, located at 5732 Wurzbach Road (Sunset Plaza) Submitted by Adam Valenzuela.

Staff presented the Zoning Case #2016-553, a request by Mr. Adam Valenzuela, applicant and property owner to rezone approximately 2.650 acres of land, being lot 3, Block 1 CB 4429, of the Cherry Hill, Unit 2 Subdivision, from B-2 (Retail) Sustainability Overlay District to B-3 (Commercial) Commercial Industrial Overlay District, located at 5732 Wurzbach Road. Staff noted the surrounding zoning and the history of the property, which indicated that it had slowly been rezoned from residential to retail. Staff also noted that the 2009 Master Plan, Section 2aCC "Bandera Road/Loop 410 Corridor," addressed the area in general noting that zoning in the area consisted mostly of B-2 (Retail) and B-3 (Commercial). Staff indicated that B-3 (Commercial) zoning is consistent with the adjacent B-2 (Retail) and B-3 (Commercial) zoning which already made up a large area. Engineering and Plan Review have recommended approval, while Public Works and Community Development have recommended denial. The area is platted and developed along Bandera Road and Wurzbach Road. Staff noted that four (4) letters had been mailed to the adjacent property owners within 200-feet and that one (1) letter was received in opposition to the request, and concluded their presentation and remained available for questions.

Commissioner Proffitt questioned the types of uses that would be allowed in a B-3 (Commercial) District that would not be allowed in a B-2 (Retail) District. Staff posted a list of uses that identified some of the different uses between the two districts, and highlighted some of the B-2 uses to include: floral shops, bakery, bank; and pet store. Staff went on to note some of the Land Uses allowed in B-3 to include furniture repair, bait shop, flea market and wholesale. Commissioner Proffitt noted that the B-3 (Commercial) district uses were more intensive and included uses such as vehicle maintenance, flea market, toxic chemicals and wholesale uses. Chairman Yarnell and 2nd Vice Chairman Burnside noted that many of those uses currently exist at the Ancira property, which has been there for a number of years. Commission Alex Jenicek noted that Enterprise Rental also operates on the Ancira property.

Commissioner Jacque Conrad inquired if there would be overnight parking, and Chairman Yarnell noted that overnight parking would require a Specific Use Permit (SUP). Staff noted that the storage of Commercial vehicles was not allowed in B-2 (Retail), however it is allowed in B-3 (Commercial) provided there is adequate screening. Commissioner Diecker expressed concerns about multiple busses parking at the location, and could that be addressed with an SUP. 1st Vice Chair Phyllis McMillan expressed concerns about approving a zoning category with the additional restrictions associated with an SUP for each use. 2nd Vice Chair Hal Burnside questioned the fairness of requiring all future applicants to apply for an SUP on behalf of each project. Audience member and Place Three, Councilwomen Ms. Monica Alcocer, questioned the economic benefit that the proposed use would provide to the community.

The Chairman opened the public hearing at 7:29, and the applicant Mr. Adam Valenzuela spoke in favor of the request. He indicated that in addition to the Zoning Request, he has submitted an application to be considered by the Board of Adjustment. He noted that the passengers would be dropped off at 9:00; they would wait inside until 10:00 and leave on a bus to Houston. The bus would arrive in Houston pick-up passengers and return at 7:00PM. There would be no over-night parking. The Chair closed the public hearing at 7:40.

1st Vice Chair Phyllis McMillan inquired about the buffer of the B-2 (Retail) between Ancira property and the adjacent apartment complex. Staff noted that area might be in the floodplain, as reflected in the meeting minutes from March 2013 meeting. Chairman Yarnell noted that the property was zoned B-3 (Commercial) adjacent to the apartment complex and that this would not be any different. The Chair went on to note that the adjacent apartment complex (Christian Village) did not voice any opposition to the applicant’s proposal and that is sufficient reason to support the business community in Leon Valley. 2nd Vice Chair Hal Burnside inquired if the building itself would serve as a buffer to the apartment complex. Staff noted that the Commission is considering the range of B-3 (Commercial) uses on behalf of the entire property, not just the “bus station” and that another business may utilize the rear portion of the property.

Commissioner Greg Price noted that assuming the owner is granted the B-3 (Commercial) district, who is helped and who is harmed. Would this have a negative impact on the existing tenants? Is the only goal to increase the tax base? Commissioner Alex Jenicek noted that he would not want a Flea Market to be at that location, however an SUP could provide that assurance. 1st Vice Chair Phyllis McMillan noted that restriction should not be placed on the entire property. Councilwomen Monica Alcocer, Place Three, recommended that the Zoning Commission consider postponing the item to allow further review.

Commissioner Proffitt made a motion to deny the applicant request, which was seconded by 1st Vice Chair Phyllis McMillan, and the motion passed 5-2.

In Favor of the Motion

Phyllis McMillan, 1st Vice Chair
Hal Burnside, 2nd Vice Chair
Larry Proffitt
Greg Price
Henry Diecker

Against the Motion

Olen Yarnell, Chair
Alex Jenicek

Alternates/not Voting

Richard Blackmore
Jacque Conrad

The Zoning Commission took a short recess at 8:24.

The Zoning Commission meeting reconvened at 8:30.

V. Briefing and discussion on the findings of the May 7th City Council drainage Workshop.

City staff summarized the presentation that was provided by Public Work’s Director Melinda Mortiz, and the Consultant Mr. Nefi Garza at the City Council workshop. Staff noted that the entire presentation was included in the agenda package, but referred to the “Total Financial Impact” to summarize the findings as shown on slide #33.

Location	Total Fiscal Impact	LV Portion
Huebner at Timberhill	\$282,000.00	\$107,000.00
Evers Bridge	\$1,670,000.00	\$813,000.00
Huebner Creek Channel Improvement	Unknown	TBD
Wurzbach Bridge	\$25,000.00	\$25,000.00
Montes Robles	\$1,500,000.00	\$1,500,000.00
Forest Oaks*	\$300,000.00	\$300,000.00
Seneca West	\$1,350,000.00	\$1,350,000.00

*Street Tax

This slide was helpful because it illustrated the funding challenges and possible solutions, such as how the street tax can be used to remill the streets in Forest Oaks, as a tool to remove some of the past overlay. This would allow the existing curbs to properly manage the storm water runoff. Other challenges were noted as surprisingly affordable, such as the needed repairs for the Wurzbach Bridge, however most of the needed repairs are quite extensive, and projected to cost over five million, and will take a number of years to implement. Staff concluded by noting that the Consultant was developing a report to present to Council with their findings, and that the report would also be forwarded to the Zoning Commission.

VI. Update and Discussion of the Master Plan Amendments

City Staff walked the Zoning Commission through the updates to the Master Plan. Starting on the “Acknowledgement” page, staff provided updates to reflect the results of the 2016 elections.

Staff provided a full size picture of the historical marker at the Huebner-Onion Homestead and Stagecoach Stop. Ms. Carol noted that this was an excellent example of the value of a “digital” Master Plan. A reader could click on the image, which would enlarge and allow the audience to read the contents of the Historical Marker. Staff noted that each of the Commissioners and Council members would be provided with a hard copy of the Master Plan, however the document was being prepared in a digital format, which would reduce cost, and improve long-term flexibility.

There were also minor changes made to the section devoted to “Current Issues” to better reflect Leon Valley as a Community of Choice, and to eliminate the “solemn” threat of our limited water supply.

The Zoning Commission noted on page 25 that the Huebner Creek Watershed Mandatory Detention area is “upstream”, instead of “north” of Leon Valley. On page 26, the Commission noted that the Municipal Water Well Project was initiated in 2016. Staff also presented updated demographic information, which reflects a slight shift in the Ethnic Makeup of the community, primarily tied to revised Census policy. The Commission also opted to add unemployment data into the Master Plan, provided that the source was properly noted.

Based on the changing dynamics of Census data, the Zoning Commission opted to streamline the section devoted to Leon Valley Schools, to include eliminating the demographic data on behalf of each school. The Commission noted, that this would be an opportunity to digitally “link” this section directly to the school district’s web page.

The Commission noted that Leon Valley is only ten miles from downtown San Antonio, along Bandera Road. Staff noted that the Zoning Descriptions provided in the Master Plan are consistent with the existing language in the Zoning Code. Staff inquired how the Commission wanted to proceed, and the Commission opted to maintain the consistent language.

VII. Announcements by Commission Members and staff.

Ms. Carol advised the Zoning Commission of the upcoming Parliamentary Procedures and Open Meeting training session that will be at 9:00 to 12:00 on August 27th in the Leon Valley Conference Center, and attendance is mandatory. Ms. Carol also noted that several of the Commissioners were up for reappointment (2nd Vice Chair Hal Burnside, Commissioner Richard Blackmore, Greg Price, and Larry Proffit) and that she had included copies of the Volunteer Applications in their agenda packet.

Ms. Carol also noted that she would be on vacation in the middle of June and inquired if the Commission wanted to explore alternative meeting dates, or proceed towards the July meeting. The Commission opted to cancel the June meeting, unless a project needed to be considered by the Commission.

Chairman Yarnell noted that he wanted to address a rumor, and advised the Zoning Commission that he is attempting to address one of the goals, identified in the 2009 Leon Valley Master Plan to explore the creation of citizen committee to assist the Council by having additional point of contact for neighborhoods. The Chair also noted that this item may have already been addressed by the creation of a Citizen Police Advisory Commission, and perhaps the board could be expanded to address both issues.

VIII. Adjourn

Commissioner Greg Price made a motion to adjourn, seconded by 2nd Vice Chair Hal Burnside. The motion passed unanimously and the Zoning Commission meeting was adjourned at 9:40 p.m.

Reviewed by the Chair on 7/15/2016

Chair

Staff

DRAFT



WORKSHEET
Zoning Case No. 2016-399

Applicant:	Jenfield, LLC, owner Kenneth Fifield., applicant
Request:	From B-3 Commercial District, Sustainability Zoning Overlay to B-3 Commercial/Industrial District
Site:	Lot 31, CB 5955, Leon Valley Ranches, located 6612 Bandera Road
Surrounding Zoning/Land Use:	<p>Surrounding zoning consists of:</p> <ul style="list-style-type: none"> • North, developed B-2 SO (Commercial – Intown Suites) • South developed R-1 (Residential) • East, developed B-3 SO (Commercial – Bring Your Own Parts) • West developed B-2 SO (Commercial – Northside Learning Center).
History:	<p>The property was originally platted in 1949 by M. A. McEachern into Leon Valley Ranches with 50 – one to five acre lots. The zoning history of this area indicates that it was rezoned from B-2 (Retail) and eventually to B-3 (Commercial) beginning in 1973 to accommodate the applicant who was relocating from Flores Street. The underlying zoning in the area is Commercial. The only other change that occurred was the creation and implementation of the Sustainability Overlay for the Bandera Road Commercial Corridor in 2010.</p> <ul style="list-style-type: none"> ➤ 1973 B-2 to B-3 Alton Applewhite.
Master Plan:	<p>The 2009 Master Plan, Section 1bCC, Bandera Road South Corridor addresses in this area noting:</p> <ol style="list-style-type: none"> 1) Discourages more intensive zoning along Bandera Road between Rue Francois to Poss Road. 2) The area abuts the Huebner-Onion House and the 36 acre wilderness area. 3) Additional Retail development is encouraged. 4) Existing B-3 uses can be maintained provided they are in conformance with the zoning ordinance.
Sustainability Overlay:	<ul style="list-style-type: none"> ➤ Adopted in 2010 with the following goals <ol style="list-style-type: none"> 1. To ensure adequate linkages and connections within and between project areas; and 2. To ensure consistency and quality of design to enhance the livability and image of the City ➤ Encourage improvement to existing properties and pedestrian mobility ➤ Landscape Standards <ul style="list-style-type: none"> ○ Tree and shrubs ○ Tree planting island ○ Parking screens ➤ Sign standards <ul style="list-style-type: none"> ○ Limit number and size ○ Prohibits digital signs ➤ Architectural features <ul style="list-style-type: none"> ○ Building material: predominately brick, stucco, or stone ○ Muted colors required ○ Requires four points - examples include: canopy, awnings, patio, decorative ornaments, rainwater harvesting....

<p>Commercial/ Industrial Overlay</p>	<ul style="list-style-type: none"> ➤ Landscape and Sign Standards apply ➤ Architectural features <ul style="list-style-type: none"> ○ Building material: accent with brick, stucco, or stone ○ Muted colors required ○ Requires two points - examples include: decorative frames around windows & doors, decorative ornaments, rainwater harvesting....
<p>Staff Comments:</p>	<ul style="list-style-type: none"> ➤ The property has non-conforming rights, which allows the use to continue, but not to expand. ➤ B-3 (Commercial) should not abut single family residential district. ➤ The site has additional challenges related to the number of parking spaces, parking screening, trees, landscape, on-site storage of vehicles and architectural regulations. ➤ Automobile repair facility is inconsistent with the Sustainability Overlay Zoning. ➤ Plan Review, Engineering, Public Works and Community Development are recommending denial.
<p>200-Foot Property Owner Notification:</p>	<p><u>9</u> Letters Mailed <u>0</u> In Favor <u>0</u> Opposed <u>0</u> Returned, unable to deliver <u>0</u> Total responses received as of July 16, 2016</p>



Use Only Case No. _____
Filing Date Received _____

ZONING APPLICATION FORM
(please print or type in black)

Personal Information

Name of Applicant: JENFIELD, LLC (owner - KENNETH FIFIELD)
Address: 646 EAST I-30, GARLAND TX 75043
Phone No: Home (972) 880 8930 Work (972) 880 8930 Fax () _____
Email: kenneth@collisioncentral.com
Status (check one): Owner Agent (if agent, attach notarized Letter of Authorization)

Property Description

Address: 6612 BANDERA ROAD, LEON VALLEY 78238
Legal Description: SEE ATTACHED SURVEY
Current Zoning: B-3 Requested Zoning: ~~M-1~~ AUTOMOTIVE
Existing Property Use or State None: AUTO BODY SHOP
Acreage and/or Square Footage: 0.990 ACRES
Does owner own adjacent property? Yes No
List Existing Structures: METAL BUILDING
and/or
Existing Uses: AUTO BODY SHOP

I hereby certify that I have read and examined this application and the attached instruction sheet and know the information I have provided to be true and correct. All provisions of laws and ordinances governing this application will be complied with whether specified herein or not. The granting of a zoning change does not presume to give authority to violate or cancel the provisions of any other state or local law regulating the use of the property.

[Signature] 6-22-16
Signature of Applicant Date

BEFORE ME, A Notary Public in and for State of Texas, on this date personally appeared Kenneth Fifield (Applicant) who duly states that all facts on this application are true to the best of his/her knowledge.

SWORN TO and **SUBSCRIBED** before me this 22 day of June, 2016.



Diana Hughes
Notary Public, Bexar County, Texas
My Commission expires: 6-23-18

LAND USE STATEMENT

I am requesting the property located at 6612 Bandera Road, Leon Valley Texas 78238 be Re-Zoned to allow the current Auto Body shop located on the premises to operate under the proper zoning. The base zoning for the subject property is B-3 which allows the Auto Paint and Body Shop. The Sustainability Overlay District added in 2010, is preventing any future expansion. To move forward on the proposed expansion the property needs to change from overlay district Sustainability to Commercial/Industrial.

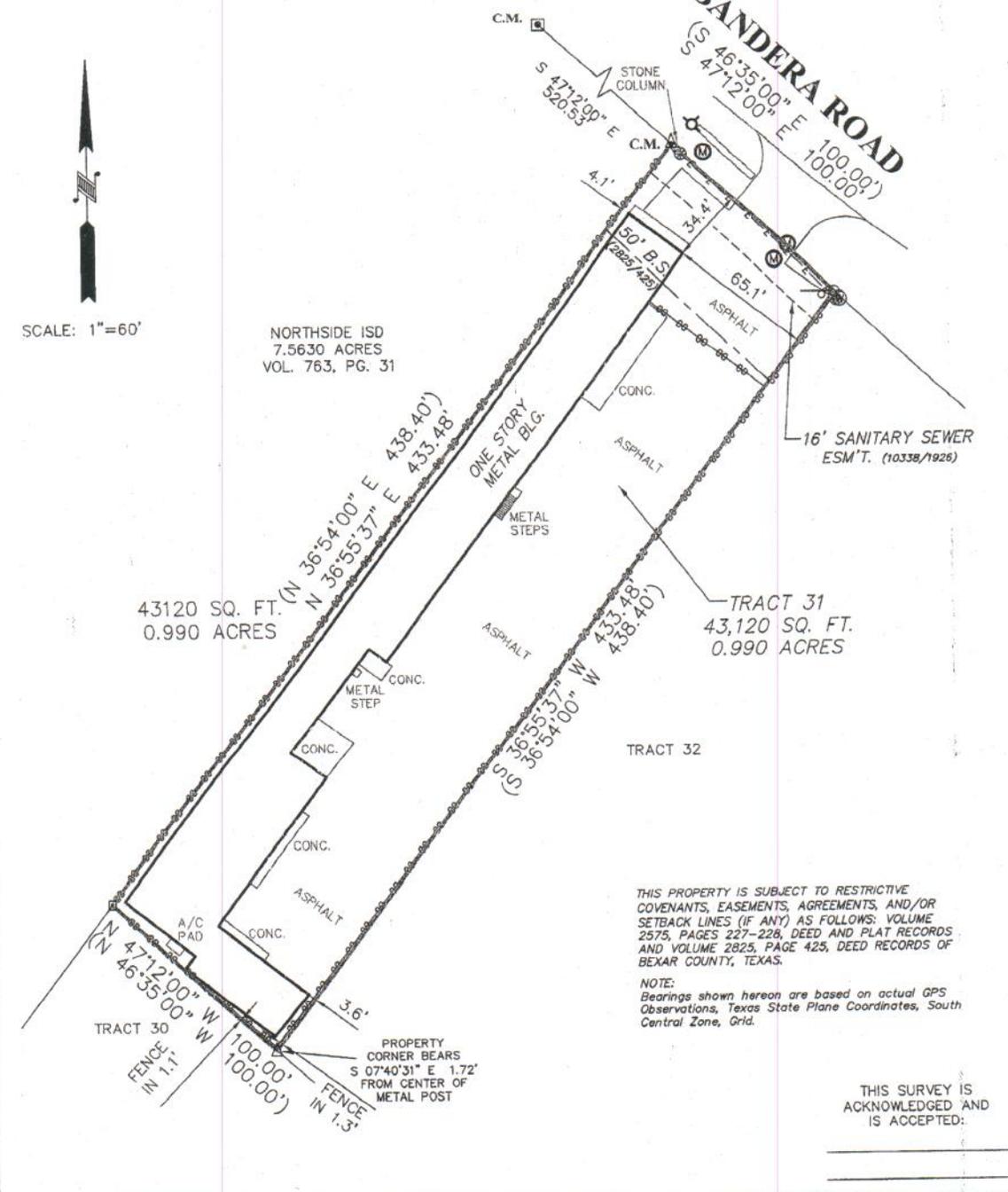


SCALE: 1"=60'

NORTHSIDE ISD
7.5630 ACRES
VOL. 763, PG. 31

43120 SQ. FT.
0.990 ACRES

BANDERA ROAD
(S 46°35'00" E 100.00'
S 47°12'00" E 100.00')



TRACT 31
43,120 SQ. FT.
0.990 ACRES

TRACT 32

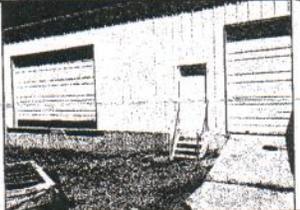
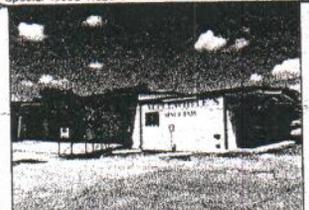
TRACT 30

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 2575, PAGES 227-228, DEED AND PLAT RECORDS AND VOLUME 2825, PAGE 425, DEED RECORDS OF BEXAR COUNTY, TEXAS.

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

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48028C, Panel No. 0380 C, which is Dated 09-29-2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone (X) (Shaded). Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



Property Address:
6612 E. BANDERA ROAD
Property Description:
TRACT 31, LEON VALLEY RANCHES, CITY OF LEON VALLEY,
BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF
RECORDED IN VOLUME 2575, PAGES 227-228, DEED AND
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Owner:
COLLISION CENTRAL OF SAN ANTONIO

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1036 HELOTES, TEXAS 78023-1036
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = 1/2" IRON ROD TO BE SET
 - = FND 1/2" IRON ROD
 - = RECORD INFORMATION
 - = BUILDING SETBACK
 - = CONTROLLING MONUMENT
 - = CALCULATED POINT
 - = FND PK NAIL
 - = FND MONUMENT
 - = POWER POLE
 - = FENCE POST AT CORNER
 - = SEWER MANHOLE
 - = WATER METER
 - = OVERHEAD ELECTRIC
 - = CHAIN LINK FENCE
 - = FIRE HYDRANT
- DRAWN BY: PD



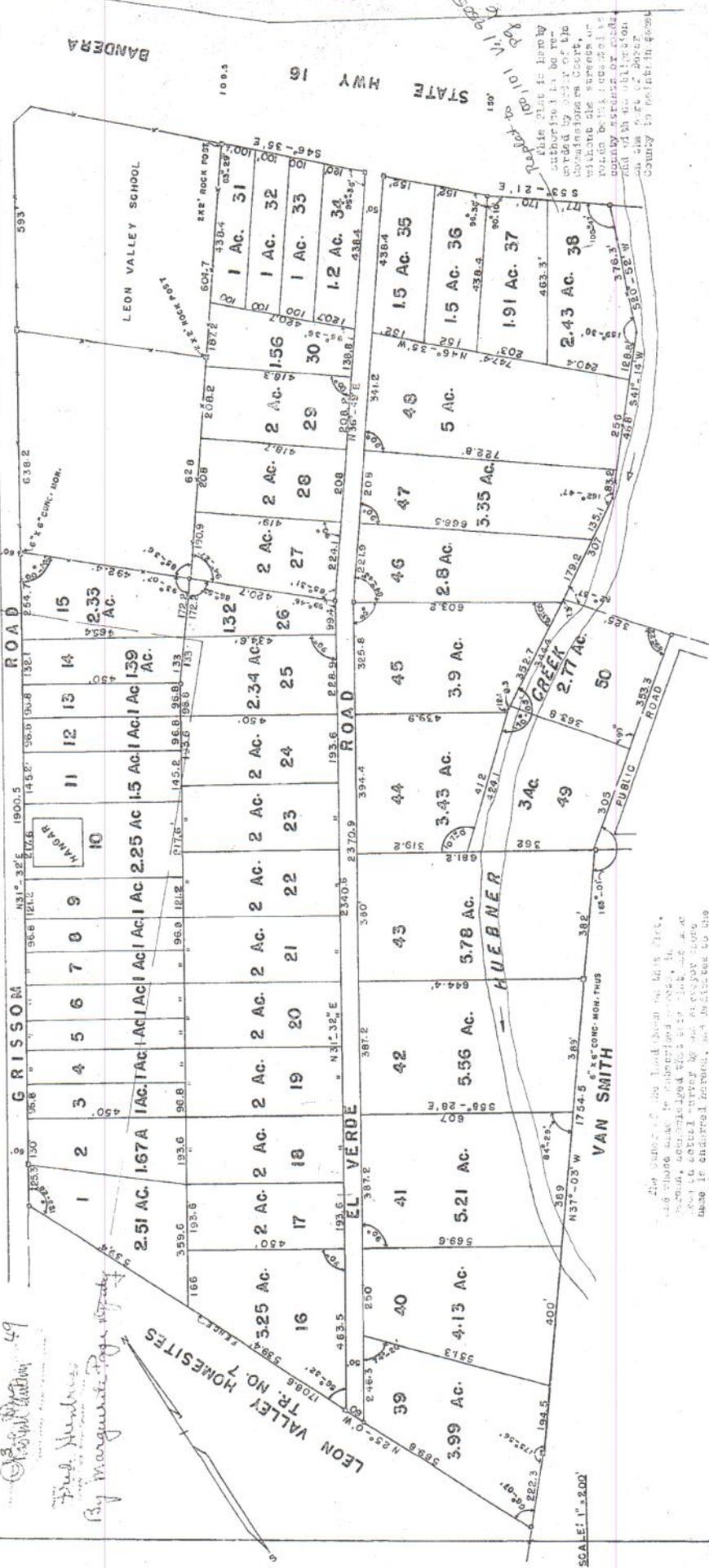
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements,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

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

LEON VALLEY RANCHES CONTAINING 116.23 ACRES

15.58 ACRES BEING OUT OF COUNTY BLOCK 4431
AND 100.65 ACRES OUT OF COUNTY BLOCK 4430
BEXAR COUNTY, TEXAS.

COUNTY BLOCK 4431 J. M. HERMANDER SURVEY NO. 1862 F. LOSOYA SURVEY 167 COUNTY BLOCK 4430



SCALE: 1" = 200'

The character of the land shown on this map is that of a general survey and the boundaries shown are not to be construed as a warranty of title or as a guarantee of the accuracy of the survey. The survey was made by the undersigned and the same is subject to the provisions of the public land laws of the State of Texas.

M.A. M. Pacheco
Surveyor

BEFORE ME, the undersigned authority, on this 20th day of July, 1949, the within and subscribed parties, M.A. M. Pacheco, County Public, Bexar County, Texas, have acknowledged to me that they executed the foregoing instrument, and that the same is correct and true for the purposes and consideration therein expressed.

M.A. M. Pacheco
County Public, Bexar County, Texas.

I, the undersigned, being the receiving and attached to a true and correct copy of the original filed with me for record on the ground by the surveyor.

Clara Adams
County Public, Bexar County, Texas.

Given under my hand and seal of office this 20th day of July, A.D. 1949.

Clara Adams
County Public, Bexar County, Texas.

County Public, Bexar County, Texas.

Drainage Report

The drainage projects that have already been completed include

1. Monte Robles Park
2. Seneca West
3. Huebner at Timberhill
4. Portion of Forest Oaks

New concerns that were brought up at the May 7th Saturday workshop that are being addressed include:

1. Additional area of Forest Oaks
2. Seneca East
3. Sundial area

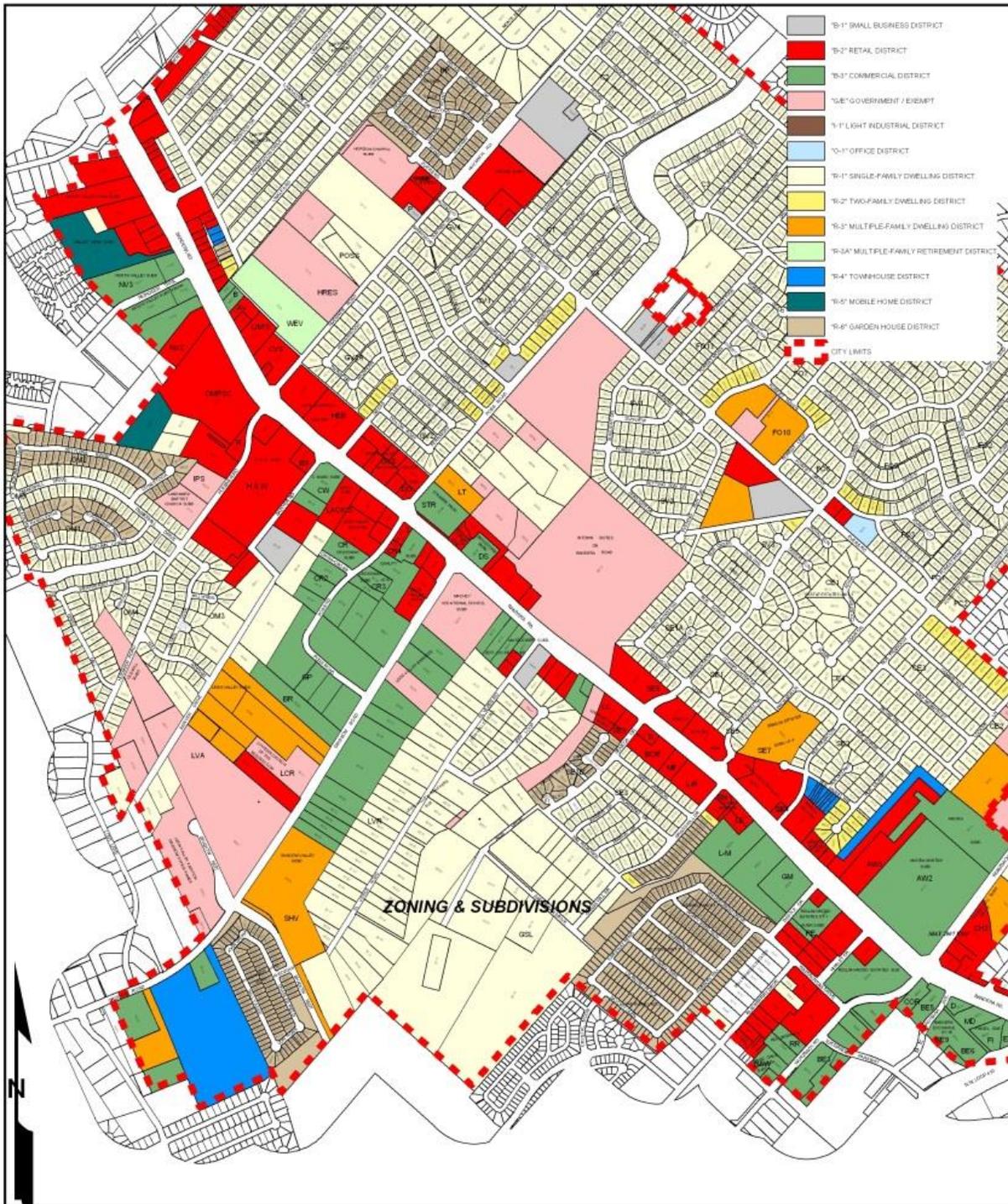
We also requested an update on the FEMA drains to update our flood map, which include:

1. Drain 1A – Huebner Creek
2. Drain 2 – Huebner Creek
3. Drain 3 – Huebner Creek
4. Drain 4 – Zarzamora Creek

We received the initial map studies of these areas last week and we sent back some corrections. We are now waiting on the final submittal from Kimley Horn. Once it is received, we will schedule a presentation with the City Council.

2015-2016 Leon Valley Master Plan Amendment Timeline					
	Time Needed	Status	Target Date	Target ZC Date	Comments/Issues
Coordinate w/stakeholders (Police, Fire, PW, Economic Development)	1 week	Completed	May 31, 2015	May	
Streamline Summary of Residential Area Concerns	3 weeks	Completed	July 30, 2015	August	
Update Zoning Data	2 week	Completed	July 30, 2015	August	
Add Sustainability elements	2 week	Completed	August 31, 2015	September	
Add Tree element	2 week	Completed	August 31, 2015	September	
Update Statistical/Demographical Data	2 weeks	Final Edits	September 30, 2015	October	Revisit
Update Topographical Data	2 week	Final Edits	September 30, 2015	October	Revisit
Update Transportation Component	3 weeks	PENDING	October 31, 2015	August	
Update Environmental Component	2 week	Final Edits	October 31, 2015	July	Revisit
Update Commercial Component	2 weeks	PENDING	November 30, 2015	August	
Update Appendix	2 weeks	Defer	November 30, 2015	tbd	
Compile Departmental data	2 weeks	Final Edits	December 31, 2015	July	Revisit
Photos from other stakeholders	2 weeks	Final Edits	December 31, 2015	August	
Update Maps	2 weeks	PENDING	January 31, 2016	August	
Target Completion Date: Final draft to ZC			September 2016	September 2016	

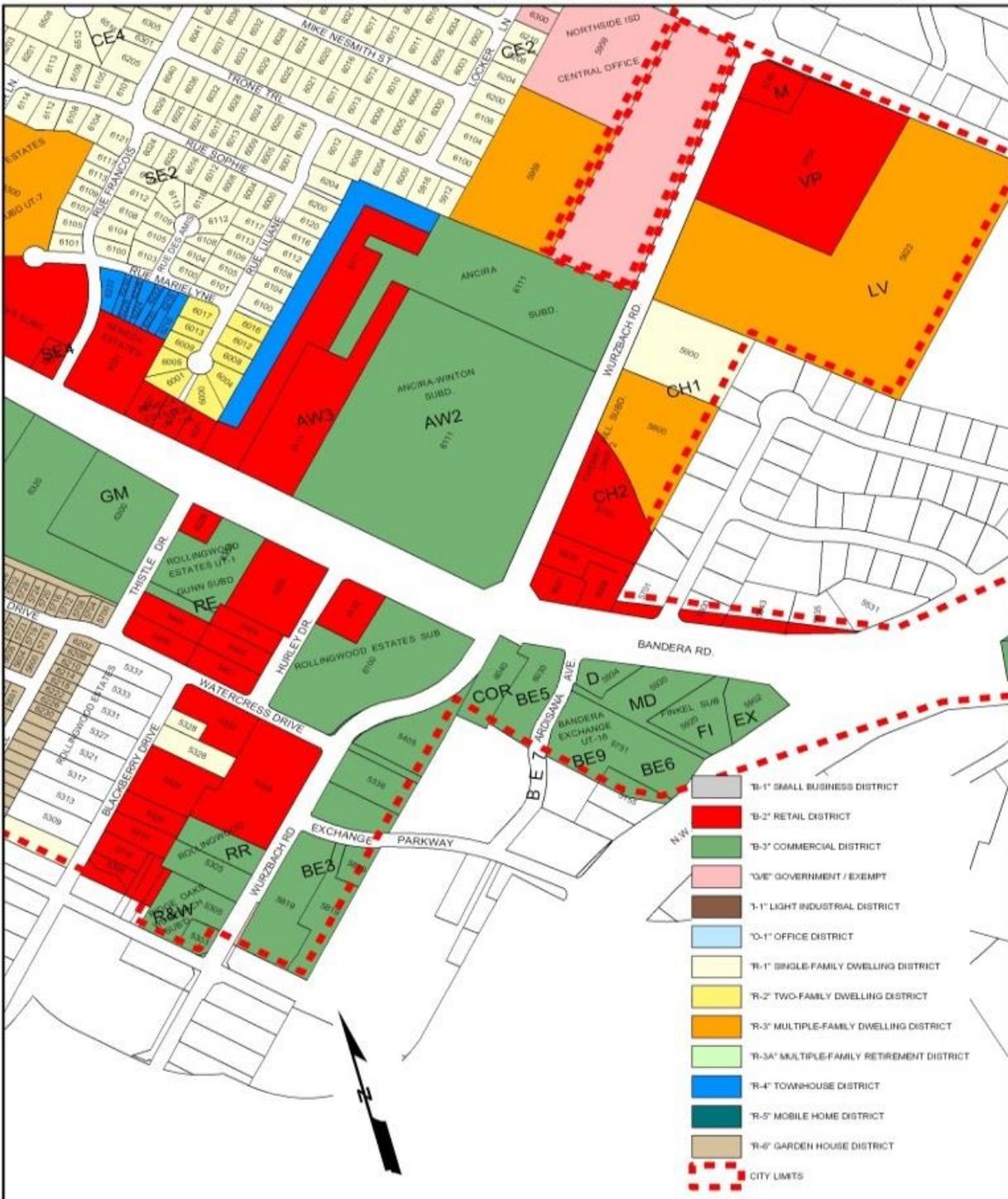
1bCC Bandera Road South Corridor



2bCC Leon Valley South Corridor

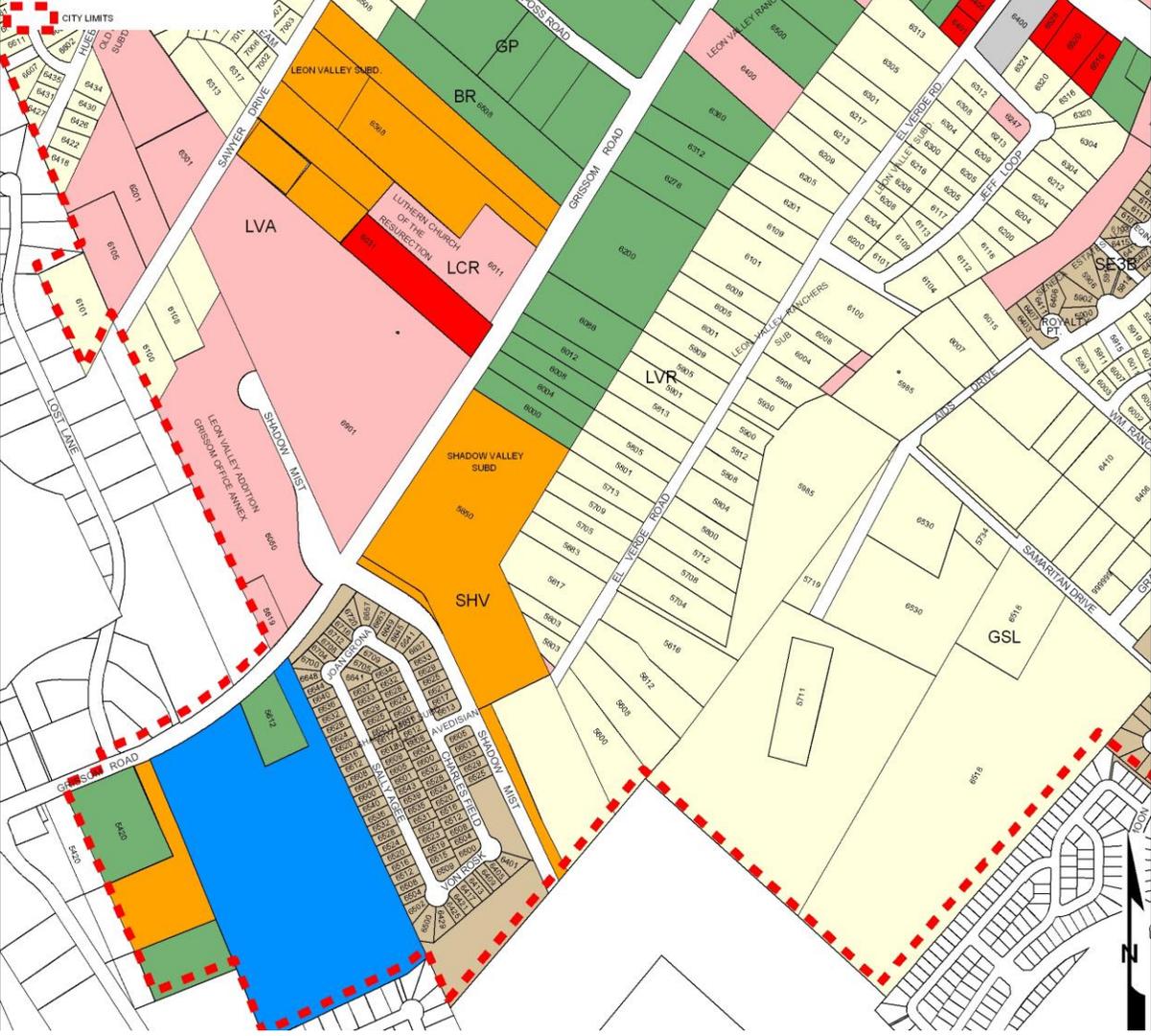


3CC WURZBACH ROAD CORRIDOR

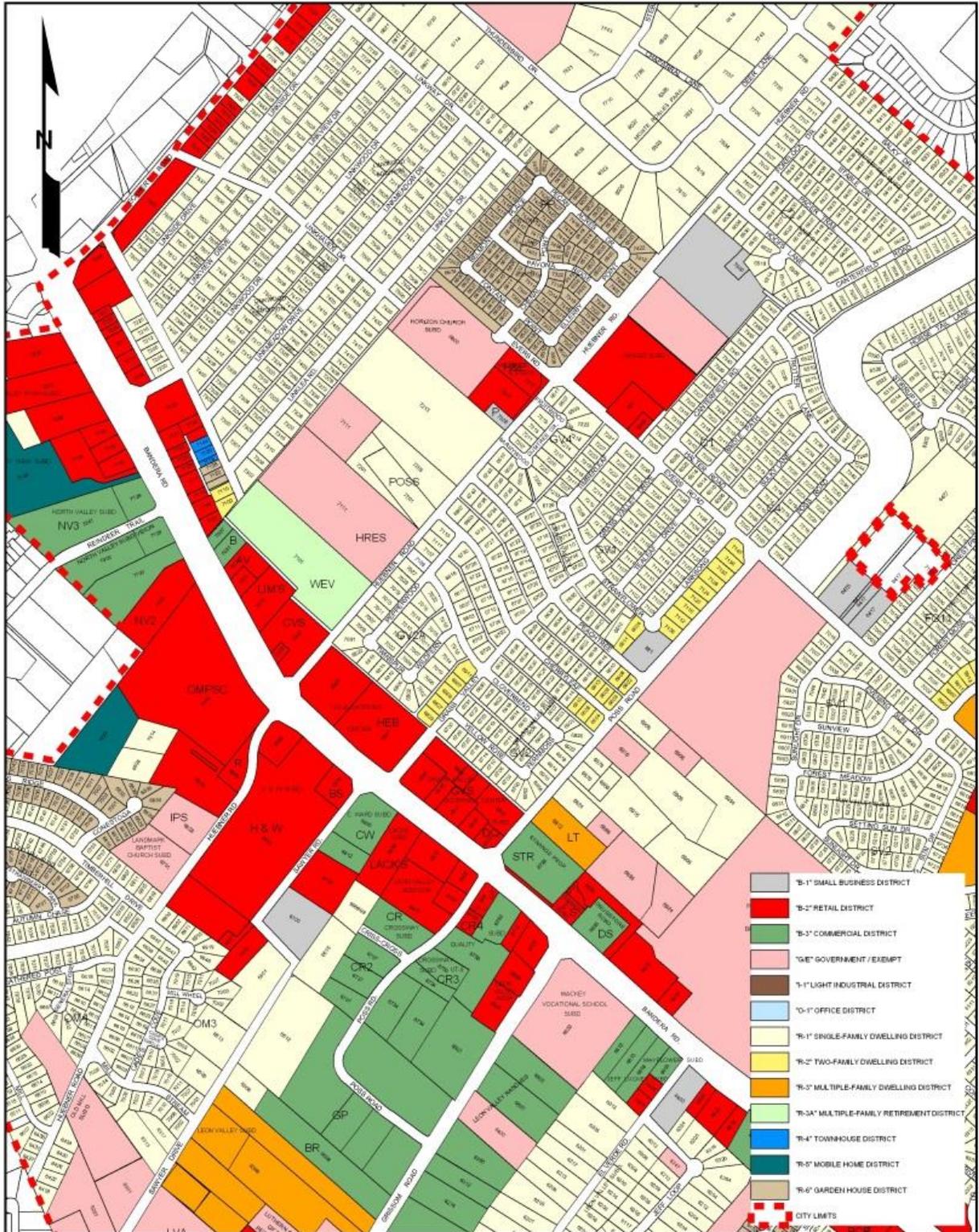


4CC GRISSOM ROAD CORRIDOR

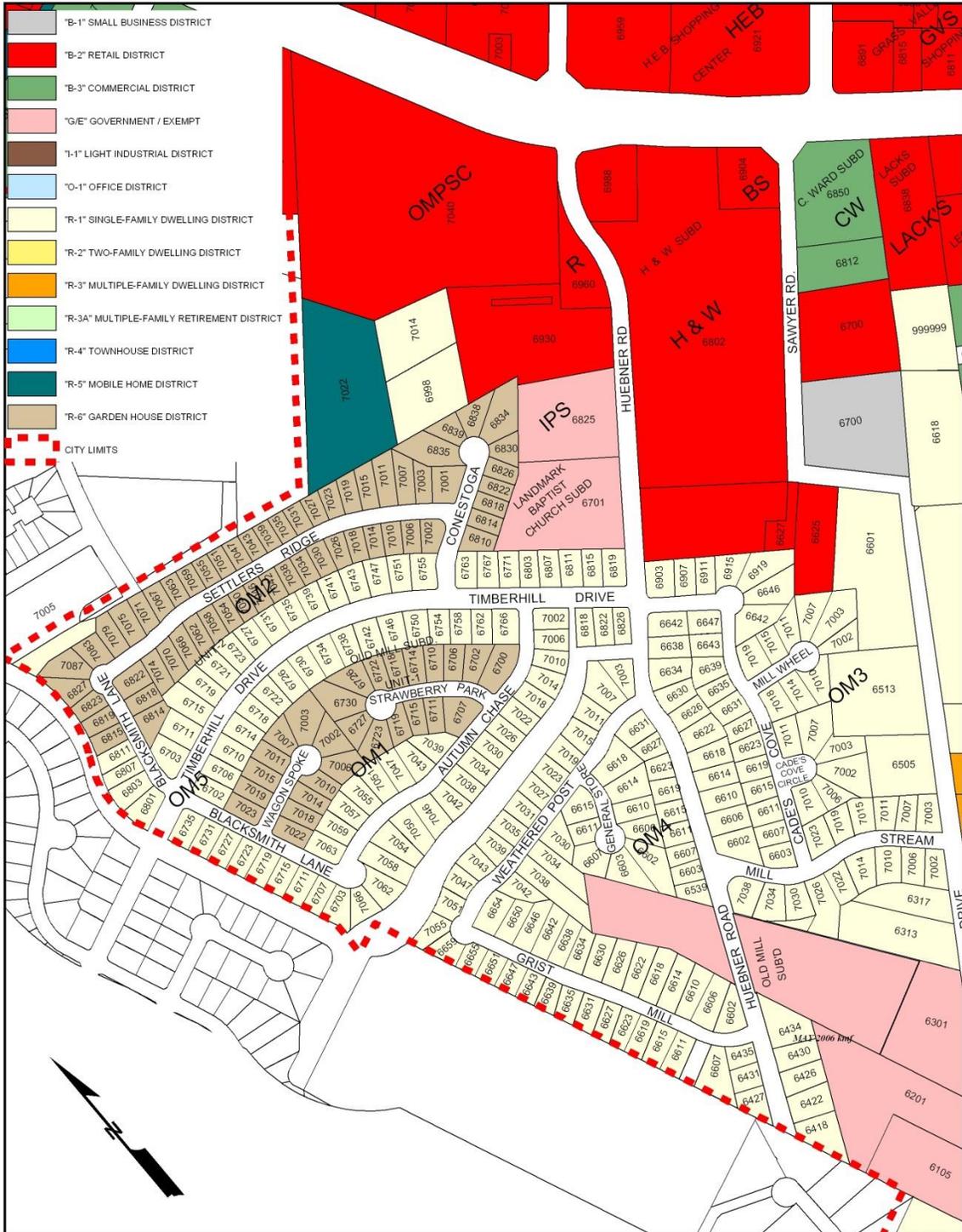
- 'B-1' SMALL BUSINESS DISTRICT
- 'B-2' RETAIL DISTRICT
- 'B-3' COMMERCIAL DISTRICT
- 'G/E' GOVERNMENT / EXEMPT
- 'I-1' LIGHT INDUSTRIAL DISTRICT
- 'O-1' OFFICE DISTRICT
- 'R-1' SINGLE-FAMILY DWELLING DISTRICT
- 'R-2' TWO-FAMILY DWELLING DISTRICT
- 'R-3' MULTIPLE-FAMILY DWELLING DISTRICT
- 'R-3A' MULTIPLE-FAMILY RETIREMENT DISTRICT
- 'R-4' TOWNHOUSE DISTRICT
- 'R-5' MOBILE HOME DISTRICT
- 'R-6' GARDEN HOUSE DISTRICT



5CC HUEBNER ROAD CORRIDOR



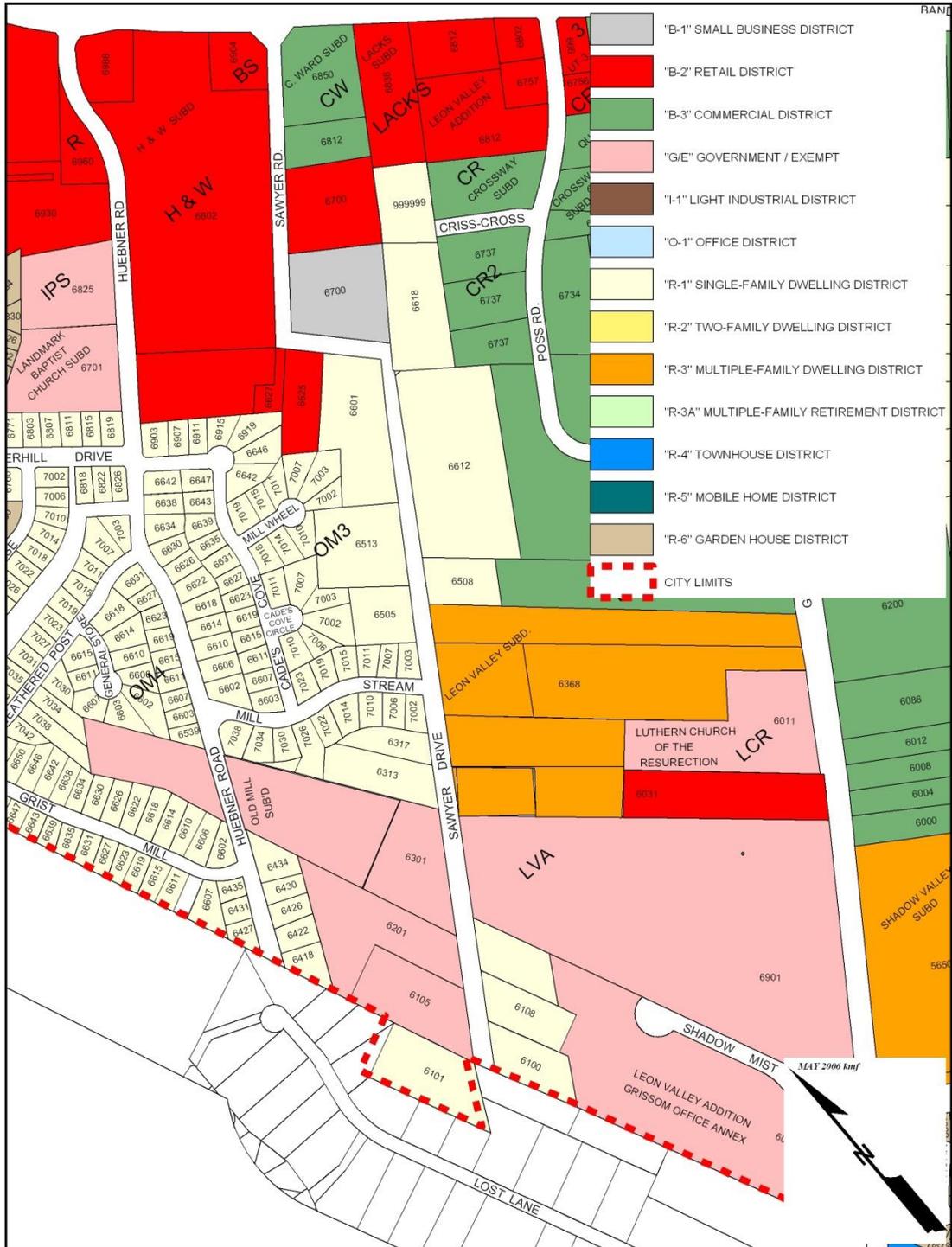
3N OLD MILL AREA



4N LEON VALLEY RANCHES AREA



5N SAWYER RD-LEON VALLEY ADDITION AREA



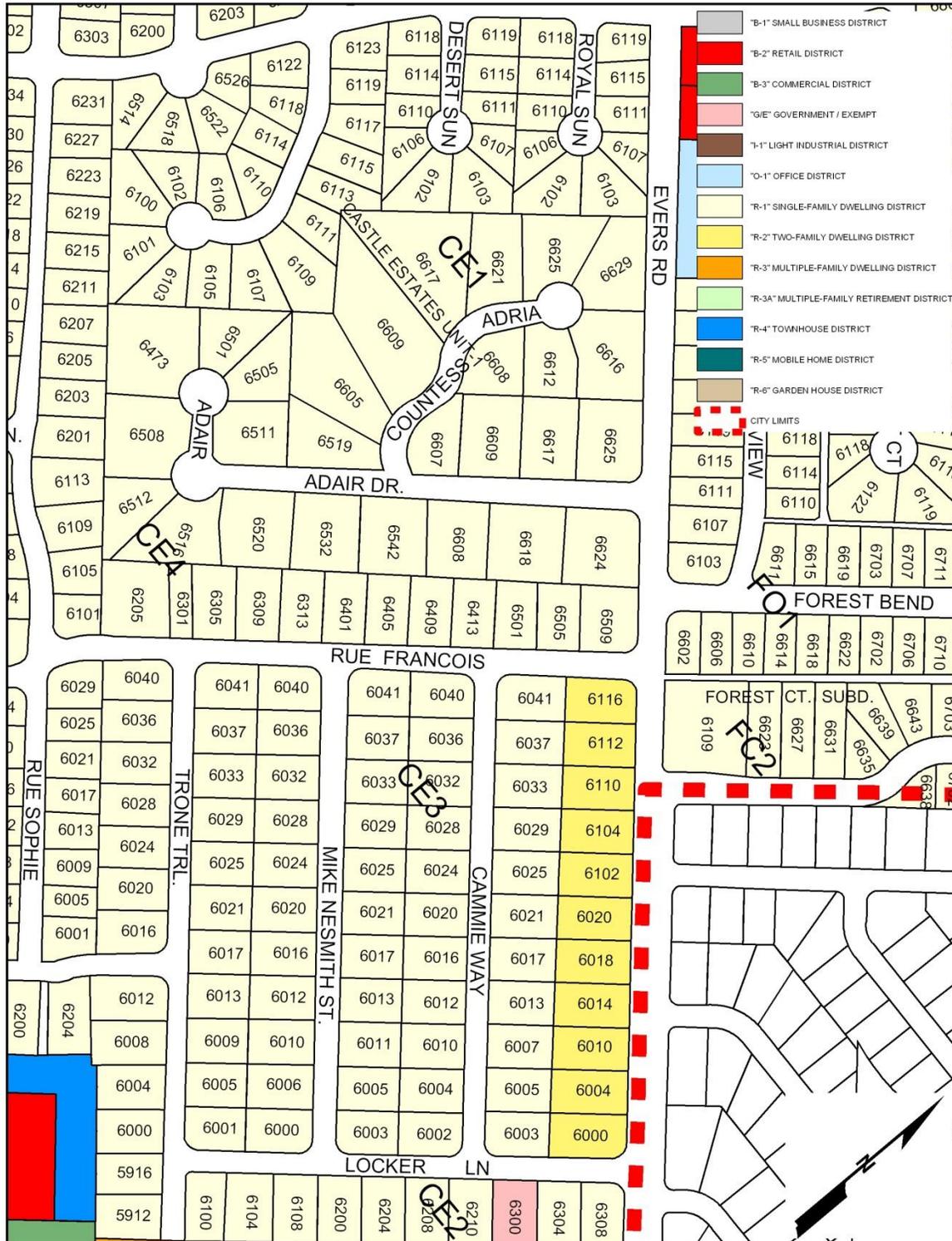
6N GRASS VALLEY AREA



7N CANTERFIELD AREA



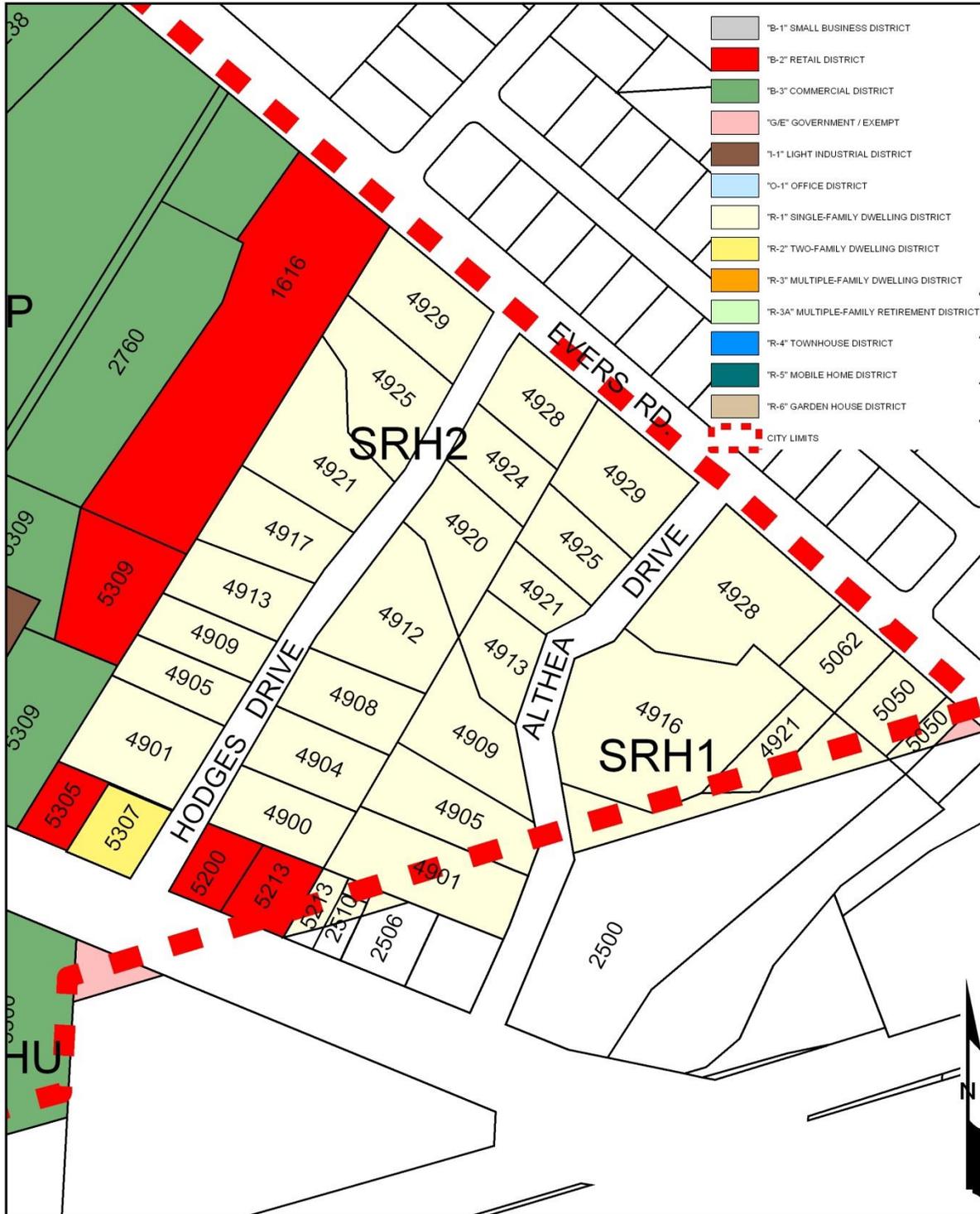
10N CASTLE ESTATES AREA



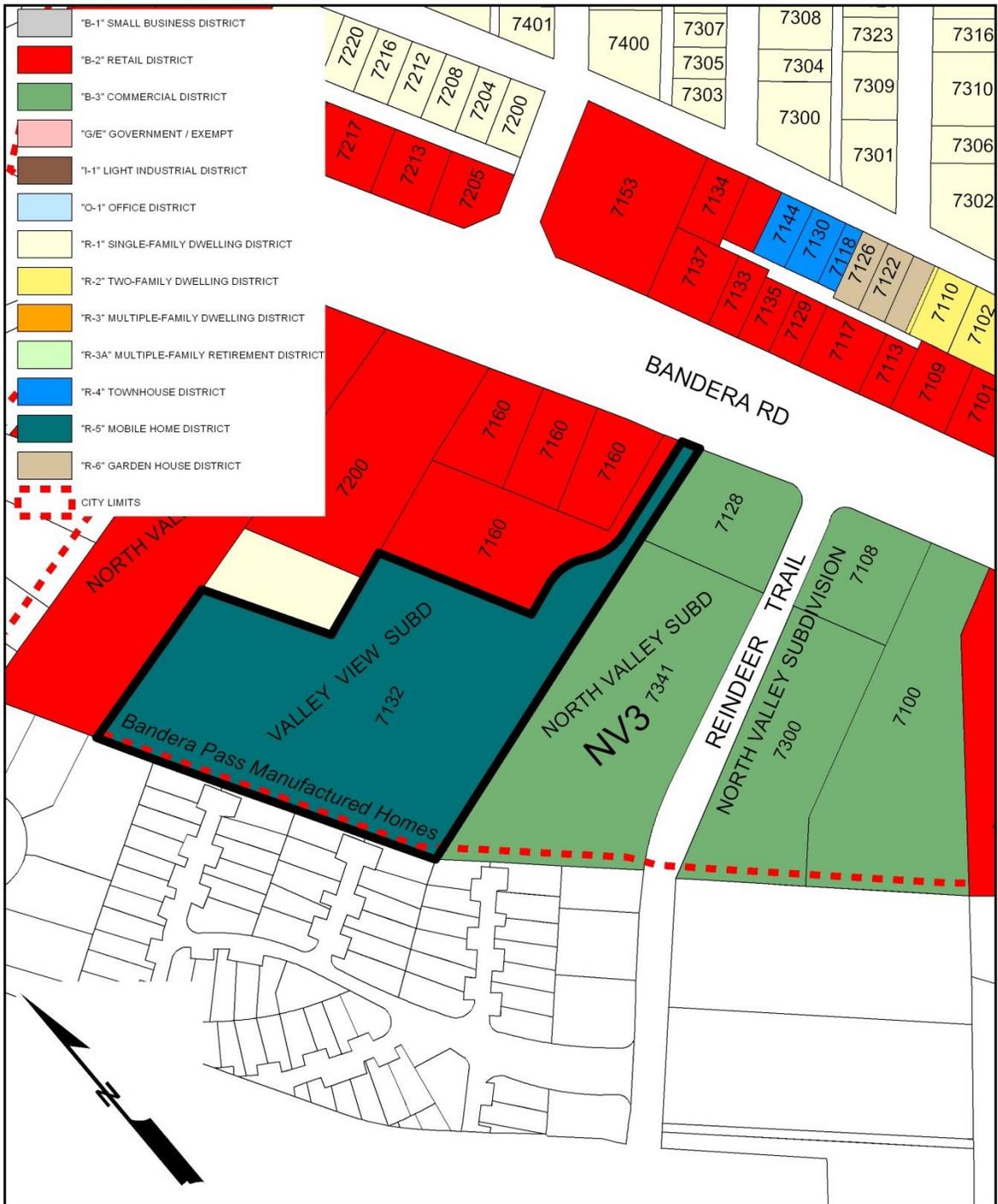
11 SENECA WEST



12N HODGES AREA



13N BANDERA PASS AREA



15N SHADOW MIST AREA



ACKNOWLEDGEMENTS

CITY COUNCIL:

Chris Riley, Mayor
David Edwards, Place 1
Belinda Ealy, Place 2
Monica Alcocer, Place 3
Benny Martinez, Place 4
David Jordan, Place 5

ZONING COMMISSION:

Olen Yarnell – Chair
Phyllis McMillan – Vice-Chair
Hal Burnside – 2nd Vice-Chair
Pedro Esquivel – Member
Larry Proffitt – Member
Greg Price – Member
Alex Jenicek – Member
Henry Diecker – Alternate
Richard Blackmore – Alternate
Jacque Conrad– Alternate

CITY STAFF:

Kelly Kuenstler City Manager
Crystal Caldera, Assistant City Manager
Saundra Passailaigue, City Secretary
~~Denise Frederick~~, City Attorney
Melinda Moritz, Director of Public Works
Vickie Wallace, Finance Director
Kristie Flores, Communications Director
~~Vacant~~, Economic Development
Sandy Underwood, Library Director
Randall Wallace, Police Chief
Luis Valdez, Fire Chief
Elizabeth Carol, AICP, Director Community Development

Comment [EC1]: Position is proposed for elimination.

SPECIAL THANKS TO THE FOLLOWING FOR THEIR CONTRIBUTION:

~~Beautification Committee~~
Community Events Committee
Earthwise Living Committee
~~Leon Valley Chamber of Commerce~~
~~Leon Valley Economic Development Corporation~~
Leon Valley Historical Society
~~Library Board~~
~~Park Commission~~
Northside Independent School District
School of Science and Technology Discovery
Stormwater Management Committee
Tree Advisory Board
~~Texas Department of Transportation~~
VIA

Comment [EC2]: Sent

Comment [EC3]: Sent

Comment [EC4]: Sent

Comment [EC5]: Sent

Comment [EC6]: Sent

Comment [EC7]: decline

PHOTOS PROVIDED BY: JOSUÉ DE LA TORRE

I. OVERVIEW

The City of Leon Valley has a long standing tradition of being a community committed to its self-preservation and advancement.

The citizens of Leon Valley have always participated in the definition of their community. In 1952, when faced with annexation by the City of San Antonio the citizens united and successfully incorporated the City of Leon Valley. Citizen participation has always been a cornerstone in Leon Valley and is responsible for the creation of responsive local government. The City is dedicated to being a local government that listens to the community and responds to the expressed needs of its citizens.

In the twenty-first century the City government will contribute to the balance between residential interests and economic growth with strategic policy making, preservation of open space and smart growth. On November 5, 2007 Mayor Chris Riley and the City Council approved resolution "Ei Verde 2020" (# 07-019). The resolution calls for the City of Leon Valley to pursue a course that includes conservation and preservation for current and future generations.

This Master Plan is a comprehensive document that was created to assist in guiding current and future decision making by local government. It is a document that exemplifies the requests of the community with government action. As the community collaborates with stakeholders and government officials to ensure a sustainable future, the master plan is designed to serve community goals with a working blueprint.

Texas Statutes: Local Government Code

Section 211.004 — Compliance with Comprehensive Plan

- a. Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:
 1. lessen congestion in the streets;
 2. secure safety from fire, panic and other dangers;
 3. promote health and general welfare;
 4. provide adequate light and air;
 5. prevent the overcrowding of land;
 6. avoid undue concentration of population; or
 7. facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

II. INTRODUCTION

THE LEON VALLEY MISSION AND VISION

The City of Leon Valley will be an exemplary community deeply committed to the preservation of natural resources, the enjoyment of the arts and outdoor recreation and appreciation of the area's historical significance.

The City shall recognize the delicate balance between future growth and existing development and the neighborhood communities. The City shall strive to promote a compatible business environment that will maintain a healthy economy. The City will promote pedestrian friendly connections between the City's physical elements, as well as safe and efficient flow of street traffic.

The City of Leon Valley will maintain its trailblazing legacy of leadership by fostering and encouraging collaborative participation by its residents, businesses, and civic partners to sustain Leon Valley as a community of choice.

CITY OF LEON VALLEY MISSION STATEMENT

The City of Leon Valley will provide our community with a superior quality of life by balancing social equity, environmental stewardship and economic development to achieve sustainability.

CITY OF LEON VALLEY VISION STATEMENT

The City of Leon Valley will be a sustainable community by balancing Social Equity, Economic Development and Environmental Stewardship (S.E.E.).

SOCIAL EQUITY

The City will promote a superior quality of life by responding to citizens in a fair and prompt manner, by providing outstanding public safety services, high quality educational, recreational, historical and cultural amenities and superb infrastructure. The City will encourage collaborative participation by its residents, businesses and stakeholders.

ECONOMIC DEVELOPMENT

The City will provide a diverse and versatile business environment that supports a healthy economy. The City will exhibit a distinctive and welcoming identity at its boundaries and throughout the community. The City will attract, expand and retain viable businesses to promote development and redevelopment, including a town-centered design, pedestrian friendly connections and world class public transit.

ENVIRONMENTAL STEWARDSHIP

The City will become carbon-neutral by conserving and preserving natural resources and by expanding recycling initiatives and enhancing our environment with earth-friendly practices.



Leon Valley City Hall - 6400 El Verde Road

Purpose of the Leon Valley Comprehensive Master Plan

As an official public policy adopted by the City, the purpose of the Comprehensive Master Plan is to guide decisions about the physical development and programs of the community. The Comprehensive Master Plan is intended to be a well-formed policy guide that describes the desired future of the City in broad terms. It is designed to serve as a tool to assist the community decision makers in meeting their primary obligation.

Each community government has the obligation to advance the health, safety and general welfare of its citizens on a continuing basis and to maintain an orderly environment for self-advancement. City governments endeavor to address this obligation directly through the provision of services, such as fire, police, and emergency medical services; and the construction, management, and maintenance of the infrastructure.

Other facilities in the City such as Parks, Community and Conference Centers, and Library improve the general quality of life in a community. They can also, through its land use policies, influence, or in some cases direct, the private development and uses of land to optimize the relationship between land uses and the welfare of its citizens.

This Master Plan identifies the strengths, needs, and concerns of each neighborhood within the City. The commercial areas also receive special attention with an emphasis on the long term ability of the areas to support viable businesses. These businesses contribute much to the ability of the City to maintain and improve its services. In the twenty-first century, the City of Leon Valley wants to be the city of choice in Bexar County and lead the region in sustainable growth.

Purpose of Plan:
To create a document that guides every policy, objective, and goal of the City of Leon Valley to ensure that decision makers are fulfilling their primary obligation to the citizens.

Primary Obligations:

- Public Health
- Public Safety
- Public Welfare



Comment [EC8]: New Picture – need new code vehicle.

Comprehensive Master Plan Goals and Objectives

- 1) Guide day-to-day planning, engineering, and financial decisions by the City;
- 2) Foster communication between the City Council, staff and citizens by placing the government's future intentions on public display;
- 3) Provide a coordinating mechanism between City departments, other governmental and quasi-public agencies, and private developers; and,
- 4) Establish a basis for land use regulation and public investment, which govern the growth of the City.

To achieve its influence over various land use and policy decisions, the Comprehensive Master Plan should be dynamic, furnish clear guidance, and provide sufficient flexibility to enable it to adapt to unforeseen events and trends. *The Plan must, therefore, strike a balance between general guidance and suggestions for specific activities and events.*

Monitoring the Comprehensive Master Plan

It is the intention of the Comprehensive Master Plan to reflect the vision of the City's future growth and development. For the process to be successful, the Plan must receive continued review and support by public bodies and private citizens. The Plan must be updated to maintain its relevance to conditions in the City and to retain support from the public and private interests. Past predictions and projections must be evaluated for accuracy and must be revised for practical application. To accomplish this continuing review, the City requires that the Zoning Commission review and make recommendations for revisions to the Master Plan every five (5) years.

The goals and objectives represent a point of direction by which the communities' desires are implemented through a comprehensive plan that acts as means to desired ends.

Historical Timeline of the Comprehensive Master Plan

The 1986 Master Plan provided land use policies in a narrative form. In the 1992 revision of the Master Plan, the Zoning Commission and the City Council randomly distributed a Citizen Survey to acquire private citizen input in regard to their views and concerns of Leon Valley. The survey was used to help formulate decisions in the best interest of the citizens. The surveys identified important issues and served as a guideline in the development of the Master Plan.

In the 1995 review of the Master Plan the Zoning Commission held a series of public workshop sessions to discuss the various components of the Plan and the respective neighborhood and commercial planning areas. In making recommendations for the 1995 Master Plan revisions, the Zoning Commission also reviewed the City's growth and development patterns since 1992.

In the 1997 review of the Master Plan, the Zoning Commission utilized the 1996 Hotel Occupancy (H&O) Tax Study and the 1997 Economic Development Study in making recommendations for the revisions to the Plan. The Commission also used prior rezoning requests dating back to the 1995 Master Plan revisions as a point of reference for any necessary revisions to the Plan.

For the 2003 Master Plan, the Zoning Commission incorporated the Vision Statement, used previous zoning and specific use permit cases and public input via a series of workshops in their review of the Plan. The Commission and City Staff also incorporated elements of the Community Leadership Program, along with an evaluation of the tax revenue report and economic development trends of the City.

During the 2007 review and revision of the Master Plan was renamed the Leon Valley Comprehensive Master Plan and included data gathered from public discussions of the residential and commercial areas of the Plan, and land use provisions assumptions. The Plan was designed in a more user-friendly format with photographs detailing areas of the City.

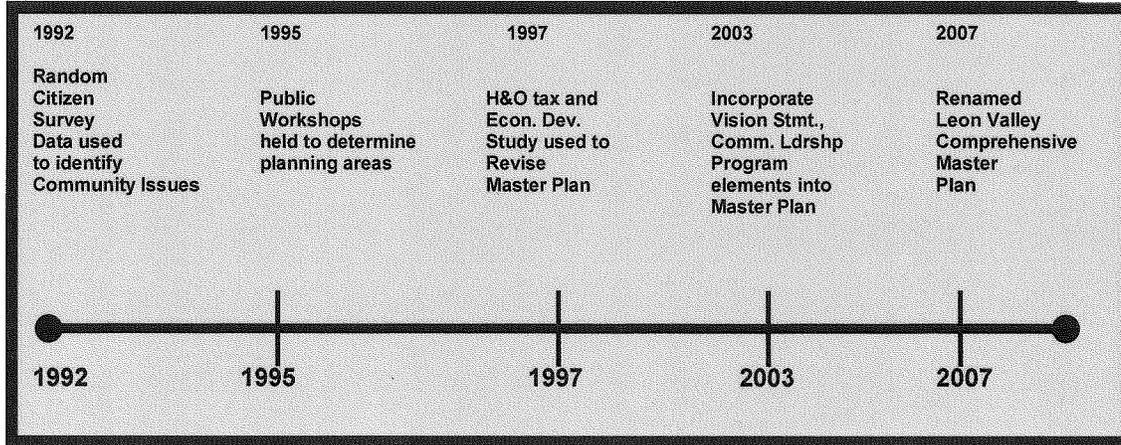
In 2009, the Master Plan was updated to reflect an easier to read format and included all new subdivision developments. Certain sections were revised to reflect then current development trends.

City of Leon Valley Plan

2016 Comprehensive Master

Chart

Comment [EC9]: Remove Chart – outgrown space.



Amendments to the Comprehensive Master Plan

The Master Plan is reviewed and updated by the Zoning Commission and the City Council every five (5) years. In addition to these 5-year reviews, the City Council can initiate amendments to any of the various sections of the Master Plan at any time.



Comment [EC10]: Need to schedule New Picture with the Zoning Commission

All amendments must be reviewed by the Zoning Commission and a formal recommendation submitted to the City Council. Failure by the Commission to make a recommendation is considered a recommendation against any change in the Plan.

Leon Valley citizens and all owners of real property in the City of Leon Valley may initiate City Council review of any section of the Master Plan by submitting a petition signed by seventy-five or more Leon Valley citizens or owners of real property in Leon Valley.

The petition must specifically identify the portion or portions of the Plan which are to be amended and should state reasons for such amendment(s).

No more than forty-five (45) days after the submittal of a valid petition the City Council shall initiate a review by the Zoning Commission of the amendment(s) proposed by petition.



After receiving the recommendation of the Zoning Commission, the City Council is to act on the amendment(s) proposed by petition, either approving or rejecting the proposals. In all cases, action is to be taken by the City Council on amendments proposed by petition within 180 days after a valid petition is submitted.

The Framework for the Comprehensive Master Plan

The 1992 revision of the Master Plan divided the City into planning areas and applied planning element components in matrix form to these planning areas. The 1995 review included the addition of an introductory page for each Neighborhood Planning Area and a neighborhood profile with appropriate goals, objectives, and strategies for each neighborhood. The 1997 review incorporated several new objectives for each Neighborhood Planning Area including a city-wide speed hump policy within the neighborhood housing areas and Capital Improvements Programming. The 2003 review was designed to be a concise plan and created a table format for Neighborhood & Commercial Planning Areas. The 2007 review has resulted in public meetings with citizen input which created an updated Plan consistent with current planning principals. In addition to an extensive public hearing process, the 2016 update added the Sustainability Overlay element, the schools in Leon Valley and expanded the Environmental Component to include trees and a new visual and an environmentally friendly digital format:

1. Planning Elements

The Planning Elements identifies five (5) components important to the proper development of Leon Valley. Each planning element component states goals, objectives and recommended strategies for the development of Leon Valley. The components are:

- ❖ Transportation and Thoroughfare - represents the desired arrangement of transportation facilities to meet the community's mobility and circulation needs.
- ❖ Community Services - strives to provide proper safety and welfare for citizens by providing public facilities and services.
- ❖ Environment - addresses health, safety and appearance issues for citizens as growth and development occurs.

**Overview of
Master Plan
Sections**

**Section One:
Introduction**

Describes the Master Plan and the City of Leon Valley

**Section Two:
Data & Description**

Identifies existing conditions and trends that may affect future development

**Section Three:
General Land Use**

Describes the City's vision for future development and land use goals

**Section Four:
Planning Elements**

Identifies and categorizes specific planning elements as well as specific planning areas pertinent to the development of the City

**Section Five:
Appendix**

Contains additional facts, figures and maps.

- ❖ Economic Development - focuses on creation and retention of businesses to provide services and revenue for the City's growth and well-being.
- ❖ Housing/Neighborhood - describes the variety of desirable housing types; encourages safe sanitary living conditions and illustrates neighborhood character and identity.

Within the Economic Development and Housing/Neighborhood Components, the City is divided into seven (7) Commercial Planning Areas and sixteen (16) Neighborhood Planning Areas.

2. Planning Areas

The Planning Areas consist of the following six (6) planning elements:

1. Land use,
2. Commercial corridor/interface,
3. Housing/neighborhood interface,
4. Transportation,
5. Community services, and
6. Environment.

3. Maps

The maps are located in the appendix of this Master Plan and represent the 2016 zoning district patterns.

Subsequent changes in the land use patterns of the City after October 2016, may affect the accuracy of the maps contained within the Master Plan document.

Commercial and neighborhood area maps are provided for illustrative purposes only and are not to scale.

Users are strongly encouraged to contact the Community Development Department at (210) 684-1391, ext. 227 at the City regarding the current zoning of a particular parcel of land.

Zoning Descriptions

The following abbreviations are used throughout the commercial and neighborhood matrices and are provided as a reference

- | | |
|---|---------------------------------|
| R-1 - Single-Family Dwelling District | O-1 - Office District |
| R-2 - Two-Family Dwelling Districts | B-1 - Small Business District |
| R-3 - Multiple-Family Dwelling District | B-2 - Retail District |
| R-3A - Multiple Family Retirement Community | B-3 - Commercial District |
| R-4 - Townhouse District | I-1 - Light Industrial District |
| R-5 - Manufactured Home District | MX-1 - Mixed Use District |
| R-6 - Garden House District | SUP - Specific Use Permit |
| R-7 - Single-Family Medium Density Dwelling | |

Historical Background

According to the Leon Valley Historical Society, there are two explanations for



the naming of Leon Valley. The first is that it was named for Leon Creek, a tributary of the Medina River. The creek passes under Bandera Road about one-half mile north of the City limits. The second explanation for the naming of Leon Valley is that there were many mountain lions in the area. The Spanish name for Leon is lion, hence the name "Valley of the Lions" or Leon Valley. Huebner

Creek, a tributary of Leon Creek, passes through the center of Leon Valley and has yielded various clues about the ancient history of the area.

Shells have been found in the Leon Creek bank indicating that the area was once part of the sea. A hip and thigh of a mastodon, as well as stone artifacts that pre-date the bow and arrow, have been found in the basin. Leon Creek was once a continuously running stream with many small caves that may have been used to shelter man and beast.

The Leon Creek was a popular campsite for wandering Indian tribes. More than 1,000 arrowheads and Indian artifacts have been found in the Leon Valley area. The Tonkawa Tribe was the primary early inhabitants. In 1940 a Tonkawa Indian burial site was discovered on the west bank of Leon Creek, near Bandera Road. A young woman was found buried in a sitting position, facing west with yellow paint on her face and hair, and her remains were donated to the Witte Museum. The first settlers reported that in the early 1800's the area was covered with buffalo grass and few trees.

Leon Valley was a dangerous area for wagons and stagecoaches because the hills were steep, there were two creeks to cross, and the ground was often muddy. As a result, Leon Valley became the site of a stagecoach stop on the route from Bandera to San Antonio. In 1858, Joseph Huebner purchased 200 acres in the area to be known as the City of Leon Valley. By 1859, his land holding totaled 850 acres. He built a limestone living quarter, believed to be quarried from nearby Leon Creek, on the original parcel of land and used creek mud and stones from Huebner Creek. The Onion additions continued the limestone construction and consisted of limestone from other demolished buildings and quarried limestone from the era of the additions. Eventually through the accumulation of horses and cattle, Mr. Huebner created one of several stagecoach stops on the route from Bandera to San Antonio.

The original small structure built in 1858 by the Huebner's is known as the cookhouse. In 1862 the Huebner house was built, along what is now known as Bandera Road. The Onion family purchased the house and additional acreage in the 1930's and the home was lived in until shortly before Harriet Onion's death in 1983. The Onion family maintained ownership until the land was sold to Intown Suites in 2000. It is the oldest existing structure in Leon Valley. Musket balls and Indian artifacts have been found in its walls, and in 2005, the Huebner-Onion Homestead and Stagecoach Stop was added to the National Register of Historical Places.



**Huebner-Onion
Homestead
6613 Bandera Road**

The City of Leon Valley was founded with the filing of a petition bearing 133 names for incorporation. Following an emergency election, Leon Valley was incorporated on March 31, 1952. In 1954, the city government was not functioning because the city had been illegally incorporated; no council meetings were being conducted or any city business transacted. The problem to overcome was that the General Law allowed incorporation of a non-home rule city of only two square miles of area and must have a minimum of 200 residents. The original boundary lines covered much more territory. San Antonio was ready to annex. Due to the quick action on the part of civic leaders, the boundaries were re-drawn and signatures obtained. Raymond Rimkus was the City's first mayor. By 1970, Leon Valley had just over 2,000 residents, but during that same decade the City's population grew to over 9,000. In the 1980's, the rate of residential growth slowed and Leon Valley entered a period of dynamic commercial growth. To this day, the City holds to its reputation for offering "*DEEP ROOTS, BIG IDEAS.*"

Welcome to the Present Leon Valley

Leon Valley is an independent self-governing City going beyond the traditional definition of a "bedroom" suburb. The city of Leon Valley, a suburban community of 10,141 people is positioned at the virtual center of a dynamic quadrant of the San Antonio Metropolitan Statistical Area. The area had modest population increases over the last decade and an increase in employment centers and tourist attractions. These factors, combined with an effective local government and exemplary community services, make Leon Valley an attractive location for a home or business.

Fortuitous physical location is only one reason to locate a residence or business in Leon Valley. The City provides quality public services through City-owned and operated fire, police, and emergency medical services. Citizens and business owners receive quick responses to emergency calls and the local services make a real difference.

The City has also shown awareness of the need to preserve the environment by being the first community in the San Antonio area to institute a solid waste recycling program. Since 1992, the City has continued its environmental efforts by implementing several innovative approaches including: oil and filter recycling igloo, community garden plots, compost demonstration garden, Tree Adoption Program and a water conservation rebate program.



Raymond Rimkus Park
6400 Evers Road

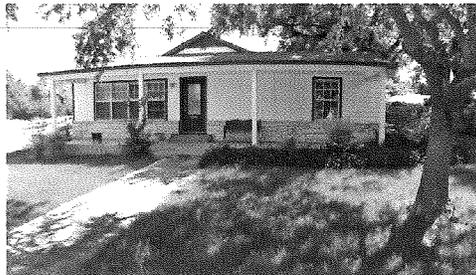
Many of Leon Valley's public facilities are located in the center of the community and include: Raymond Rimkus Park, Huebner-Onion Natural Area Park, Leon Valley Community and Conference Centers, and the Public Library, complete with a newly constructed 4,000 square foot Children's wing. Raymond Rimkus Park is the community's outlet for outdoor recreation. The Park offers

Comment [EC11]: New pictures

covered pavilions, athletic fields, numerous picnic and barbecue areas, two full size tennis courts two basketball courts, a volleyball court and a jogging path.

The Leon Valley Community Center is a multi-purpose meeting, recreation and community facility. The Leon Valley Public Library was renovated in 2013 to add a 4,000 square foot Children's Wing. The Conference Center was completed in 2001 and was designed to attract business clientele. The Kinman House, which dates back to 1950, is currently being renovated.

Our key to the future lies in being the "best maintained" and "best served" community in the area. Critical to that goal is maintaining the balance between commercial and residential interests. This Plan will contribute to that balance and actually advance policies that will support both interests. Future planning decisions must recognize existing conditions and trends, which help shape the development of the city.



Current Issues

Due to that fact that Leon Valley is surrounded by San Antonio the city can no longer grow beyond its current size of 3.5 square miles. Approximately 90% of the land is developed; however, some of the larger undeveloped tracts are among the most visible locations, thus influencing the look of Leon Valley for years. Although the number of development sites is relatively few, they are quite important to the nature of the community. As the large neighborhoods established in the 1970s grow older, more resources will need to be devoted to the maintenance of the infrastructure and the structures themselves. Property owners will continue to address the maintenance of their property and the City must monitor and maintain the public infrastructure.

Reduced operating revenues have resulted in a compromise of both the quality and degree of essential service available to the community. The biggest problem that the City of Leon Valley faces is the diminishing tax base. As quality businesses move away from the city, the community is impacted by the economic loss. The City of Leon Valley needs a comprehensive plan that incorporates the need to attract new business, retain existing businesses and provide a boost to the economy.

The property tax base has remained stable and our sales tax revenue has increased. Plans for improving neighborhood connectivity, open space, roadway usage and drainage are a priority. The city's drainage system needs to be upgradedimproved to ensure community safety and the city is actively exploring funding options. These priorities reflect the City commitment to remain a community of choice.

The city faces a challenge brought on by previous environmental abuses, caused by chemical waste from a development in the 1970's. ~~and a portion of the area has been designated as a superfund site.~~ A portion of the area has been designated as an Environmental Protection Agency **Leon Valley Water Tower, Over Marshall** (EPA) Superfund Site. **High**

The regional source of water from the Edwards Aquifer is are limited; however different sources of water are being explored. Any threat to the water supply is a ~~solemn~~ reminder of how dependent the City of Leon Valley, like most communities, is are on the environment and the region's actions. Identification of additional potable water sources are necessary to meet projected community needs and is critical to the future of the City of Leon Valley.



III. DATA AND DESCRIPTION

The City must recognize and utilize existing trends in shaping the growth of our community. The Data and Description section identifies existing conditions and trends that may affect future development in the City of Leon Valley. The information is intended to foster informed decision-making during the development process.

Topography and Terrain

1. Physical Features

The Balcones Fault Zone is visible when looking west from Leon Valley. This large uplift and related minor faults provide the topographical features found in Leon Valley (See Figure 1).

2. Topography

The area consists of gently undulating topography with grass and tree vegetation. Even though Leon Valley gets its name from the valley of Leon Creek, the valley itself is to the northwest of the major portion of the City of Leon Valley. The City itself is characterized by hills, with Huebner Creek bisecting the City in a northeast-southwest line. Zarzamora Creek runs north-south at Loop 410. The elevation ranges from approximately 787 feet at the bottom of Huebner Creek to approximately 900 feet at the tops of the hills. With the Leon Creek valley immediately to the west resulting in slightly lower elevations, the higher elevations of the hill country serve as the major vista to the northwest along the higher elevations of the Huebner Creek valley.

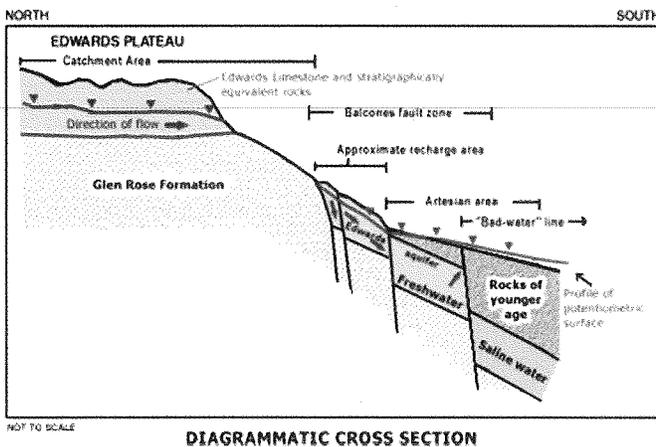


Figure 1

3. Soils

The soils may be grouped into several generalized strata with similar physical and engineering properties. The uppermost along and within floodplains is frequently dark gray clay with gravel. These clays are highly plastic with tested liquid limits ranging from 69 to 79 percent and plasticity indices ranging from 46 to 51.

The next stratum consists of tan clay with caliches and gravel with some iron staining. These clays are moderately plastic, with tested liquid limits ranging from 39 to 48 percent. The soils found in Leon Valley are:

- Tarrant-Brackett Shallow and very shallow soils over limestone
- Austin-Tarrant Moderately Deep and very shallow clayey soils over chalk and marl
- Lewisville-Houston Black Deep, calcareous clayey soils in old alluvium
- Venus-Frio-Trinity Deep, calcareous soils on Creek bottom lands and terraces

4. Floodplains

There are three creeks that affect Leon Valley, with Huebner Creek having the most deleterious effect. The Huebner Creek flood prone area located northeast of Bandera Road, includes a large undeveloped tract at Bandera Road, the Northwest Little League baseball fields, some residential lots, and the City's Raymond Rimkus Park. Zarzamora Creek affects the southeast portion of the City, in particular, North West Industrial Drive. The El Verde and Jeff Loop Road areas are within the regulatory flood plain. Increased development activity in San Antonio, upstream north of Leon Valley in the Huebner Creek Watershed, has increased the floodplain in Leon Valley. The Fire Chief, Public Works and Community Development Director coordinated with the City of San Antonio regarding the floodplain, and the Huebner Creek watershed has been identified by the City of San Antonio as an area requiring Mandatory Stormwater Detention.

The floodplain of Apache Creek does not necessarily encroach upon existing housing, but is adjacent to Althea Drive. The City of San Antonio reduced the flooding potential of the area by enlarging the Apache Creek channel.

The Federal Emergency Management Agency (FEMA) prepared revised regulatory maps for the floodplain. These maps were issued in March 2010.

5. Climate

The average annual temperature is 68.7 degrees. The average temperature in January was 51.6 degrees and 81.5 degrees in June. Average annual rainfall is 30.51 inches. The average humidity is 67 percent. Winds prevail from the southeast and averages at 16.94 mph. Snowfall is rare; however the area does average sixteen days a year of freezing weather. The Leon Valley area tends to have a dry climate and there is typically very little rainfall.

6. Utilities

Electricity Purveyor: CPS Energy
 Natural Gas Purveyors: CPS Energy
Grey Forest Utilities

The City of Leon Valley, San Antonio Water System (SAWS), and various telecommunication companies provide utilities in Leon Valley. It is important that the City and these other entities coordinate planning efforts to ensure that each resident receives the best services in the most efficient manner.

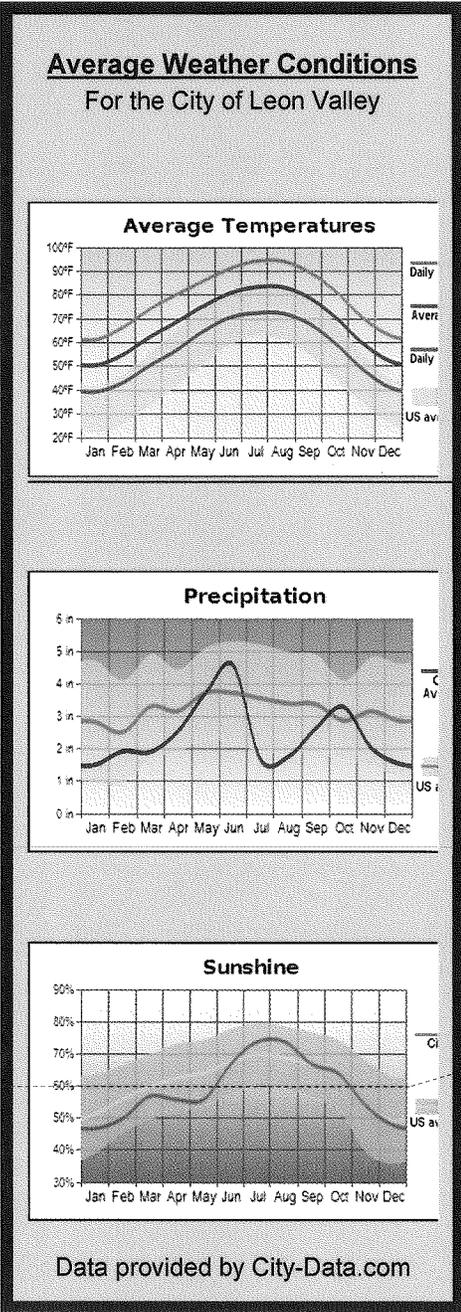
7. Water

Appendix B: Water Map

Water Purveyors: Leon Valley
SAWS

The City of Leon Valley currently owns and operates two water wells, each producing 1,200 g.p.m. These wells provide water to 2572 ~~2,564~~ connections (2016 figures). The water map (Appendix C) shows all water lines and appurtenances existing in the City, and SAWS provides 944 water connections. In 2016, the City began the Municipal Water Well Project that includes drilling two new Edwards Aquifer water

Adopted 04/22/14-Resolution #14-???



Comment [EC12]: Getting with Melinda

wells, re-lining one existing water well, and adding a new emergency interconnect with San Antonio Water Systems (SAWS) at the Grass Hill Pump Station.

The highest annual pumping from 1980 through 2015 occurred in 1996 when 450,818,000 gallons (1,384 acre-feet) were pumped. The City owns 1,647 acre-feet and holds a lease of 300 acre-feet totaling 1947 acre feet. In the past two years, the City has an average annual of pumping of 1,100 acre-feet. Current Edwards Aquifer conditions have the City in Stage II withdrawal reductions of 30%.

In 2015, the City implemented a Cost of Service and Utility Rate Study. This Study incorporated cost associated with the Capital Improvement Plan for constructing two new water wells and associated improvements, and new water and sewer rates were adopted to pay the debt service for construction of two new water wells, to be located at the existing well sites.

8. Waste Water

Appendix C: Waste Water Map

Sanitary Sewer Collections: Leon Valley

Sewer mains have generally been over-sized to anticipate new growth. As of 2016, the City provides sewage collection service for 2,472 connections. The wastewater map (Appendix D) shows all sewer lines and mains existing in the City and serves as the current Waste Water Capital Improvements Plan.

Comment [EC13]: Getting with Melinda

Replacement or repair of sewer lines and laterals is an ongoing activity as some facilities are failing due to age, ground shift and poor initial construction or materials. Extension of mains to areas not served is an active goal as funding permits.

Capital Improvements planning is underway to identify these facilities and program their replacement or extension. The City of Leon Valley conducted a study of all existing mains to inspect their condition. The San Antonio Water System video crews inspected sewer mains in those areas of the City that have water service from San Antonio. Sanitary sewers installed by developers are required to provide video inspection of these mains prior to acceptance by the City.

The SAWS provides transportation and treatment of Leon Valley wastewater for a fee. The City also purchases recycled water from SAWS for landscape irrigation at the City Hall Complex and Raymond Rimkus Park.

9. Storm Water

Leon Valley is subject to the Environmental Protection Agency's (EPA) mandated Storm Water Phase II programs that the Texas Commission on Environmental Quality (TCEQ) administers. This program required that the City develop and implement a plan consisting of six (6) storm water Best Management Practices, designed to reduce pollution of storm water discharge to the State's waterway. Leon Valley has appointed a Storm Water Management Committee to develop and implement this program, and a Municipal Storm Water Enterprise Fund was created to fund this program.

The City uses the funds from the Stormwater Fund to educate the public, identify storm water drainage facilities, and to fund stormwater detention ponds and drainage ways.

Existing Land Use

The following information is from the 2013 Census Bureau's Population Estimates Program. New census data will not be available until after 2020.

1. Housing

TYPE	NUMBER
Total Housing Units	4,672
1-Unit Detached	3,280
1-Unit Attached	110
2 or more Units	19
Manufactured	44
Owner Occupied	2,715
Renter Occupied	1,681
Total Vacant Units	276

Length of Residence

Homeowner 17.3 years
Rental 6.9 years %

77.8 % of the owner occupied housing units cost between - \$100,000 – 199,000

Median property value for owner occupied housing units - \$138,000

2. Industrial Parks

There is some potential for growth in the industrial areas of Leon Valley.

A majority of the vacant property in these areas is located in the floodplain and will experience developmental challenges when developed.

AREA	TOTAL SQUARE FOOTAGE
Bandera Road Business Park 5504 Bandera Road	112,500
Leon Valley Business Park 7312-7320 Reindeer Trail	57,500
West Loop Park I 5407 Bandera Road	170,000
West Loop Park II 5417 Bandera Road	170,000

(Figures provided by Leon Valley City staff.)

3. Shopping Centers (Appendix D: Retail Map)

Leon Valley has 1,250,292 square feet of shopping center space. The general trend of shopping center's occupancy in the past five years has been one of sustained growth. The largest shopping centers in Leon Valley are the HEB Marketplace, Bandera Heights and the Leon Creek Shopping Center.

SHOPPING CENTERS	SQ. FT.	SHOPPING CENTER	SQ. FT.
Bandera Crossing 6430 Bandera	32,000	Leon Valley Executive Center 6502 Bandera	10,000
Bandera North 6400 Bandera	31,986	Leon Valley Center 6959 Bandera	60,000
Bandera Plaza 5830 Bandera	21,960	Lim's Village 7015 Bandera	19,200
Bandera Square 6904 Bandera	9,400	Bandera Heights 7040 Bandera Road	153,000
Clear Creek 7007 Bandera	80,661	Oak Plaza Center 7035 Bandera	14,640
Crossway Center 6812 Bandera	37,000	Leon Valley Business Park 7032 Reindeer Trail	29,677
Eckhert Center 7500 Eckhert	33,000	Savings Square 6799 Bandera	36,112
Grass Valley 6883 Bandera	42,000	Seneca Plaza 6505 Bandera	30,795
H.E.B. Marketplace 5601 Bandera	185,000	Tower West Business Center 6100 Bandera	33,145
Seneca Plaza 6501 Bandera	20,000	Sunset Plaza 5708 Wurzbach	33,921
Lebman's Corral 6504 Bandera	20,000	Northwest Industrial Park 5608 Bandera	102,911
Leon Creek Center 6802 Huebner	144,537	Exchange Plaza 5819 NW Loop 410	32,960
Bandera Center 6421 Bandera	12,308		

Economic Indicators of City Income

1. Top Ten Taxpayers for FY 2015

1. HEB Grocery	6. Barcelona Lofts LLC
2. Ancira-Winton Chevrolet	7. Omninet Towers
3. Vista Del Rey	8. Forest Green Association
4. Shadow Valley Apartments	9. SA West Loop II Investors
5. Lores Holdings	10. Southwestern Bell dba AT&T

2. Taxes

Based on 2015 Tax Year from the Bexar County Appraisal District

REAL PROPERTY	
City:	0.561615
County:	0.297500
Northside Independent School District (NISD):	1.375500

TAX REVENUE	
City Property Tax Revenue: (residential, commercial and industrial)	\$4,012,433
City Tax Revenue: (sales and use, occupancy, and franchise)	\$3,995,668
City license, permit, fine & fee revenue	\$1,988,654

3. Assessed Land Values

Values are from the Bexar County Appraisal District and are actual values

FY	Residential Property	Commercial Property	Industrial Property	Tax-Exempt Property
2005	314,184,627	237,061,366	2,211,035	40,898,560
2010	468,647,503	281,076,061	5,246,600	62,354,128
2014	473,221,531	279,323,833	6,158,319	50,285,171

Population Characteristics and Trends

1. Population Turnover

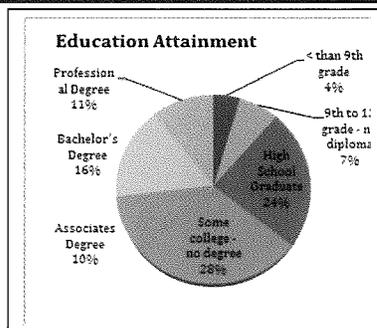
Figures from U.S. Census Bureau

There has been a modest increase in Leon Valley's population from 2000 to 2015.

Leon Valley Population*

2000	9239
2006	9795
2010	10,151
2014	10,658
2020*	11,191
	11,259

*5 % growth rate



Ethnic Makeup

White/Hispanic	84.85%	Asian	3.63-3%
Black/African American	3.9%	Other	2.43-4%
American Indian	1.21-4%	Two or more races	4.72-4%

2. Growth Projections

Figures provided by Leon Valley City staff

Leon Valley has the capacity to grow to a population of approximately 16,786 according to the 1990 Garcia & Wright Study conducted for the purpose of deriving impact fees. These figures were derived by looking at the City's utility and sewer availability.

Age Distribution

Age 19 and under	20.2%
Age 20 - 24	5.0%
Age 25 - 34	18.2%
Age 35 - 44	10.4%
Age 45 - 59	22.1%
Age 60 and over	24.2%

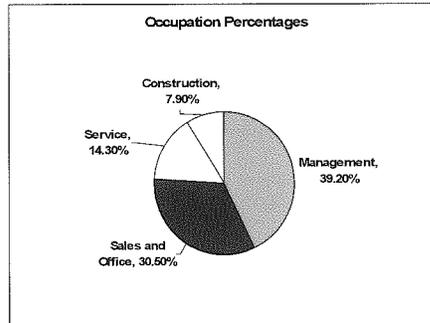
2015 Family Income Percentages

Less than \$24,999	20.13%
\$25,000 to \$49,999	26.10%
\$50,000 to \$99,999	33.63%
Over \$100,000	20.14%

1. Income Trends

Income Characteristics and Trends
Data from the U.S. Census Bureau

Year	Per Capita Income
1990	\$14,757
2000	\$21,743
2014	\$29,598 34,328



2000 and 2014 Mid US Census Estimates

	2000	2014
Median household income	\$49,079	\$60,040 60,475
Median family income	\$56,543	\$75,860 77,734
Families below Poverty Level	4.8%	7.7% 3.9%
Individuals below Poverty Level	8.1%	10.5% 7.3%
Unemployment	2.3%*	4.7%

Comment [EC14]: 2013 5.9%

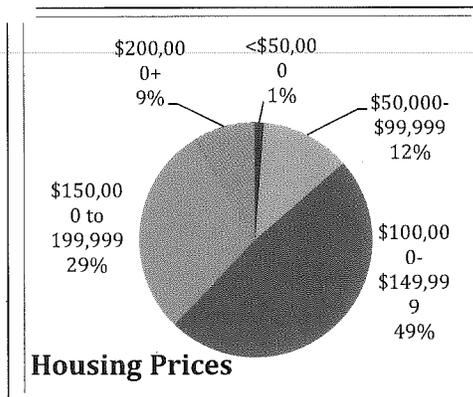
*(2010)

2. Housing Trends

Housing in Leon Valley is affordable with 91.5 % of the housing prices under \$199,999. The majority of citizens are homeowners.

Home Ownership

Home Owner	61.8%
Renter	38.2%



School Systems

1. Northside Independent School District - Administration

Education in Leon Valley

Education began early in Leon Valley with the building of Evers School on the northeast corner of Evers and Huebner Road in 1894. Christian Evers, a son of German immigrants Claus and Johanna Evers, donated land for the school, which served, from 1894 to the 1923-1924 school year.

After the Leon Valley Elementary School was built in 1924 on Grissom and Bandera Roads, the Evers School was towed by 2 farm tractors to that site and used as a teacherage through the early 1950s when it was demolished. The school district was named the Leon Valley Common School District #5½. With the merger of other school districts and other name changes in the next 7 years, the name was changed to the Northside Independent School District (NISD).

Leon Valley has many connections with NISD. At the request of the Leon Valley Historical Society, 2 schools have been named after the early pioneer families in Leon Valley. They are the Christian Evers and the Henry Steubing Elementary Schools. The NISD is headquartered in Leon Valley and is now the fourth largest school district in Texas.

THE NORTHSIDE LEARNING CENTER

Leon Valley Elementary School now serves as the Northside Learning Center (NLC) and the original red brick school building is now the home of the Northside Museum Association. The NLC houses the technology departments, library services, school-aged parenting, Learning Tree (after school care), attendance officers, grants offices, adult and community education, the Partnerships Office and the Northside Education Foundation.

THE NORTHSIDE TEICHER STUDENT SERVICES BUILDING

The Teicher Student Services Building was built to house school, student and instructional support staff. These staffs in term provide support for the fine arts, career and technology education, guidance and counseling, health services, physical education, state and federal programs, special education and testing and evaluation. It is located at 5651 Grissom Road.

THE NORTHSIDE HUMAN RESOURCES BUILDING

Today NISD has the second largest workforce in Bexar County with more than 14,000 employees. Human Resource includes elementary schools and secondary schools human resources officers as well as classified and auxiliary human resources, benefits and risk management, applications processing, employee relations and the substitute teacher's office. The address is 5617 Grissom Road.

THE NORTHSIDE POLICE DEPARTMENT

Located at 5619 Grissom Road, the Northside Police Department (NISD PD) building is located next door to the Northside Student Services and Human Resources buildings. It is also next door to Driggers Elementary School. NISD PD works hand-in-hand with other area law enforcement agencies.

The full service Police Department is comprised of fully Certified Texas Peace Officers who carry all the authority and responsibility of any certified police officer. Most of the officers are assigned to schools: two for every high school, one for every middle school, and a corps of them assigned to community policing at all elementary schools. There is also a K-9 unit used for locating drugs. Their 24-hour dispatch provides for the safety and security of more than 105,000 students, 14,000 employees and 117 schools. All officers receive intensive training that ranges from active shooter response to dealing with the issues of school children and their parents. The NISD PD also is responsible for the 24-hour anonymous tip line (397-SAFE) as well as the Integrated Security Management System.

2. Northside Independent School District - Schools

Leon Valley Elementary School

Leon Valley Elementary School moved to its present location at 7111 Huebner Road in 1979. In 2015 the accountability rating from the state was "Met Standard" with distinctions for closing performance gaps and student progress. The School's principal is Rebecca Barron-Flores. The school colors are red and white with a "Lion" as mascot. The main phone number is 397- 4650.

Rita Kay Driggers Elementary School

Rita Kay Driggers Elementary School is located on Grissom Road at 3601 Shadow Mist, west of Bandera Road. The school opened in 2007. The school namesake is Rita Kay Driggers, a NISD school librarian for 20 years before her retirement. She was a much beloved librarian who created a love of reading and a sense of adventure in hundreds of children. The school's 2015 accountability rating from the state was "Met Standard" with a distinction designation of "Top 25 Percent: Closing Performance Gaps. The principal of Driggers Elementary School is Mary Helen Cover. The school

mascot is "Hounds" and the school colors are hunter green and tan. The main phone number is 397-5900.

Pat Neff Middle School

Pat Neff Middle School is located just inside Loop 410 at 5227 Evers Road. The school was the first middle school to open in NISD, opening in 1961, when the area was little more than pasture land. The school was named after Pat Neff who served as Governor of Texas, a State Representative, Bexar County Attorney, and President of Baylor University.

The school's 2015 accountability rating from the state was "Met Standard." The campus of Neff Middle School is adorned by murals that were designed, created, and installed during the 1970's with much of the work being done by the students. They have survived the test of time.

The principal of Neff Middle School is Yvonne Correa. The school mascot is "Texans" and school colors are blue and white. The main phone number is 397-4100.

Marshall High School

The original Northside High School opened in 1950 and is the oldest high school in NISD. The school was named after John Marshall, the longest serving Chief Justice in the United States Supreme Court history.

The school's 2015 accountability rating from the state was "Met Standard" with distinctions for postsecondary readiness and closing performance gaps. Marshall High School principal is Susan Cleveland. School colors are maroon and white with the "Ram's" mascot. Marshall High School is located at 8000 Lobo Lane, off of Eckhert Road, and the main phone number is 397-7100.

3. Private School

School of Science Technology and Discovery

The School is a tuition free, public charter-college prep school that serves students in grades Kindergarten through eighth grade. The campus has been open since August 2008. The school's 2015 accountability rating from the state was "Met Standard" with distinctions in the Top 25% in Closing Performance Gaps and Social Studies.

The principal is Yvette C. Alvarez. The school colors are red, white, and blue and our mascot is a space shuttle or "rocket". The School is located at 5707 Bandera Road, and the main phone number is (210) 543-1111.

Features of the Surrounding Area

1. Leading Attractions

Leon Valley is located in northwest San Antonio, one of the fastest growing areas in metropolitan San Antonio, and serves as an access point to this appealing quadrant. Bandera Road and Loop 410 are the primary arteries to San Antonio's leading attractions. Leon Valley is ideally situated approximately nine miles equidistant between Sea World of Texas and "Six Flags Fiesta Texas" family theme park. Leon Valley is also home to several local attractions such as Bandera Bowl, Peter Piper's Pizza, Skateland and the San Antonio Aquarium. South Texas Medical Center, one of the State's leading medical centers, is three miles from Leon Valley. The University of Texas at San Antonio, Southwest Research, Texas Research Park, and Ingram Park Mall are all within a five to ten minute drive from Leon Valley. Two of the area's largest employers, United Services Automobile Association and the San Antonio Port Authority are both short and easy commutes from Leon Valley. The City of Leon Valley is approximately 10 miles from downtown San Antonio, along Bandera Road, and eight miles from San Antonio International Airport. Population statistics from the 2014 U.S. Census Bureau estimates that the population of the City of San Antonio surrounding Leon Valley is 1,416,291.

2. Surrounding Residential Communities

Leon Valley is surrounded by many residential communities that enjoy the services and goods provided by Leon Valley merchants. Listed below are some of the surrounding residential communities located off of Leon Valley's major thoroughfares within a two-mile radius of Leon Valley.

IV. SURROUNDING NEIGHBORHOODS

Vision for Future Development

The Master Plan should not simply be a reaction to changing conditions, but should reflect a general concept of the desired future of the City. The previous two elements of the Plan have reviewed the history and current conditions in Leon Valley. This element of the Plan presents a vision of Leon Valley for the next ten years.

1. Physical Shape

The City of Leon Valley has two small areas that are included in the Extra-Territorial Jurisdiction (ETJ) and the city is completely surrounded by the City of San Antonio. The first ETJ area is the Community and Conference Center area and the second is the SAWS property located at Evers and Wurzbach. The physical city limit lines of Leon Valley will not differ significantly during the next decade. There may be limited opportunities to exchange minor properties between Leon Valley and San Antonio.

Northwest of Bandera:	Northeast of Huebner:
John Marshall	Apple Creek
Westchase	Eckhart Crossing
Palo Blanco	Pheasant Creek
North Valley	
	Southwest of Wurzbach:
West of Grissom:	The Villas at Ingram Hills
Timbercreek Estates	Crystal Hills
One North Place	
Twin Creek	Northeast of Wurzbach:
	Glen Oaks Park
Southwest of Bandera:	Oak Hills Terrace
Mariposa Park	The Summit North
Southwest of Bandera and west NW Loop 410 access:	
Thunderbird Estates	Thunderbird Hills
Southeast of Bandera and east NW Loop 410 access:	
Rolling Ridge	Inspiration Hills

2. Population and Demographics

As noted elsewhere in the Plan, there was a 9.9% increase in Leon Valley's population from 2000 to 2010. While there has been a steady increase during the past decade, Leon Valley has the capacity for additional growth.

3. Land Use and Housing

Land uses in the future will be similar in location and type as those presently shown on the Land Use element of the Plan. Minor adjustments will be made to the land use plan over the next decade as conditions and trends change, but the general arrangement will remain the same.

Comment [EC15]: Future link to appendix

During the next ten years, some neighborhoods may be faced with declining housing quality. It will be necessary for a citywide initiative to monitor and regulate housing quality. In the 2015 Appraisal Roll Analysis from Bexar Appraisal District, 3.6% of the preliminary total land parcels are vacant lots and acreage. These vacant properties have the potential to develop proportionally as single-family, garden homes and other low density residential or commercial.

The City is arranged with a commercial corridor located through the center, along Bandera Road. Vacant properties along the Bandera, Wurzbach, Grissom and Huebner commercial corridors, are expected to develop as retail/commercial service sectors to support community needs.

Overall General Land Use Goals

Statement of Purpose

The General Land Use Plan represents the desired arrangement of private and public land uses for the City. The General Land Use Plan is not a static document and will be continually reevaluated as goals, conditions and trends change. The location, density and orientation of various land uses affect plans for traffic management, water supply, wastewater collection, drainage, public safety and other community services. Any change in the Land Use Plan may result in changes throughout the Master Plan.

Objectives and Strategies

Through the various planning elements, the Plan attempts to serve as a practical tool. Although some specific recommendations are included in this document, these are merely indicative of means to achieve the stated objectives and are certain to be revised in a changing environment. The result is a document, which strives to promote the protection of the public interest and advance the quality of life in Leon Valley.

Land Use Goals

The following overall land use goals delineate the City's desired course for future development:

- (1) To advance the quality of life in the City to be consistent with the City's Vision Statement;
- (2) To recognize that land is a valuable and limited resource, as well as a commodity, and its use should be planned in the best interests of the community;
- (3) To encourage a level of growth that provides commercial and industrial development that contributes to a diversified economic base and employment opportunities for the sustained quality of life desired in the City;
- (4) To improve the general mobility of the population within the City;
- (5) To encourage a level of growth that provides housing opportunities to meet the different housing needs of all income groups of the City's present and future populations;
- (6) To preserve the residential character of the existing neighborhoods;
- (7) To provide all citizens access to the amenities of the City;
- (8) To protect and enhance historical and cultural resources of the City and to recognize that the protection of those resources need not be incompatible with economic and population growth; and,
- (9) To control, or prevent, as appropriate, the development of land uses which compromise the health, safety, or welfare of the citizens and the natural environment.

Zoning Descriptions

The Land Use Plan is an important guide for future development and redevelopment in the City. The current zoning districts that regulate the City's specific land use are listed and defined in the Leon Valley City Code, Chapter 14, "Zoning", passed and approved in 2006 and codified in March 2007. The Zoning and Subdivision Map, Appendix H shows the current zoning.

Comment [EC16]: Future link to appendix

Each zoning description includes the chapter number, section reference number and ordinance number, which can be used to cross reference each description with city code.

In addition to the base zoning requirements, the City of Leon Valley has adopted the Sustainability, Gateway and Commercial/Industrial Overlay District Standards. The Overlay District is composed mainly of Business, Commercial and Industrial areas within Leon Valley. The overlay district imposes additional landscape and sign standards. The area is also designed to encourage mixed-use development along with design standards and architectural features.

14.02.306: "R-1" SINGLE-FAMILY DWELLING DISTRICT

Chapter 14
14.02.004: Zoning Compliance
Ordinance 07-013

Except as provided in this Chapter, no building shall be erected, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than permitted in the district in which such building or land is located; no building shall be erected, reconstructed or structurally altered to exceed the height or bulk limit herein established for the district in which such building is located; no lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this Chapter, nor shall the yard or open spaces provided about any building for the purpose of complying with the provisions of this Chapter be considered as providing a yard or open spaces for any other building.

Ordinance 07-013

The R-1 district is composed mainly of areas containing single-family dwellings and open areas where similar residential development seems likely to occur. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities, apartments and manufactured homes;
- (2) Encourage a suitable neighborhood environment; and,
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met.

14.02.307: "R-2" TWO-FAMILY DWELLING DISTRICT

Ordinance 07-013

The R-2 district is composed mainly of areas containing a mixture of single-family and two-family dwellings and/or open space where similar residential development seems likely to occur. The district regulations are designed to:

- (1) Protect the residential character of the area by prohibiting commercial and industrial activities, apartments and manufactured homes;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standards are met.

14.02.308: "R-3" MULTIPLE-FAMILY DWELLING DISTRICT

Ordinance 07-013

The R-3 district is composed of areas containing multiple-family dwellings or suite hotels. 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.

14.02.309: "R-3A" MULTIPLE FAMILY RETIREMENT COMMUNITY

Ordinance 07-013

The R-3A Multiple Family Retirement Community district is designed for planned developments consisting of a single platted lot, of at least five acres, containing one or more residential clusters of cottages or apartment houses or a combination thereof, and appurtenant common areas, intended for rental or leasing to seniors. 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 square footage standards for all buildings;
- (4) Avoid excessive population density by requiring a certain minimum site area for each retirement community; and

- (5) Protect the community resources in light of increased housing demands for seniors.

14.02.310: "R-4" TOWNHOUSE DISTRICT

Ordinance 07-013

The R-4 district is composed mainly of areas suitable for Townhouse dwellings. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities;
- (2) Encourage a suitable neighborhood environment for family life; and
- (3) Preserve the openness of the area and the unique residential design of a townhouse, by requiring that certain minimum yard and area standards and building construction standard requirements are met.
- (4) Recognize that land is valuable resource and is in short supply within the city; and
- (5) Encourage a level of growth that provides housing opportunities to meet the different housing needs of all income types of the city's present and future populations.

14.02.311: "R-5" MANUFACTURED HOME DISTRICT

Ordinance 07-013

The R-5 district is composed of areas suitable for manufactured homes and manufactured home parks. The district regulations are designed to provide suitable locations for desirable manufactured home sites while providing adequate protection for both the manufactured home sites and surrounding developments. For further protection and to ensure manufactured home sites meet acceptable minimum standards, Chapter 14 of the Leon Valley City Code, specifies applicable developmental standards and licensing procedures.

- (1) Protect both the manufactured home sites and surrounding development
- (2) Protect the residential character of the areas by prohibiting commercial and industrial activities;
- (3) Encourage a suitable neighborhood environment;
- (4) Provide alternative housing solutions; and
- (5) Preserve the openness of the area and the unique residential design of a manufactured home development by requiring that certain minimum yard and area standard requirements are met.

14.02.312: "R-6" GARDEN HOUSE DISTRICT

Ordinance 07-013

The R-6 district is composed mainly of areas containing single-family dwellings built on a smaller lot. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities, apartments, two-family dwellings and manufactured homes;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met, however, with greater density being permitted than in the R-1 district.

14.02.313: "R-7" SINGLE-FAMILY MEDIUM DENSITY DWELLING

Ordinance 07-054

The R-7 district provides areas for other forms of medium density single family uses which provide a buffer between agricultural and higher density areas of the City. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character. The district regulations encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as libraries, and neighborhood recreation centers. The district regulations are designed to:

- (1) Protect the residential character of the areas by prohibiting commercial and industrial activities;
- (2) Encourage a suitable neighborhood environment; and
- (3) Preserve the openness of the area by requiring that certain minimum yard and area standard requirements are met,

14.02.318: "MX-1" MIXED USE DISTRICT

Ordinance 07-013

The MX-1 district purpose is to concentrate various mixed uses into an area such that residential housing related to the allowed business activities is within a reasonable walking distance from the job opportunity. It is intended that the district have a unique character created by the mix of zoning uses allowed together with identifiable pedestrian, social, recreational and green space areas. Another unique characteristic intended is the absence (or reduction) of onsite parking areas and the use of common parking areas. The mixed uses may be created vertically in a multi-story building or spaced horizontally. This special district may be created altogether new or by proximity to existing structures and uses. Municipal participation may be created as a central recreational or promotional feature in the district.

14.02.319: "O-1" OFFICE DISTRICT

Ordinance 07-013

The O-1 district is composed mainly of land and structures occupied by, or suitable for, office use while excluding offices which are incidental to a primary use. The district regulations are designed to:

- (1) Protect residential areas; and
- (2) Encourage the transitional character of certain land parcels by permitting a limited group of office uses that are compatible with adjoining residential properties.

14.02.320: "B-1" SMALL BUSINESS DISTRICT

Ordinance 07-013

The B-1 district is composed of land and structures occupied or suitable for such uses as offices, light service, and light retail. B-1 uses are usually located between residential areas and business areas, and there is no outside storage allowed. The district regulations are designed to:

- (1) Protect and encourage the transitional character of certain areas by permitting a limited group of uses of an office, service or retail nature to provide goods and services to surrounding residential districts; and
- (2) Protect surrounding districts by requiring certain minimum yard and area standard requirements that are compatible with those essential in residential districts.

14.02.321: "B-2" RETAIL DISTRICT

Ordinance 07-013

The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations are designed to:

- (1) Promote the offering of goods and services which are appropriate for surrounding business districts;
- (2) Protect surrounding residential districts by requiring certain minimum yard and area standards are met; and
- (3) Encourage economic visibility and stability within the city.

14.02.322: "B-3" COMMERCIAL DISTRICT

Ordinance 07-013

The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The B-3 district is intended to allow some regulated outside storage of merchandise. Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

The district regulations are designed to:

- (1) Permit the development of districts for the purpose of providing commercial and wholesale uses; and
- (2) Protect surrounding and abutting areas by requiring certain minimum yard and area standards are met; and
- (3) Encourage economic visibility and stability within the city.

14.02.323: "I-1" LIGHT INDUSTRIAL DISTRICT

Ordinance 07-013

The I-1 district is composed of land and structures used for assembling, manufacturing or wholesaling where the use and its operation do not affect abutting and/or surrounding uses. The I-1 district includes retail and commercial uses; however, I-1 districts are to be separated from residential areas by business areas or natural and/or manmade barriers.

The district regulations are designed to allow a wide range of industrial activities subject to limitations designed for mutual protection of land use. Regulated outside storage of merchandise, materials and equipment is allowed in the I-1 district. The district regulations are designed to:

- (1) Protect the character of the business and residential area by regulating unenclosed activities and uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke or pollutants; and
- (2) Encourage economic visibility and stability within the city.

Specific Use Permit

Specific Use Permit's (SUP) are amendments to the Leon Valley City Code, Chapter 14, "Zoning" and they function as an effective part of the Code; just like zoning districts themselves.

Before a Building Permit or a Certificate of Occupancy is issued for certain uses, a SUP must be obtained. The City Council after receiving a

recommendation from the City's Zoning Commission may authorize City Development staff to issue a SUP.

The SUP is a zoning tool that is used: to protect the health, safety and welfare of Leon Valley citizens by ensuring that (1) the location of uses is compatible with the surrounding area; (2) the proposed use conforms to the City's Master Plan; and, (3) the proposed use is the highest and best use of the land.

Refer to Leon Valley City Code Chapter 14, "Zoning", for regulations regarding the SUP application process. Applications shall be made through the Community Development Department of Leon Valley. The City will provide a diverse and versatile business environment that supports a healthy economy.

The City will continue its efforts to exhibit a distinctive and welcoming identity at its boundaries and throughout the community. The City will attract, expand and retain viable businesses to promote development and redevelopment, including a town-centered design, pedestrian friendly connections and world-class public transit.

Sign Ordinance - Chapter 3

Ordinance # 06-034

Passed September 5th, 2006

3.04.001 Purpose

- A. To promote the public health, safety and welfare through reasonable, effective, consistent, content-neutral and nondiscriminatory sign standards and requirements;
- B. To fulfill the Leon Valley Vision Statement, which says in part that
- C. To improve pedestrian and traffic safety;
- D. To encourage the effective use of signs as a means of communication;
- E. To maintain and enhance the City's ability to attract sources of economic development and growth;
- F. To minimize the possible adverse effects of signs to nearby public and private property; and
- G. To enable the fair and consistent enforcement of community standards.

This code regulates signage within the city limits. It requires permits, size restrictions, materials selection, sign placement and sign removal. This code is enforced through the Development Department by the Building Inspector and the Code Enforcement Officer.

Community Services Component

Statement of Purpose

The Community Services Component of the Plan includes recreational, informational and public safety elements. Although some specific strategies are included in this section, these are merely means to achieve the stated goals and objectives and are certain to be revised in a changing environment. The Community Services Component is intended to serve as a practical tool to guide the future development and growth of the community services offered to Leon Valley.

Goals and Objectives

GOAL ONE: To protect the health, safety and welfare of all Leon Valley citizens.

Objectives:

- (1) To provide quality public services to citizens of all ages.
- (2) To positively affect the health and welfare of Leon Valley's citizens through public safety services.

Recommended Strategies:

- (1) Expand the scope of the Citizens Police Advisory Committee to study Code Compliance and Neighborhood Issues and make recommendations to City Council.
- (2) Maintain an efficient and effective police force and fire department through the implementation of departmental long range plans.
- (3) Continue efforts to sustain existing programs including, but not limited to, uniformed patrol, criminal investigations, crime prevention, communications, rescue, emergency management, hazardous materials, and records through appropriate budget allocation.
- (4) Investigate expansion of community based programs (i.e. Crime Watch, Smoke Detector Program).

GOAL TWO: To provide a variety of recreational opportunities for all Leon Valley citizens.

Objectives:

- (1) To ensure adequate recreation space within Leon Valley.
- (2) To encourage maximum use of community services and facilities by the community.

Recommended Strategies:

- (1) Establish cooperative agreements with local civic groups and governmental agencies to support mutual programs for recreation and education for the total community.
- (2) Explore and seek to obtain external funding for special projects and programming to benefit community services (library, parks, and recreation).
- (3) Consider improvements to all City Raymond-Rinkus parks to benefit overall community needs.
- (4) Develop funding for new park facilities as they become available and needed.
- (5) Continue efforts to reduce vandalism at public facilities through citizen awareness and security measures.
- (6) Investigate the expansion of recreational programming and facilities for all segments of the population.
- (7) Continue to provide outdoor recreational resources for scheduled use by other program providers (i.e. athletic or sports organizations).
- (8) Support the continued private operation of City pool.

GOAL THREE: *To provide the community with access to books, information, programs and related resources and services.*

Objectives:

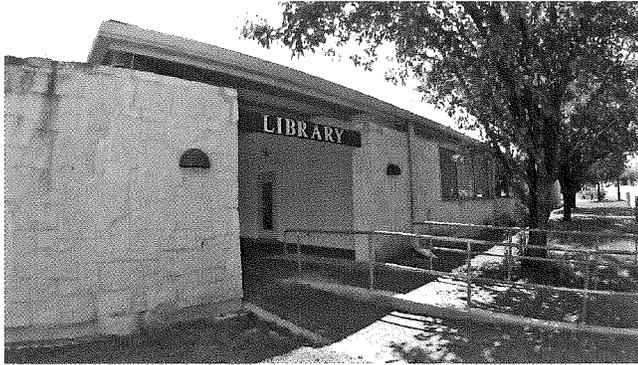
- (1) Encourage maximum use of the library's services and materials by all age groups in the community.
- (2) Maintain support with local groups and governmental agencies to support mutual recreational and educational programs for the total community.
- (3) Serve as an information resource to businesses, professionals and local government officials and staff.

Recommended Strategies:

- (1) Provide resources for education, information, research, culture, recreation and leisure needs and/or interests.
- (2) Collaborate with other educational, social, and cultural groups in the community who also seek to promote the reading interests of adults, youth, and children.
- (3) Seek to provide for research, documentation and commemoration of the heritage and history of the Leon Valley area.
- (4) Explore and obtain external funding for special projects and programming to benefit local patrons of the library.
- (5) Expand existing facilities as necessary and as funding is appropriated.

1. LEON VALLEY PUBLIC LIBRARY MISSION

The primary mission of the Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley, enriching the entire community.



6425 Evers Road

The Leon Valley Public Library sustains its mission by:

- 1) Encouraging the maximum use of the Library's services and materials by all age groups in the community.
- 2) Providing resources to respond to needs for information, education, research, culture, recreation and leisure interests. The Library will include book, non-book materials and automated information sources which will respond to differing interests, educational levels and native abilities.
- 3) Maintain support with local groups and governmental agencies to support mutual recreational, cultural, and educational programs for the total community.
- 4) Selecting, organizing, preserving, and making available print, electronic, and non-print materials for public use.
- 5) Serving as an informational resource to businesses, professionals, local government officials and staff.
- 6) Continued exploration and acquisition of external funding for special projects and programming which will benefit the community.
- 7) Provide for researching, documenting, and commemorating the heritage and history of the Leon Valley area.

- 8) The Leon Valley Public Library has set standards to provide quality public library services. These measurable standards address public services and collection development, both important to library improvement and service. These standards are evaluated and updated each fiscal year, or as the need dictates.

2. INVENTORY OF LIBRARY COLLECTIONS AND FACILITY

Building

10,000 square foot building with parking for up to 20 vehicles. The 4,000 square foot children's wing, added in 2014, is unique in the library world, affording the ability to conduct numerous programs and aid in literacy in Leon Valley. Book lift to the second floor to aid in storage.

Books

52,280 books in print form, including Large Type for the visually impaired. Newly formed eBook collection with access through Overdrive, over 5,000 titles. We also have the ability to help members access Bibliotech, the county digital library for access to an additional 35,000 eBook titles. 150 holdings currently and growing.

Audio Materials

1,770 books on audio CD. 288 Downloadable audio books for use on smart phones, mp3 players, tablets, and devices.

DVDs

3,525 videos for children and adults.

Other Library Materials

Housed in our Archives Room, including but not limited to: oral histories, historical documents, photographs and manuscripts.

Newspaper Holdings

2 local and 2 national

Equipment for Public/Staff Use

- Online Public Access Catalog with complete listing of library

holdings. This is also available 24 hours a day via our website.

- Computers with internet access, USB ports, Disk Drives.
- WiFi access 24 hours a day, inside the library and on the porch.
- Work computers with resume software and photoshop.
- Puppet theater
- Board Games, chess sets, puzzles for in house use

Existing Services:

The Library is open to the public 40 hours each week, including two evenings and Saturday. Some of our services are available on a 24 hour basis via our website, such as catalog browsing, renewal of materials, and reserving of materials.

The Library is an accredited member of the Texas State Library System and receives various system services as a part of membership. These services include: Interlibrary Loan Support and courier services, Continuing Education support through seminars and a professional resource library, consulting services for library management and technology, access to 51 TexShare databases and the TexShare card lending program.

The Library has internet connected computers and WiFi available to allow users access to technology for personal, education, research, job searching, entertainment and any other purpose they need. Materials that are not available locally are readily available via Interlibrary Loan. Regular programming includes: weekly Storytime, annual Summer Reading Program, bimonthly Senior Home visits for book lending. We conduct a large variety of programs for educational and cultural enrichment, as well as pure enjoyment, for all age groups.

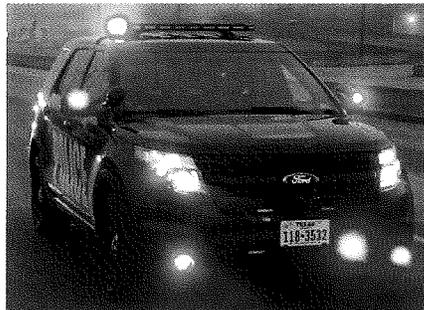
Basic services include: Reference and readers advisory service, genealogy collection, classes and programming for all age groups, office services (including copying, faxing and scanning), and proctor services. We maintain a presence on the internet via our [website](#), as well as social media via our FaceBook page.

Staff includes: Library Director, who holds a Masters Degree in Library and Information Science from an ALA accredited University. Assistant Library Director, who holds a Masters Degree in Library and Information Science from an ALA accredited University. Library Technician, Library Clerk and a part-time Library Aide. In summer months we employ two part-time summer interns to help with our Summer Reading Program.

The Primary mission of Leon Valley Public Library is to provide quality public library services for all residents and businesses of Leon Valley, to enrich the entire community.

3. POLICE DEPARTMENT MISSION

The primary mission of the Leon Valley Police Department is to strive to maintain order and protect lives and property.



The Leon Valley Police Department sustains its mission by:

- 1) Maintaining an active crime prevention program devoted to actively seeking to reduce the cause of crime through improving Police-community relations, the establishment of neighborhood watch groups, community education, participation in youth activities, consulting with area businesses in loss preventions and the sponsoring of anti-drug programs in the area schools.
- 2) The arrest and prosecution of offenders by the utilization of adequate police patrol supported by investigators in a belief that quick apprehension is a means to discourage would-be violators. The certainty of arrest and prosecution has a deterrent quality which is intended to make crime seem less worth-while. Apprehension makes it possible for society to punish offenders, provide opportunity for rehabilitation and lessen recidivism.
- 3) Actively seeking to reduce the monetary cost of crime by the recovery of stolen and missing property.
- 4) The regulation of non-criminal conduct. This aspect of the police mission includes the enforcement of traffic laws and local City ordinances. The main purpose is regulation with the apprehension and punishment of violators as a means of achieving compliance.
- 5) The performance of services not available elsewhere in the community. This includes activities such as: operation of detention facilities, search and rescue operations, licensing, providing security personnel to the court and other City functions.

- 6) The department answers over 10,500 calls for service each year. The response time averages less than 4 minutes. The Leon Valley Police Department participates in the 911 emergency telephone response system to aid in the timely response to emergencies.
- 7) The Leon Valley Police Department is able to accomplish its mission with a staff of 24 sworn officers, eight reserve police officers and one civilian. In addition, there are three school crossing guards. The department has three major divisions: uniform patrol, criminal investigations/crime prevention, and administration.

4. FIRE DEPARTMENT MISSION

The primary mission of the Fire Department is to prevent and/or minimize the loss of life and property within the corporate limits of the City by establishing control over fires, sudden medical emergencies, and the consequences of natural and man-made disasters.



The Fire Department sustains its mission and serves the citizens of Leon Valley through service delivery programs. These programs are listed below along with objectives to maintain these programs.

The Leon Valley Fire Department sustains its mission by:

- 1.) Maintaining response capabilities and preparedness for:
 - * Fire Suppression
 - * Emergency Medical Services (EMS)
 - * Disaster Response and Major Incident Management
 - * Technical Rescues
 - Flood and Swiftwater Rescue
 - Vertical Rescue
 - Vehicle Extrication
 - Confined Space Rescue
 - * Hazardous Materials and Weapons of Mass Destruction incidents
 - * Terroristic Threats

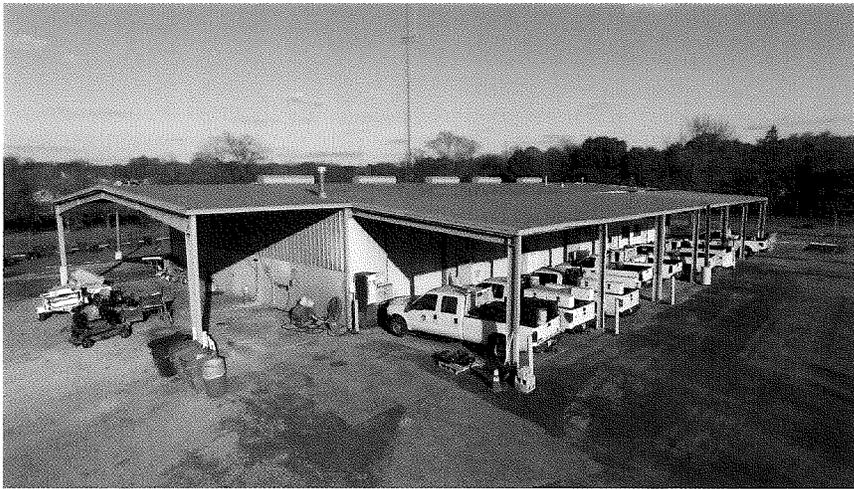
- 2.) Maintaining pro-active program for fire prevention, injury prevention, general safety, and emergency preparedness. Code enforcement is aggressive, in order to increase public safety, and public buildings and businesses are frequently inspected. The Fire Prevention Division also completes complaint investigations, arson investigations and fire cause and origin investigations.
- 3.) Maintaining the City's Emergency Management Plans and Annexes, exercising the components of the plans on a regular basis and maintenance of the City's Emergency Operations Center
- 4.) Maintaining all personnel and equipment in a high state of readiness for immediate response on a 24/7 basis.
- 5.) Continuously evaluating, planning and preparing in order to successfully sustain our mission in these dynamic services.
- 6.) Performing "Risk Analysis" in order to provide proper balance between service costs and threats.

The department responds to over 2,500 emergencies per year, of which approximately 70% are Emergency Medical responses. Response to these events averages approximately 4.5 minutes. On an annual basis approximately 2,500 people attend various public education programs conducted by Fire Department personnel.

Fire Department staffing consists of 27 positions. As a minimum, all uniformed personnel are required to have the Basic Structural Firefighter Certification, which is issued by the Texas Commission on Firefighter Standards and Education. Firefighters are also required to be certified as Emergency Medical Technician – Paramedics, issued by the Texas Department of State Health Services (TDSHS). TDSHS regulates and licenses the Emergency Medical Services activities of the department. The Texas Department of Insurance recognizes the Leon Valley Fire Department as ISO Class 3 Public Protection Classification. The ISO PPC rating is based on a scale from 1 through 10, where 1 is the highest level of protection available.

5. PUBLIC WORKS DEPARTMENT MISSION

The mission of this department is to construct, operate, maintain and repair the city's infrastructure including streets, sidewalks, curbs, drains, right-of- ways, traffic control systems and signage, marquees, buildings, parks, and other public structures and facilities.



Comment [EC32]: New pictures

The maintenance of city streets, sidewalks, public right-of-ways and other infrastructure projects are part of the essential functions of the Public Works Department. The Public Works Department also manages and provides staffing for the Enterprise Fund. This is the four-man team that operates and maintains the water and sewer operations within the City. Included in these operations are maintenance, protection, repairs, reports and billing support for this service. Twenty-Four hour emergency services are provided by a system of on-call personnel available after regular hours (7 a.m. to 3 p.m.) through the Police Dispatcher (684-1395). Request for new services, disconnects or reconnects should be directed to 684-1391 extension 224.

The City of Leon Valley owns and operates a sewer collection system servicing the entire city. The City also owns and operates a water supply and distribution system that serves about two-thirds of the City. The other areas that are not served with water by Leon Valley are provided water services from the San Antonio Water System.

Environment Component

Statement of Purpose

The City of Leon Valley is situated just south of the Texas Hill Country on gently sloping soils ranging from limestone to clay. The Artesian/Reservoir zone of the Edwards Aquifer lies below the 3.5 square mile municipal corporation and is the source of water not only for Leon Valley but for approximately 1.5 million people throughout a five county area. Increased vehicular traffic as the metropolitan area sprawls over greater distances may contribute to reduced air quality in the future. Due to prudent land use policies developed since its incorporation in 1952, the City has generally maintained high quality environmental conditions.

As the understanding of environmental systems grows, the need for careful management of natural resources becomes increasingly more apparent. In recognition of the contribution of long-range environmental planning to the general welfare of the citizens of Leon Valley and their heirs, the Natural Resource/Environmental Component was included in the Master Plan for the first time in 1992.

The identification of the natural assets of the community and recommended policies to preserve and enhance these assets is included in order to create a guide for decision-makers in the future. Although some specific recommendations are included in this document, these should be reviewed frequently due to a rapidly changing technical, regulatory and legal environment.

Planning Scope

The geographic planning area referenced throughout this document includes the area within the City of Leon Valley. The functional planning areas include water, waste water, solid waste, air, energy and conservation. In many cases, these elements are inter-connected and cannot be clearly separated. Therefore, some redundancy between the functional areas may be noted.

1. WATER

GOAL ONE: To provide an adequate quantity of water to meet municipal needs.

Objectives:

- (1) Develop two new water wells, cap existing wells, and create new interconnection with the San Antonio Water Systems (SAWS) to provide emergency connections.
- (2) Maintain the existing wells, pumps, storage tanks and distribution lines and repair or replace when necessary.

- ~~(2)~~(3) Practice supply management methods and develop additional water supply support.
- ~~(3)~~(4) Develop and implement demand management measures during drought and non-drought times.
- ~~(4)~~(5) Meet or exceed the State Board of Fire Insurance standards to minimize insurance key rate.

Recommended Strategies:

- (1) Review and update annual maintenance schedule to minimize leakage or other water loss relating to routine maintenance (i.e. hydrant flushing.)
- (2) Continue aggressive leak detection program for both public mains and private water services.
- (3) Develop and implement a conservation program to include consideration of programs such as plumbing and landscape codes, rate structures and incentive programs. Continue promotion of water saving activities such as mulching and low flush toilets.
- ~~(4) Consider installation of a third well to meet maximum potential demand in the event of equipment failure.~~
- (5) Coordinate Leon Valley water management programs with regional policies.
- (6) Establish and fund programs to retrofit City facilities with water conserving devices wherever possible.
- (7) Increase public education concerning water supply issues.
- ~~(8) Purchase enough rights to the water supplies; to allow for pumping reductions during critical management periods.~~
- ~~(8) Develop alternative water supplies in conjunction with SAWS and the Edwards Aquifer Authority and purchase or lease water supplies following the Impact Fee schedule.~~
- ~~(10) Revise Critical Period Management Rules to conform to the Edwards Aquifer Authority requirements.~~

Comment [EC34]: delete

Comment [EC35]: Delete per Melinda

GOAL TWO: To protect the water supply and maintain excellent water quality.

Objectives:

- (1) Meet or exceed regulatory requirements for water distributed via the Leon Valley Water System.
- (2) Minimize contamination to the aquifer through wells and septic tanks.
- (3) Monitor pollution sources in flood plain (i.e. auto shops) or other areas which may contribute to non-point source pollution of water supplies.
- (4) Monitor the progress of the contaminated areas of the aquifer in and along Grissom and El Verde Roads and EPA planned investigation and Superfund cleanup.
- (5) Protect the customer's water service through adequate Backflow Prevention Program.

Recommended Strategies:

- (1) Continue to extend water and sewer mains to those existing developed areas relying on private wells or septic tanks, and encourage connection

to the public system, via "for material cost only" (no cost for equipment and labor) reimbursement policy.

Comment [EC36]: Delete per Melinda

- (2) Develop program to minimize introduction of "special" or "hazardous" wastes into watershed.
- (3) Consider alternatives to products producing hazardous waste by residents, businesses and City forces whenever possible to reduce potential for contamination via spillage, improper handling, or inadequate disposal.
- (4) Continue to test water samples for bacteriological contamination on a monthly basis and comply with Environmental Protection Agency regulations for lead and copper testing.
- (5) Participate in household hazardous waste programs.
- (6) Include environmental protection in storm water management plan.

2. WASTE WATER

GOAL ONE: To ensure proper collection and, ultimately, treatment of waste water throughout the City of Leon Valley.

Objectives:

- (1) Continue to extend sewer mains to service areas not currently serviced by the public collection system. Secure easements for necessary extensions.
- (2) Continue to provide for adequate treatment of effluent via inter-local agreement with the City of San Antonio, the Regional Waste Water Authority.
- (3) Identify locations where remedial line work is needed and budget for timely replacement.

Recommended Strategies:

- (1) Maintain existing collection system, replace as needed. Continue "Condition Study" of system.
- (2) Expand collection system to provide service to unserved areas.
- (3) Eliminate repeated sewer overflows/blockage.
- (4) Conduct cleaning of sewer lines on systematic basis.
- (5) Continue infiltration and inflow study to stop sewer outflows.
- (6) Continue installation and inspection of customer service laterals.
- (7) Participate in the storm water management program to prevent sewage contamination via overflows.

Rainwater Harvesting Ordinance 07-042

Section 3.02.401, "RAINWATER HARVESTING" is added as follows:

- "A. The City of Leon Valley encourages all residential and business property owners to install rainwater collection systems for nonpotable uses such as landscape irrigation. These systems may include, but are not limited to, rainbarrels, roof water collection, cisterns, grey water plumbing fixtures, above ground storage tanks and related pressure tanks and pumps, and treatment and disinfection equipment.
- B. Said rainwater collection, storage containers and equipment must comply with the 2006 edition of the Texas Manual on Rainwater Harvesting, as published by the Texas Water Development Board, in accordance with House Bill 2430, and all subsequent supplements and changes in and to said edition.
- C. All rainwater collection systems and related equipment must be permitted, inspected and approved by the City Inspector. Fees for such permits and inspections shall be as stated in the Appendix, "Schedule of Fees".
- D. Rainwater collection systems shall not be connected to any plumbing that connects with the City's water supply system.
- E. Rainwater collection barrels and other water holding tanks or devices must be installed and maintained so as to prevent mosquito infestation and may not be located within any easement.
- F. Above ground water collection devices, with the exception of roof gutters and rainbarrels, shall not be located in the front yard area. Above ground cisterns and water holding tanks must be located in the rear yard and must be screened from public view. Underground rainwater harvesting systems may be located in the front yard area but may not rise more than two feet (2') above grade. All storage areas shall be secured to promote safety and sanitation. All rainwater harvesting systems and related equipment must be situated at least five feet from any fence line."

3. SOLID WASTE

GOAL ONE: *To reduce the volumes of land fill solid waste.*

Objectives:

- (1) Continue the curbside collection of recyclable materials from residential customers and increase percentage of waste stream diverted.
- (2) Expand residential collection in terms of increased volume of those materials already collected and additional materials. (Increase volume

- recycled.)
- (3) Reduce volume of yard waste collected and handled.
- (4) Consider household hazardous waste program in conjunction with Bexar County.
- (5) Develop program (in conjunction with waste hauler) to increase collection of recyclable materials from businesses and apartments.
- (6) Increase emphasis on public education.

Recommended Strategies:

- (1) Increase participation in curbside collection program via Block Leader Program, articles, and possible incentive programs.
- (2) Consider collection of additional materials curbside or at stationary collection site.
- (3) Encourage "pre-cycling" via consumer education concerning packaging and information about reusable items.
- (4) Continue education about alternative disposal methods (i.e. thrift stores, and donation stations and so on.)
- (5) Pursue participation in "Don't Bag It" Program designed by Texas A&M.
- (6) Continue to encourage back yard composting.
- (7) Continue to encourage xeriscape and other forms of turf minimization.
- (8) Continue community compost/ community garden
- (9) ~~Establish a recycling program for city operations.~~
- (10) Promote household hazardous waste collection program in conjunction with other cities.
- (11) Establish recycling goals for local businesses.
- (12) Continue to provide a citizen drop-off site for used motor oil and filters.
- (13) Continue cardboard recycle bin.

Comment [EC37]: Completed - delete

GOAL TWO: *To encourage market development for recycled and reused products.*

Objectives:

- (1) To maximize usage of recycled products in the private and public sector, thereby, helping to reduce current market glut for recycled products.

Recommended Strategies:

- (1) ~~Establish City purchasing policy to encourage purchase of recycled, reused or reusable products.~~
- (2)(1) Develop a "Buy Recycled" program for residents.
- (3)(2) Develop model procurement guidelines for distribution to businesses to enable them to easily use recycled and reused products in their activities.

Comment [EC38]: Completed - delete

4. AIR

GOAL ONE: *Maintain excellent air quality.*

Objectives:

- (1) To maintain or reduce emissions of toxic, noxious or regulated chemicals.

Recommended Strategies:

- (1) Report all suspected violations to the Texas Commission on Environmental Quality (TCEQ).
- (2) Restrict development of industries producing toxic or noxious chemicals.
- (3) Support alternatives to reliance on single occupancy vehicular traffic (i.e. car pool "hotline", HOV lanes, more or different bus routes and so on.)
- (4) Encourage dedication of open space to maximize green areas within the City.
- (5) Increase public education concerning air quality issues.
- (6) Participate in "Ozone Action Day" programming, as deemed appropriate.
- (7) Increase use of propane fueled vehicles where feasible

5. ENERGY

GOAL ONE: *To encourage the prudent use of energy throughout the City.*

Objectives:

- (1) Minimize energy waste in both the private and public sector.
- (2) Encourage utilization of diverse energy resources.

Recommended Strategies:

- (1) Consider amendment to Leon Valley City Code, Chapter 14, "Zoning", to provide requirement for placement of trees and other vegetation to reduce energy demands for cooling.
- (2) Consider adoption of energy code to establish standards for new construction.
- (3) Implement program to retrofit City facilities whenever practicable in ways such as placement of reflective window glass, installation of "on-demand" water heaters or cooling towers, inspection and replacement of insulation on a routine basis, thermostatic controls and so on.
- (4) Procure small, fuel-efficient vehicles whenever possible and maintain them so as to maximize efficiency.
- (5) Consider scheduled conversion of City fleet to alternative fuel vehicle.
- (~~5~~)(6) Consider the use of solar energy at all City Facilities.

6. CONSERVATION

GOAL ONE: *Encourage study and analysis of any sites that may have historical or archeological value.*

Objectives:

- ~~(1) Determine historical and/or archeological value of Onion/Salazar property.~~
- ~~(2)~~(1) Investigate alternatives for historic preservation of determined properties.

Comment [EC39]: Delete per Melinda

Recommended Strategy:

- (1) Consider development of a partnership with the Leon Valley Historical Society to co-sponsor preservation of historical properties in Leon Valley. Request that the Historical Society consider these matters and provide recommendations to Council.

GOAL TWO: *To discourage destruction or elimination of natural and vegetative habitats, as well as other natural resources. (Particularly in Huebner Creek area.)*

Objectives:

- (1) To manage growth in a way that preserves natural beauty, an integral part of the quality of life in Leon Valley.

Recommended Strategies:

- (1) To consider ~~creating~~strengthening mandatory dedication ordinance or develop program to provide incentives for voluntary dedication of land for conservation, open space or recreational purposes.
- (2) Consider open space a priority especially in flood plains and along stream or creek corridors; encourage passive development of creeks as green belts.
- (3) Inform land owners of portions of the Property Tax Code which may provide reduced property taxation if land is voluntarily dedicated for recreation or scenic use.

7. TREES

GOAL ONE: *To plant 10,000 trees throughout the City of Leon Valley by 2020.*

Objectives:

- (1) Provide a total of 500 live trees per year to City of Leon Valley's citizens and businesses for adoption and planting across the community.
- (2) Plant 6,000 Texas native understory trees within the natural area of Raymond Rimkus Park
- (3) Investigate and identify other potential planting areas in the City of Leon Valley.

Recommended Strategies:

- (1) Involve community in city tree planting activities
- (2) Leverage annual Earthwise Living Day and Arbor Day events for tree adoptions (giveaways)
- (3) Evaluate the survival rates of understory tree planting in the Raymond Rimkus natural area to determine cost effective planting strategies
- (4) Explore alternative revenue sources to acquire trees
- (5) Consider the use of a Neighbor Woods program within the City of Leon Valley

GOAL TWO: *To educate the community on the importance and value of trees*

Objectives:

- (1) Make tree information more accessible to the Leon Valley community
- (2) Create tree-focused social media avenue
- (3) Establish City of Leon Valley representation and participation on the regional Alamo Forest Partnership organization

Recommended Strategies:

- (1) Provide tree education at the Earthwise Living and Arbor Day events
- (2) Improve and update the City of Leon Valley website with tree-focused information
- (3) Investigate use of social media avenues, e.g. Facebook
- (4) Community participation in City of Leon Valley organized tree plantings

transportation access to Huebner Road. Appropriate right-of-way dedications should be obtained as platting occurs.

The developers should be aware of uncapped water wells in the area.

Capital Improvements Plans should consider storm water retention plans. Water and sewer mains on the north side of Huebner Road and sewer mains to the west side of Evers on Huebner Road should be considered.

Neighborhood Component

Statement of Purpose

The Neighborhood Component is intended to encourage growth that provides housing opportunities to meet the diverse housing needs of the City's present and future populations and to preserve the residential character of existing neighborhoods.

Within the Neighborhood Component, the City is divided into sixteen Community Planning Areas.

Goals

1. To meet the housing and social needs for the city's present and future population
2. To enact appropriate code enforcement measures
3. To maintain existing housing stock and encourage infill housing
4. To provide safe and sanitary housing
5. To promote viable neighborhoods

Objectives and Recommended Strategies

Objective A:

Reinforce efforts to enhance the

**LEON VALLEY
COMMUNITY PLANNING AREAS**

- 1N Monte Robles Park
- 2N Linkwood Addition
- 3N Old Mill
- 4N Leon Valley Ranch
- 5N Sawyer Rd/Leon Valley
Addition
- 6N Grass Valley
- 7N Canterfield
- 8N Forest Oaks
- 9N Seneca/Sun Valley
- 10N Castle Estates
- 11N Seneca West
- 12N Hodges
- 13N Pavona Place
- 14N Bandera Pass
- 15N Shadow Mist
- 16N Ridge at Leon Valley

Each planning area contains:

- neighborhood profile
- neighborhood area map
- neighborhood components/facets

uniqueness of each neighborhood, including the development of adequate recreational facilities for new residential areas with connectivity. Specifically, pedestrian and bicycle friendly access.

Recommended Strategy:

Consider neighborhood design plans and public works projects (i.e. streetscape, lighting and other capital improvements), which will strengthen neighborhood identity and support the residential densities identified by the Plan.

Objective B:

Maintain landscaping requirements which preserve the quality of housing/neighborhood areas.

Objective C:

Provide an adequate residential density that reflects the desired lifestyle of the citizens.

Recommended Strategies:

- 1) Consider a pro-active code enforcement program to monitor substandard buildings and rental properties in an effort to discourage deterioration of the neighborhood.
- 2) Encourage development of existing land for the purpose of providing additional residential communities, and/or complimentary land uses.

Objective D:

Plan and develop public facilities and services consistent with the residential areas.

Recommended Strategy:

Create a comprehensive Capital Improvement Plan for each neighborhood to specify the needed public facilities and services.

Objective E:

Maintain adequate vehicular access for housing/neighborhood areas.

Recommended Strategies:

- 1) Encourage the development of improved connectivity, pedestrian, bicycle, and vehicle access systems which will compliment school crossing requirements located in the area and encourage public safety for all residential densities.
- 2) Develop traffic calming plans as needed.

Objective F:

Encourage the development of quiet, safe, clearly defined neighborhoods.

Recommended Strategies:

- 1) Maintain low and medium density uses;
- 2) Protect residential neighborhoods from encroachment of commercial and/or high density residential uses.
- 3) Seek to locate supporting neighborhood land uses on the periphery.

Neighborhood Wide Goals

The City of Leon Valley has identified neighborhood-wide goals that each community planning component must comply with. Each neighborhood is unique and has specific issues. These issues will be identified within each community planning facet.

Land Use:

- All retail, commercial, industrial and mixed use developments must provide appropriate and effective buffering to protect surrounding residential areas.

Transportation:

- Promote connectivity through bicycle and pedestrian friendly connections between the City's physical elements.
- The safe and efficient flow of street traffic.

Environment:

- Preserve open and green space.
- Encourage Code Enforcement of the area, specifically the maintenance and upkeep of the area as set forth by ~~City Code~~, Chapters 3, 6 and 8 as they relates to 14, Lots, Yards and Fences.
- Development must comply with FEMA regulations as adopted by the City.
- Development must adhere to all applicable Federal and State laws pertaining to environmental issues.

Community Service

- The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing harmonious signage.
- All development must adhere to Leon Valley Chapter 10, "Subdivision and Subdivision Plats", specifically utility construction and sidewalks pertaining to non-residential areas.

Capital Improvement Programming:

- Extend water and sewer mains as needed per development and maintain mains through a comprehensive capital improvements plan.
- Maintain streets and highways as set forth in the Public Works Improvement and Maintenance Schedule.
- Maintain streets and sidewalks and provide yearly evaluations.

1N MONTE ROBLES PARK AREA

The Monte Robles Park area was platted in mid-1940; this area was not annexed by the City until June of 1981. The Monte Robles Area is distinguished by large lots averaging one acre in size. This area does contain paved streets but does not currently have or desire curbs, sidewalks or streetlights.

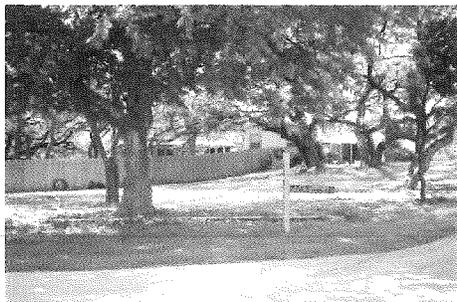


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Monte Robles Subdivision is an established neighborhood area and should be maintained as a residential area. The LAND USE for this area is that any non-residential development along Eckhert Road must orient towards Eckhert Road. The expansion of existing businesses and any rezoning of lots in Monte Robles Park are discouraged.

This area INTERFACES with Huebner Road Corridor and Eckhert Road both of which extend into the City of San Antonio.

The TRANSPORTATION goals for this area are the addition of street markings to reinforce two-way traffic.



The ENVIRONMENTAL goals and COMMUNITY SERVICE goals are integrated and include the consideration that some private wells are exposed to Perchloroethene (PCE) contamination in the aquifer. These goals must adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically utility construction and sidewalks pertaining to non-residential areas. The city will continue to encourage

Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by ~~LVGO~~ LVCO, Chapters 3, 6 and 8 as they relate to lots, yards and fences.

All development and maintenance will adhere to all applicable State and Federal laws pertaining to environment issues. Any new development of this area must comply with FEMA regulations as adopted by the City.

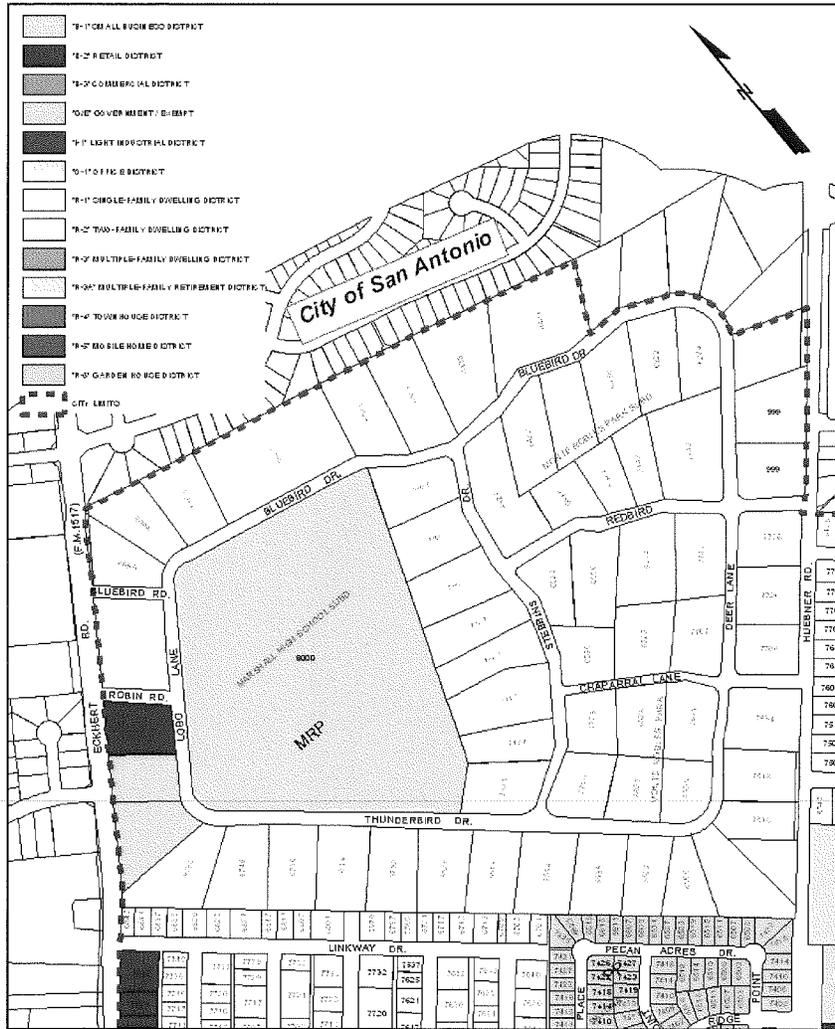
New retail, commercial, and mixed use developments must provide appropriate and effective buffering to protect surrounding residential areas.

The ACTION PLAN goals are:

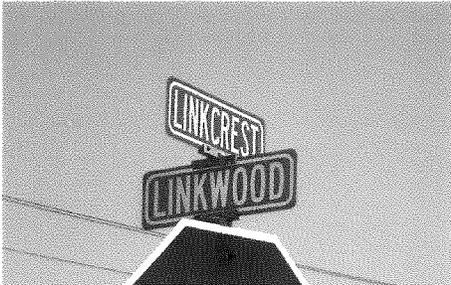
- Street and sidewalk maintenance along Eversekhet and Huebner Road.
- The area should be examined for Capital Improvements Programming, for the extension of water and sewer mains, and storm water drainage.
- Address site distance concerns at Chaparral and Redbird Road.
- Conduct feasibility study for the installation of traffic lights at Chaparral and Huebner Road.
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1N MONTE ROBLES AREA



2N LINKWOOD ADDITION AREA



The Linkwood Addition area was platted in the mid-1950; this area exhibits the highest level of diverse residential development through different home builders. The area has paved streets and curbs funded in part by the 1986 City bonds.

The LAND USE for this area recommends that any residential development of Linkwood Addition Subdivision be developed as R-1 (Single-Family). Property consolidation of Blocks A and B is encouraged for development of B-2 (Retail) properties. All non-residential zoning in this area shall orient and be accessible only from Bandera Road. Any non-residential zoning along Eckhert Road, in Blocks C and I, are to be oriented towards Eckhert Road with all access from Eckert Road.

Certain lots which front Bandera Road in Blocks A & B are difficult to develop due to the shallow depth. It is recommend that the lots fronting Bandera Road in Blocks A and B should remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A and B should remain B-2 (retail) or be rezoned to R-1 (Single-Family) or R-2 (duplex). It is also, recommended that the Zoning Board of Adjustment give favorable consideration to allowing variances to the requirement for rear yard setbacks on any lot or lots, fronting Bandera Road.

The Linkwood Addition area INTERFACES closely with the Bandera Road Corridor. The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain neighborhood character except along the commercial frontages. Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

The TRANSPORTATION goals include that a connection between Huebner and Eckhert Roads is not supported by area residents (refer to the Conceptual Thoroughfare Plan).

Traffic calming methods should be considered as the subdivision develops. Three (3) way and four (4) way stop signs should be placed at selected intersections at Linkcrest and Linkwood, including all intersections North to Eckhert Road. Speed humps or traffic circles should be considered midblock. A traffic light should be considered at the intersection of Linkhaven and



Eckhert Road to promote regular traffic flow away from the Linkwood Addition Area. All development must adhere to street maintenance program.

The COMMUNITY SERVICES and ENVIRONMENT goals include adhering to Leon Valley Code of Ordinances (LVCO), Chapter 10, "Subdivision Regulations," specifically sidewalk and utility construction. Speed humps or other traffic calming measures should be considered throughout Linkwood Addition Area to encourage traffic safety on residential streets. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by LVCO Chapters 3, 6 and 8 as the relate to lots, yards and fences". All new development must adhere to all applicable State and Federal laws pertaining to environment issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

- Replacement of existing propane gas utilities with natural gas or electric utilities in residential areas.
- Sidewalk gaps at alleyways should be filled in by the City's Public Works Department.
- Traffic light installed at Eckhert and Linkhaven.



2N LINKWOOD ADDITION



3N OLD MILL AREA

The Old Mill area consists of five major units that were platted in the late 1970's. Most of the residential construction in this area was done by Morton Southwest Homebuilders. This area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.



OLD MILL is an established neighborhood and should be maintained as a residential area. The LAND USE in this area encourages rezoning the lot between 6700 block of east Sawyer Road and Criss Cross Drive to B-2 (Retail) or B-3 (Commercial). Sawyer Road serves as a buffer to protect residential areas from any nonresidential development. Rezoning of existing R-1 (Single-Family) on Huebner Road is discouraged.

The Old Mill area INTERFACES with a portion of Huebner Road Corridor and the Bandera Road Corridor.

The TRANSPORTATION goals for this area must include that any future development of area zoned R-3 (Multi-Family), R-1 (Single-Family) and B-2 (Retail) located north of Old Mill Subdivision should include consider access to Huebner Road. Alternate connecting routes and the extension of Criss Cross to connect Poss and Sawyer Roads may be considered in conjunction with future development.



The COMMUNITY SERVICE and ENVIRONMENT goals are integrated and must include an investigation for development of potential vacant land in the Old Mill Area as park space, specifically along Huebner Road. Police patrol of the area is encouraged to increase compliance with reduced neighborhood speed limits and existing stop signs. Drainage issues must be considered because they present development challenges for areas of Old Mills

Subdivision.

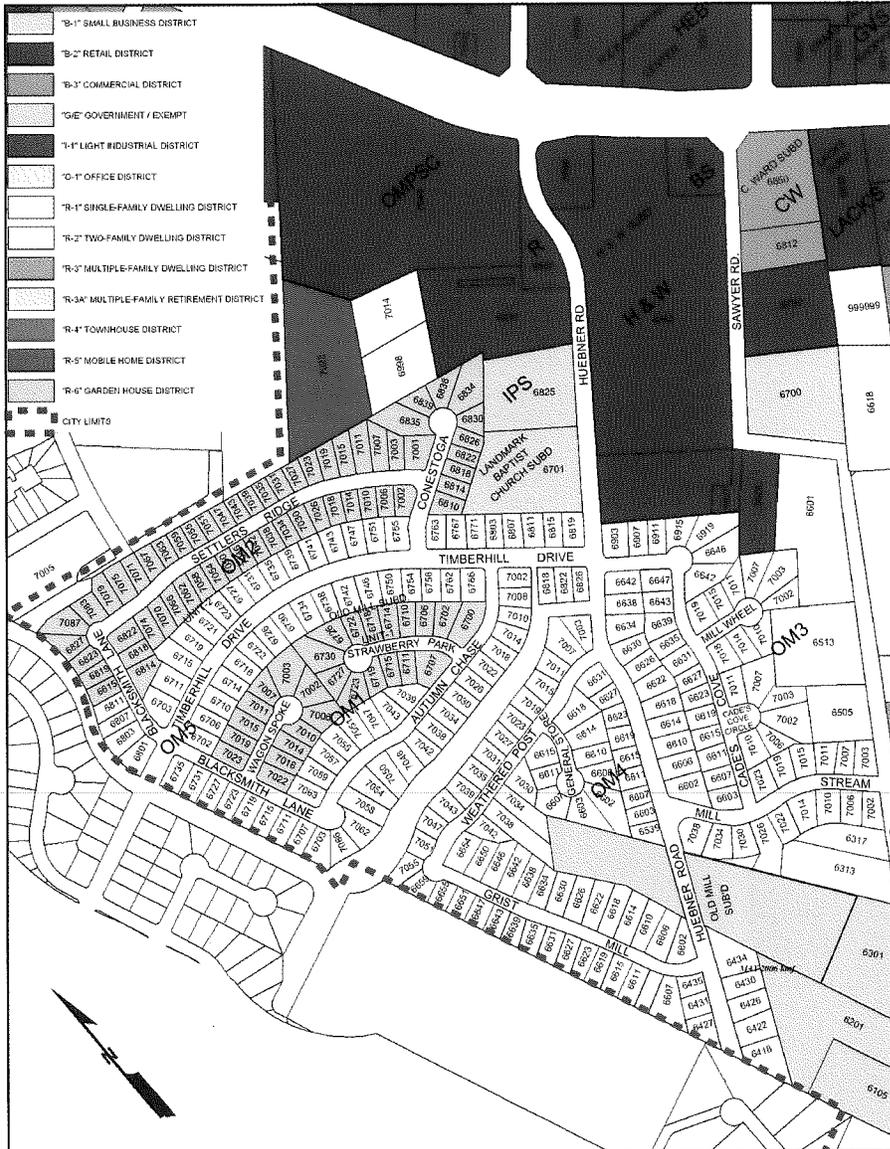
All development must adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically, sidewalk policy & utility construction. The City will exhibit a distinctive, clear, physical and welcoming identity at all its Boundaries and throughout the community, using aesthetically pleasing harmonious signage. Encourage Code Enforcement of the area, specifically the maintenance and upkeep of

the area as set forth by the LVCO Chapters 3, 6, and 8 as they relate to lots, yards and fences. Any new development in this area must comply with FEMA regulations as adopted by the City and adhere to all applicable State and Federal laws pertaining to environmental issues.

The ACTION PLAN goals are:

- Recommend that this area be examined for Capital Improvements Programming, specifically stormwater drainage issues.
- Continue to monitor pavement and sidewalk conditions.

3N OLD MILL AREA



4N LEON VALLEY RANCHES AREA



The Leon Valley Ranches area was platted in the mid-1940. Leon Valley Ranch is distinguished by its large lots that average from one to two acres in size, which is mostly influenced by the existence of the nearby Huebner Creek. This area contains paved streets, but does not have curbs, sidewalks, or street lighting. All the homes along the old Jeff Loop Street were either demolished or moved as part of the Bexar County Flood Control LC-17 Phase III project in 2011. All but one of the

homes along the south side of El Verde was also removed. The Lc-17 project will widen Huebner Creek and the City of Leon Valley will be constructing a Hike and Bike trail, which will connect to the City of San Antonio planned Crystal Hills Trailhead at Shadow Mist. This area is to be deeded to the City of Leon Valley and will become a watershed park.

The LAND USE in this area is R-1 (Single Family) and rezoning along El Verde and Jeff Loop is highly discouraged.

The Leon Valley Ranch Area INTERFACES with Grissom Road Corridor and Bandera Road Corridor. The TRANSPORTATION goals include that access and circulation through the Leon Valley Ranches Area is not considered favorable by area residents. Any development to the rear of Shadow Mist must provide access for proper circulation to accommodate emergency services. Refer to the Conceptual Thoroughfare Plan.

The COMMUNITY SERVICE goals should give consideration to additional speed humps or other traffic calming measures on El Verde Road to encourage traffic slowing and safety on residential streets. ~~A Flood Escape Plan should be considered with maps detailing the escape route(s).~~ Further, educate the residents of the area regarding atthis plan of action for ~~serious~~ flood conditions. Placement of no-outlet signs for flood areas is encouraged.

The ENVIRONMENTAL features must consider Huebner Creek. Other than a Hike and Bike Trail, there is no further development expected in this area. It presents development challenges for areas of Leon Valley Ranches and areas bordering Leon Valley Ranches area. Huebner Creek must be maintained as



an unobstructed green area. Huebner Creek is to be developed as part of a greenway trail. Bank above may be considered for utilization as parkways and pedestrian trails with future connectivity to the San Antonio Crystal Hills Park.

All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapters 3, 6 and 8, as they relate to lots, yards and fences. Any future development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

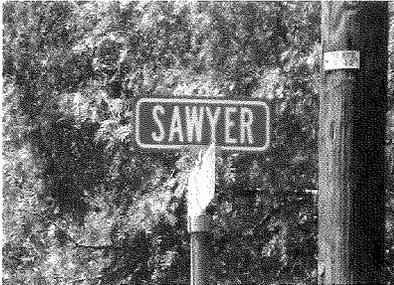
The ACTION PLAN goals are:

- Examined area for Capital Improvements Programming, specifically stormwater drainage and improvements to El Verde Road
- Improve the flow of Huebner Creek from Leon Valley into San Antonio, and Expand Park and trails sidewalks along Huebner Creek Greenway.

4N LEON VALLEY RANCHES AREA



5N SAWYER ROAD – LEON VALLEY ADDITION AREA



Sawyer Road – Leon Valley Addition area was part of large tracts of land used as farm or ranch land. The Leon Valley Addition Area was platted in 1936, by N.C. Sawyer. Mr. Sawyer vacated the north side of Sawyer Road the following year. In 1975, the Old Mill Subdivision was platted but the large portions of land on the north side of Sawyer Road were not included and remain undeveloped parcels today. The south portion of Sawyer Road is platted and is known

as Leon Valley Addition. The Sawyer Road/Leon Valley Addition Area was part of the original City limits.

The LAND USE in Sawyer Road/Leon Valley Addition Area has large vacant tracts with some established homes. Any development of this area should be consistent with the natural features of this area. Aggregation of the land in this area is strongly encouraged. Current land use is R-1 (Single Family) along Southside of Sawyer Road. Vacant R-1 (Single-Family) lots could be rezoned to R-2 (Two-Family), R-3 A (Multiple Family Retirement), R-3 (Multiple Family), R-4 (Townhome), or R-6 (Garden Home). Any rezoning to B-3 (Commercial) is discouraged along Sawyer road but could be considered for the lots on Grissom Road. Lots fronting Sawyer Road nearest to Bandera Road may be considered for rezoning to B-2 (Retail). The consolidation of properties south of Sawyer Road in an effort to unify development in this area is highly recommended. Consideration would be given to the rezoning of vacant R-1 (Single-Family) lots to O-1 (Office) and B-1 (Small Business) zoning along the south side of Sawyer. Rezoning to B-2 (Retail) or B-3 (Commercial) is strongly discouraged

Sawyer Road INTERFACES with the San Antonio City Limit Line and Bandera Road to the north. The TRANSPORTATION elements in the area must consider that Sawyer Road is a two-lane, dead end street, which will not be extended, and the placement of signage must be considered. Additional roads may be considered to promote connectivity.

The COMMUNITY SERVICE and ENVIROMENT goals are integrated. All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapters 3, 6 and 8 as they relate to lots,

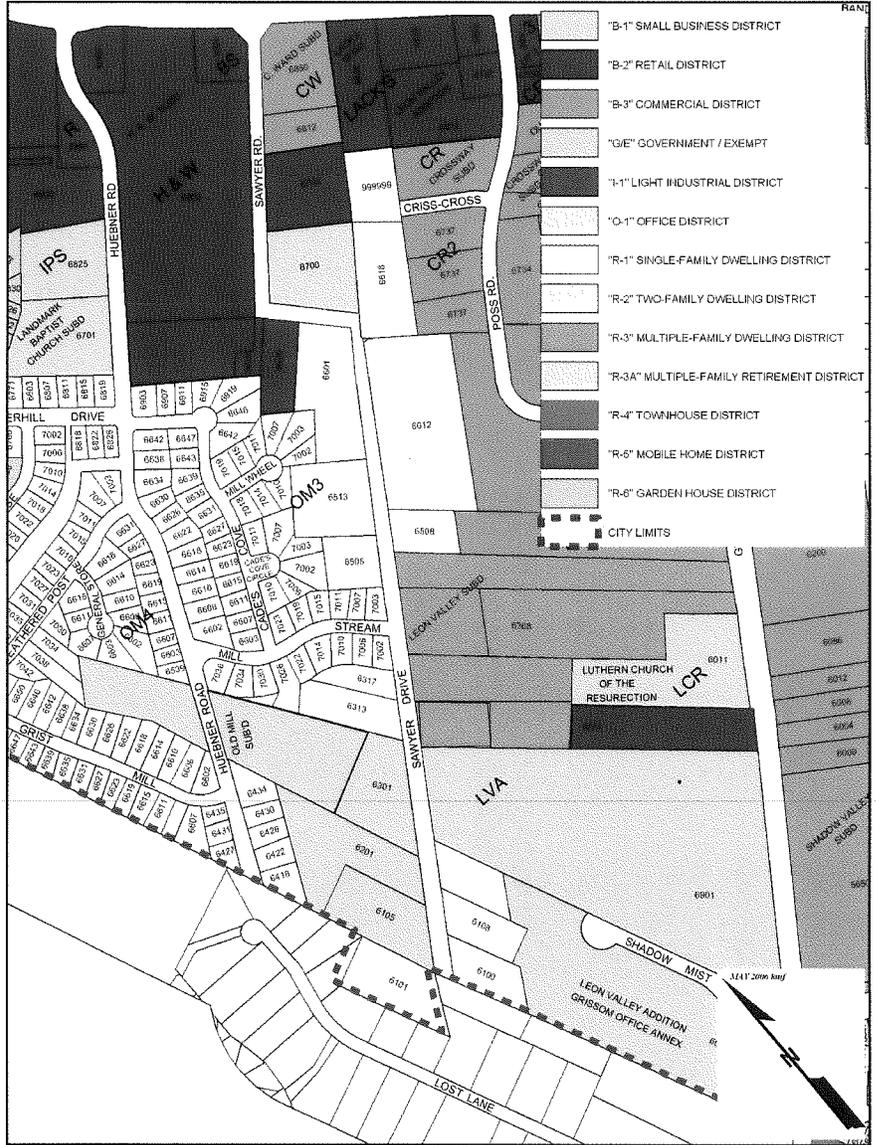


yards and fences. Any future development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

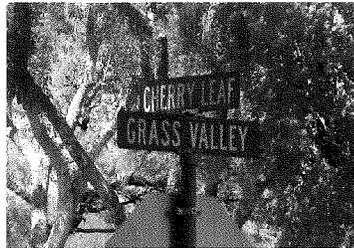
- Capital Improvements Programming, include installing drainage alternative curbs, such as a finished edge should be considered for this area, and sewer main extensions along Sawyer Road.

5N SAWYER RD-LEON VALLEY ADDITION AREA



6N GRASS VALLEY AREA

Grass Valley area was annexed 1969 and platted during the late 1960's and early 1970's, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.



The LAND USE for the Grass Valley Subdivision is an established neighborhood and single family residential should be encouraged. The vacant land use in this area is currently zoned R-1 (Single-Family) and R-2 (Two-Family); however consideration should be given to rezoning the R-2 portions to R-1 to enhance the existing neighborhood characteristics. Undeveloped areas zoned B-1 (Small Business) should be maintained so as to be compatible with existing residential areas. The community supports the Leon Valley pool; however the pool could be rezoned to R-1 (Single-Family) if the pool were to be sold.

The Grass Valley area INTERFACES with the Bandera Road Corridor and Huebner Road Corridor. It is within walking distance from Raymond Rimkus Park, the Leon Valley Pool, the Leon Valley Public Library, the Leon Valley Community Center, Conference Center, and Public Works.

The TRANSPORTATION in the area should consider additional pedestrian and vehicular access to Raymond Rimkus Park. Improvement to accessibility to Rimkus Park could be via a small culvert from Poss Road.



The COMMUNITY SERVICE and ENVIROMENT goals are integrated. All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapters 3, 6 and 8, as they relate to lots, yards and fences". Any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

- Capital Improvements Programming, to include streets and sidewalk repairs, and Storm water drainage infrastructure.

- Promote pedestrian access to the library, Community Center and the park.
- Install streetlights at Cherryleaf and Huebner Road.
- Rezone the Leon Valley Pool to R-1 to maintain the neighborhood character.
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6N GRASS VALLEY AREA



7N CANTERFIELD AREA



The Canterfield area was platted during the late 1960's and early 1970's, with the exception of Canterfield Unit Four which was platted in 1980, this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. The Canterfield Unit Three is divided from the rest of the Subdivision by Huebner Creek and is included in the Forest Oaks Subdivision Plan.

The LAND USE in the Canterfield neighborhood is developed as R-1 (Single-Family) and should be maintained as a residential area. Any undeveloped areas should be developed as R-1 (Single-Family) to maintain neighborhood character. Existing vacant land facing Huebner Road, northwest

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of the Canterfield Area, should be considered for rezoning to R-1 (Single-Family), R-4 (Townhouse), R-6 (Garden Home), R-7 (Medium-Density Single-Family) and MX-1 (Mixed Use) zoning.

The area INTERFACES with Evers Road and Huebner Road. Additionally, there is limited commercial development along Huebner Road. It is within close proximity to Raymond Rimkus Park, the Leon Valley Pool, the Leon Valley Public Library, the Leon Valley Community and Conference Centers, and the Leon Valley Public Service Center.

The TRANSPORTATION goals include that any future commercial development on Huebner Road should not include an outlet through the Canterfield Subdivision, and limited interface with Huebner Road. The Canterfield Subdivision INTERFACES with Huebner Road to the north and Evers Road to the west, and the San Antonio City Limit Line to the east.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. A portion of Huebner Creek is located in Canterfield Area One Subdivision; areas southeast of Huebner Road are subject to flood conditions. All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapter 3, 6 and 8 as they relate to lots, yards and fences. Any new development must adhere to all applicable State and Federal laws

City of Leon Valley Plan

2016 Comprehensive Master Plan

pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

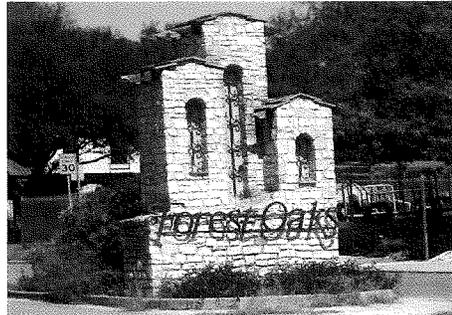
- Capital Improvements Programming to include street maintenance, sidewalk repairs, Storm water drainage infrastructure and development of the Silo Park.
- Replacement of fire hydrants, water and sewer mains.

7N CANTERFIELD AREA



8N FOREST OAKS AREA

The Forest Oaks area was platted during the late 1960's and early 1970's; this area is substantially developed and contains paved streets, curbs, sidewalks, and street lighting.



The LAND USE in the Forest Oaks Subdivision is comprised of R-1 (Single-Family), R-2 (Two-Family), R-3 (Multiple-Family) and R-4 (Townhouse). Forest Oak Subdivision includes Forest Crest Subdivision and Canterfield Unit Three Subdivision. There is existing developed B-2 (Retail) zoning in this area. This area should be maintained to uphold neighborhood integrity. It is recommended that the City initiate annexation of Extra-Territorial Jurisdiction (ETJ) property. Existing undeveloped residential lots in the Forest Oaks Subdivision should be developed as R-1 (Single-Family) to be compatible with existing residential areas and any non-residential development is strongly discouraged. Any proposed new land use should consider site-specific topography.

Forest Oaks INTERFACES with Evers Road, which is not intended to serve as a commercial corridor for this area; however, transportation patterns and construction on Bandera have significantly increased the traffic load. The CPS Energy substation is located in this area. The TRANSPORTATION goals are traffic calming devices along roadway and regular street maintenance ~~the placement of a four-way traffic signal at the intersection of Forest Way at Seneca and Evers.~~ It is recommended that a stop sign be considered on Forest Meadow at Forest Ridge and speed humps or other traffic calming measures be considered along Forest Meadow to slow traffic. Stricter enforcement of the 30 mile per hour park zone on Evers near Raymond Rimkus Park is encouraged.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The Leon Valley Public Library, Community Center, Conference Center, and Leon Valley Public Works Center are located in the Forest Oaks Subdivision. The Forest Oaks Community Association operates a privately owned pool within the Forest Oaks Subdivision, but may desire to donate this facility to the City. All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapters 3, 6 and 8 as they relate to lots, yards and fences. Any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

9N SENECA / SUN VALLEY AREAS



The Seneca/Sun Valley area was platted during the late 1960's and early 1970's; this area was constructed by builders using seventy-five percent brick exteriors. It is substantially developed and contains paved streets, curbs, sidewalks, and street lighting. This area is characterized by its close proximity to community service facilities.

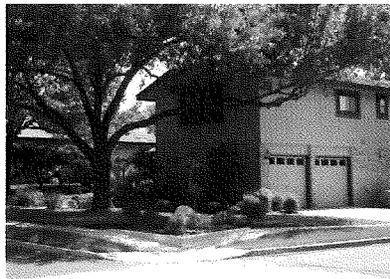
The LAND USE in this area should encourage consolidation of triangular shaped property, located on the west side of Evers Road and strongly encourage zoning unification of this area to low density residential uses such as R-1 (Single-Family), R-2 (Multiple-Family) or R-6 (Garden Home). The Bandera Road area (from Rue Francois north to city limit line), rezoning of B-2 (Retail) property to B-3 (Commercial) is discouraged.

Seneca/Sun Valley area INTERFACES with Bandera Road Corridor. This area is in close proximity to Raymond Rimkus Park, Leon Valley Pool, Leon Valley Public Library, Community Center, Conference Center and Public Works.

The TRANSPORTATION GOALS are that a traffic light be placed at the intersection of Seneca/Forest Way and Evers Road.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The aging housing stock and infrastructure could pose a potential problems and/or land value decrease if allowed to decline. ~~There is support of the Community Pool Association and the addition of a walkway from Evers Road to the pool is recommended. It is encouraged that all natural areas and their features be preserved.~~

All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations, specifically sidewalk policy and utility construction. The City will encourage Code Enforcement, Animal Control and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by LVCO, Chapters 3, 6 and 8, lots, yards and fences. In addition, any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.



The ACTION PLAN goals are:

- Capital Improvements Programs include drainage and sidewalks on the west side of Evers Road.
- Repair the sidewalk along Rue Sophie and Sun Hollow.
- ~~Install a Traffic light at Evers Road and Seneca Drive and Evers Road and Forest Meadow.~~
- Install street lighting at Rue Sophie and Evers
- Install traffic calming measures along Evers, Seneca Drive and Rue François.
- Initiate rezoning of triangular property on Evers to R-1 or R-6.

9N SENECA/SUN VALLEY



10N CASTLE ESTATES AREA

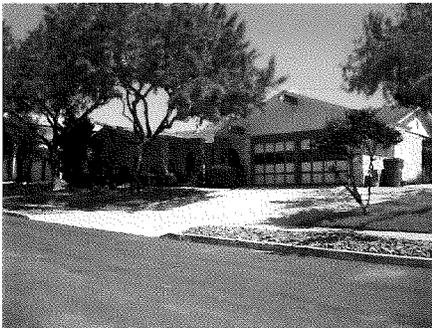
The Castle Estates area was originally characterized by the Evers Family dairy farm and contains several large Oak and Pecan trees. Platted during the early to mid 1960's, this area is substantially developed. Parts of the area have paved streets, curbs, sidewalks, and street lighting. There are several lots in this area which are not served by the public sewer system.



The LAND USE in the Castle Estates area is an established neighborhood and should be maintained as a residential area. Vacant tracts located within this area should be developed as R-1 (Single Family).

The area INTERFACES with Evers Road located east of Castle Estates subdivision. Castle Estates Area is in close proximity to Raymond Rimkus Park, Leon Valley Pool, Leon Valley Library, Leon Valley Community and Conference Centers and the Leon Valley Public Service Center.

The TRANSPORTATION goals should include traffic calming measures as traffic on Bandera and Evers continues to increase. Traffic lights at Seneca Drive and Evers Road, and Rue Francois and Evers Road should also be considered.



The COMMUNITY SERVICE and ENVIRONMENT goal are intertwined. All new development should adhere to Leon Valley Code of Ordinances Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by LVCO, Chapters 3, 6 and 8, as they relate to lots, yards and fences. Any new development must adhere to all applicable State and

Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

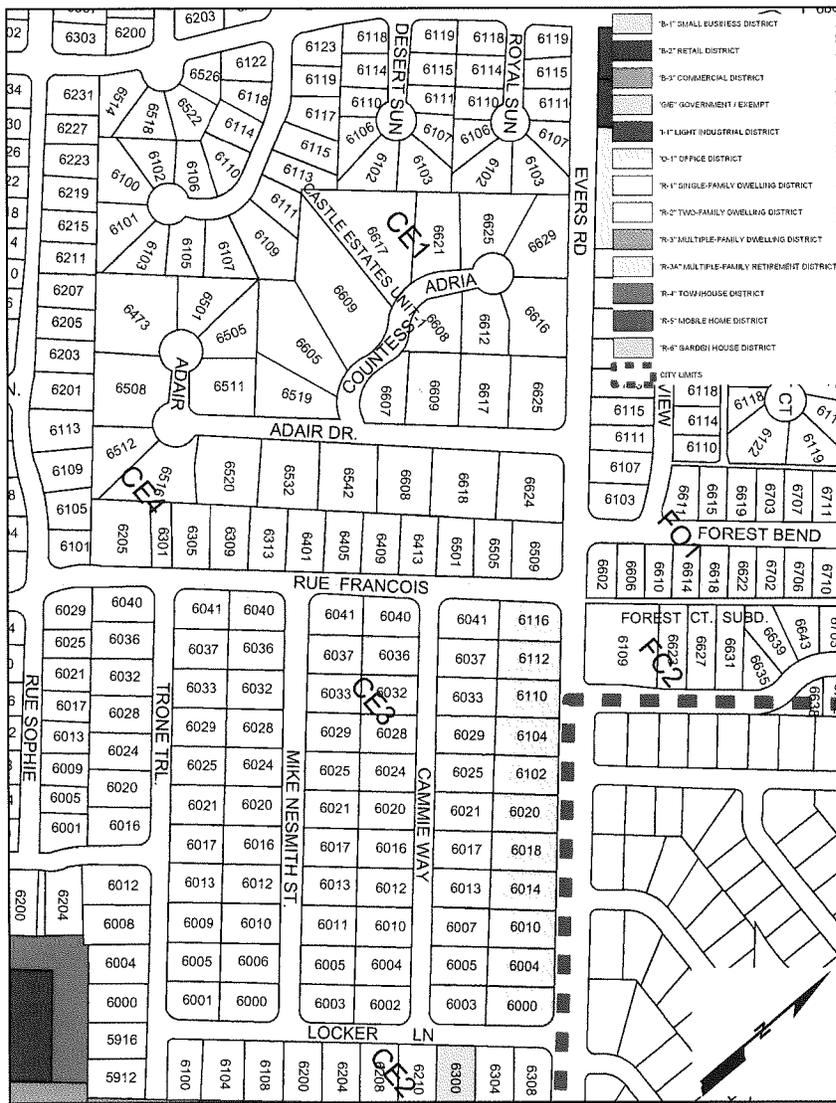
The ACTION PLAN goals are:

- Applicable Capital Improvements Programs may be considered for the area,

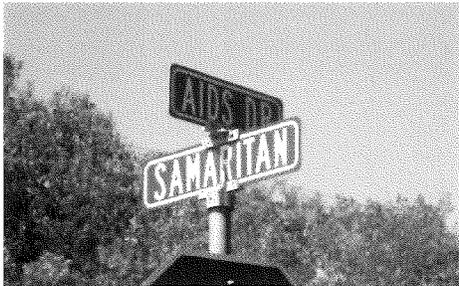
specifically encourage development of sidewalks on the southwest side of Evers Road with and alternative curbs being considered within residential neighborhoods.

- Install traffic calming measures along Evers Road.
- Provide street lighting at Rue Sophie and Evers
- Install a Traffic device at Locker Lane and Trone trail.

10N CASTLE ESTATES AREA



11N SENECA WEST AREA

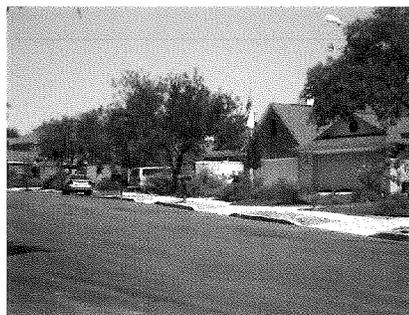


The Seneca West area remains largely unplatted and undeveloped, and the undeveloped area includes multiple owners. Some platting occurred in 1972, and the area consists of R-1 (Single-Family) low density housing. The existence of Huebner Creek and low elevations through this area pose developmental challenges

The LAND USE for Seneca Estates Units 3 and 3B are established neighborhoods and should be maintained as residential areas. Undeveloped ~~tracts should~~ lots are to be zoned R-1 (Single Family) ~~by petition and approval of city council.~~ Consolidation of properties west of Seneca East subdivision (designated by "A" and "B") is recommended to coordinate the development of property and utilities. Existing zoning south of Grass Hill Drive ~~(AAA)~~ should remain R-6 (Garden Home). For the Bandera Road area (from Rue Francois north to the city limit line) rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged. B-3 (Commercial) zoning is not intended to abut residential zoning.

The TRANSPORTATION goals must strongly consider development and vehicular and pedestrian access systems, such as traffic signs to encourage public safety in the area.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. ~~Continued improvements of Huebner Creek, Northwest of Seneca Estates, are encouraged because the creek presents development challenges for areas located on the southwest side of the area. Creek flow way must be maintained as an unobstructed green belt. The bank above could be utilized for parkways and pedestrian trails. Development of this area must consider existing elevations. Signage placement in flood areas should be considered to provide directional assistance to residents with a flood evacuation plan.~~



All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Animal Control, Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by LVCO, Chapters 3, 6 and 8 as they relate to lots, yards and fences. Any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

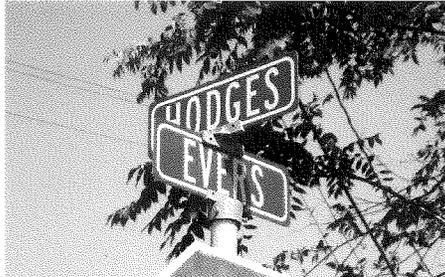
- Applicable Capital Improvements Programs may be considered for the area, specifically streets, drainage and sidewalks.
- Maintain a firebreak area between developed and undeveloped areas

11 SENECA WEST



12N HODGES SUBDIVISION AREA

Platted in 1950, the Hodges Subdivision area consists of approximately 30 lots and is primarily developed as R-1 (Single-Family). The area contains several lots which are not served by the Leon Valley sanitary sewer system; there are no curbs, sidewalks or streetlights.



The LAND USE in Hodges neighborhood area is an established neighborhood and should be maintained as a residential area. Any retail or commercial development of lots fronting Hodges Subdivision must consider potential cross-traffic generation and small lot size. For all developed and undeveloped areas fronting or abutting Hodges Subdivision to the northwest, rezoning to B-2 (Retail), B-3 (Commercial) and I-1 (Light Industrial) is strongly discouraged. Rezoning of these areas to B-1 (Small Business) and O-1 (Office) may be considered. ~~Consolidation of multiple zoning districts north of established residential area is recommended.~~

The area INTERFACES with the Bandera Road commercial corridor and Leon Valley South Corridor.

The TRANSPORTATION goals must include consideration that the close proximity to Evers and Bandera Roads has the potential to induce undesirable cross traffic in area. Consideration should be given to traffic calming measures throughout the neighborhood.



The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. Drainage from development of areas northwest of Hodges Subdivision and facing Bandera and Evers Roads must be carefully considered. Continued progress of storm water drainage program is encouraged. Street light implementation is encouraged for neighborhood safety. All new development should adhere to Leon Valley Code of

Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Animal Control, Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as

set forth by the LVCO, Chapters 3, 6 and 8, as they relate to lots, yards and fences. Any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN goals are:

- Applicable Capital Improvements Programs may be considered for the area are minimal and include the installation of street lighting in the area, and traffic calming devices along Hodges from Bandera to Evers and Althea from Bandera to Hodges.

13N BANDERA PASS AREA



The Bandera Pass Manufactured Home Park area was platted in September of 1998, as Valley View Subdivision Unit #1, consisting of 10.429 acres of land. It is the City of Leon Valley's only Manufactured Home Park and is zoned R-5 (Manufactured Home) zoning district. There are forty-four spaces available in the area, each capable of accommodating a double-wide home. The neighborhood has a landscaped play area approximately half (1/2) of an acre in size.

The LAND USE in this area encourages rezoning lots between R-5 (Manufactured Home) and B-2 (Commercial) to B-1 (Small Business), O-1 (Office), B-2 (Retail) and MX-1 (Mixed Use) may be considered for the lots fronting Bandera Road. All commercial development of this area shall orient towards Bandera Road.

This area INTERFACES with Bandera Road Corridor and the City of San Antonio City Limit Line.

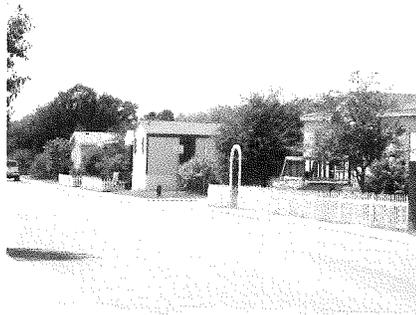
The TRANSPORTATION goals are that the private access drive from Bandera Road to Bandera Pass Area should be maintained as such by the private property owner.

The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. The property owner is primarily responsible for maintaining the area, for the safety of neighborhood children. However, Code Compliance and Police Patrol of the area are encouraged to ensure the ultimate safety of the children and the community. Maintenance and upkeep of all green space/landscaped areas is also encouraged.

All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility construction. The City will encourage Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by the LVCO, Chapters 3, 6, and 8, as they relate to lots, yards and fences. Any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

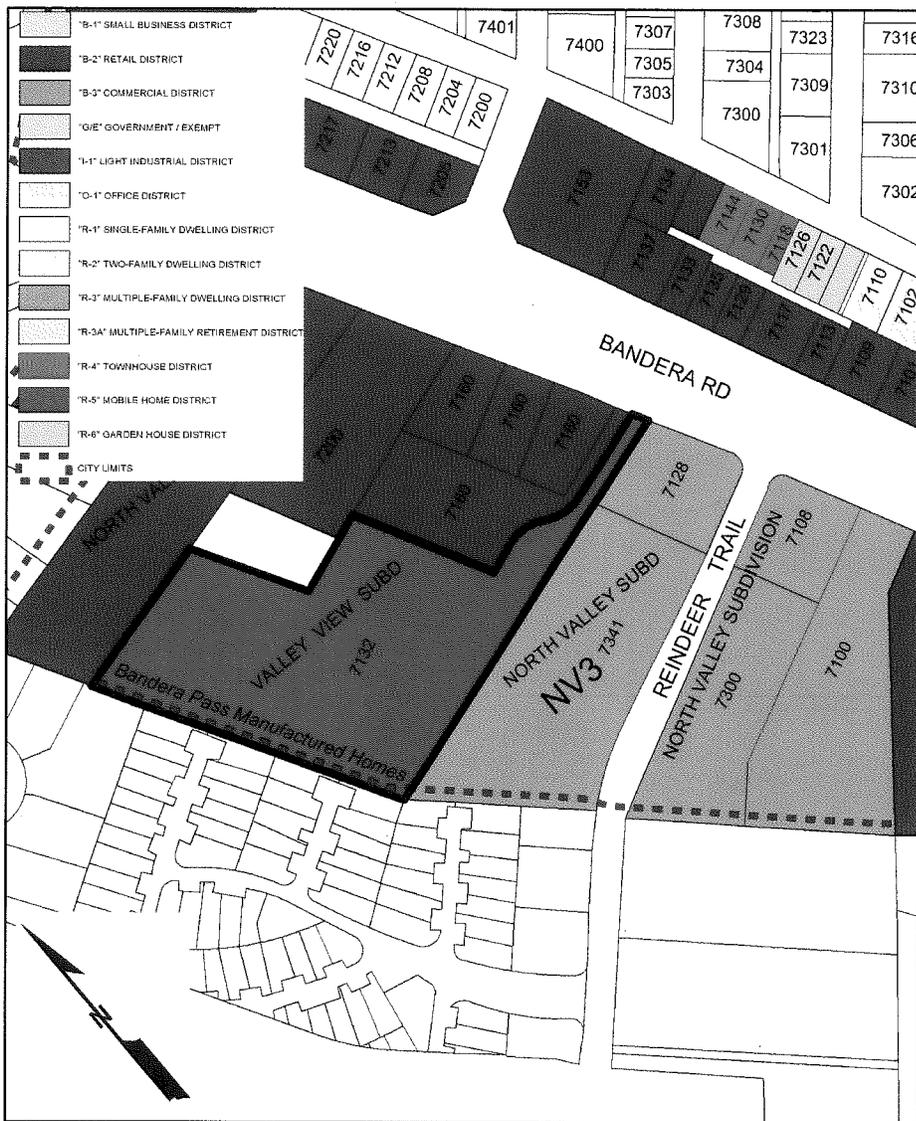
The ACTION PLAN includes:

- Applicable public improvements may be considered for the area, specifically



development of sidewalks along Bandera Road.

13N BANDERA PASS AREA



14 N PAVONA PLACE AREA

Developed in the mid-1990, includes the Pavona Place Subdivision and several large vacant tracts with potential for increased residential development.



The LAND USE in this area includes existing vacant areas currently zoned B-1 (Small Business) and B-2 (Retail) that are encouraged to be rezoned as R-1 (Single-Family), R-3A (Multiple-Family Retirement) or R-6 (Garden Home). It is also encouraged that any proposed commercial development exceeds open/green space requirements.

The area INTERFACES with Huebner Road and Evers Road, which has limited commercial development. It also interfaces with Grass Valley, Canterfield, Linkwood, Monte Robles, and Pavona Place Subdivisions.

The TRANSPORTATION goals must consider that a connection of Huebner and Eckhart Roads is not considered favorably by residents. Traffic on Huebner Road is expected to increase due to City of San Antonio Road Improvements (outside Leon Valley City Limits). Traffic has increased due to the opening of the Texas Department of Public Safety San Antonio- Leon Valley Mega Center office at the corner of Huebner Road and Evers Road. Access to Huebner road is to be limited. Any future transportation extensions associated with future development must meet the standard design criteria recommended by the City. Appropriate right-of-way dedications will be required as per development code.



The COMMUNITY SERVICE and ENVIRONMENT goals are integrated. It is recommended existing sixty (60) foot right-of-way (Evers extension) be maintained in accordance to Leon Valley Ordinance, specifically regulations pertaining to weeds and Code Enforcement and Police Patrol. Ensure access to alleyway for maintenance and upkeep. Two speed humps or other traffic calming measures may be considered along Pavona Ridge and Fontana Point.

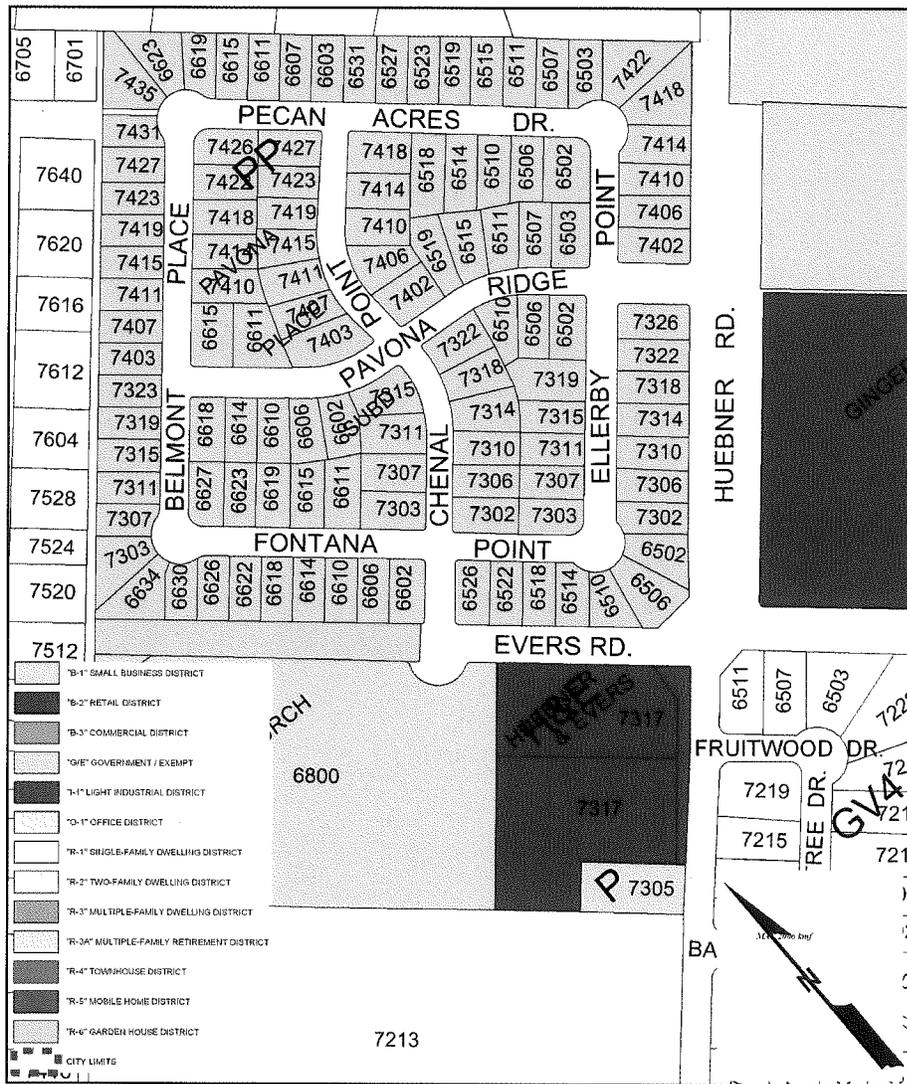
All new development should adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically sidewalk policy and utility

construction. The City will encourage Animal Control, Code Enforcement and Police Patrol of the area, specifically the maintenance and upkeep of the area as set forth by LVCO, Chapters 3, 6 and 8 as they relate to lots, yards and fences. In addition, any new development must adhere to all applicable State and Federal laws pertaining to environmental issues and must comply with FEMA regulations as adopted by the City.

The ACTION PLAN includes:

- Maintain streets and sidewalks and provide yearly evaluations.
- Replace traffic signal at Evers and Huebner Road.
- Traffic calming devices at Bandera and Pavona Ridge.
- Right of way acquisition and installation of a center turn lane in the area of Chaparral.

14 N PAVONA PLACE



15N SHADOW MIST AREA



The Shadow Mist area is an R-6 (Garden Home) subdivision with streets named after local artists such as Joan Grona and Charles Field. The property was replatted in the Spring of 2004, and construction began in the Summer of 2005. The subdivision is almost complete and will consist of one hundred four (104) homes when the project is completed.

The LAND USE feature of this area is R-6 (Garden Homes). The property located to the south is a large vacant tract of land zoned R-3A (Multiple-Family Retirement). This property is recommended to remain R-3A, however R-1 (Single-Family), R-2 (Two-Family), R-4 (Townhomes) and R-6 (Garden Home) zoning may be considered for this area. The sparse B-3 (Commercial) zoning in this area is encouraged to remain B-3 or may be considered for B-2 (Retail) zoning or other residential zoning.

The Shadow Mist area INTERFACES with Grissom Road. Across the street, to the west of Shadow Mist, are the Northside Independent School District Office Annex and the new Rita Kay Driggers Elementary School. To the north of the subdivision are the Shadow Valley Apartments which were constructed in the early 80's, and consist of 250 apartment units. The only other residential interface is Leon Valley Ranches, an R-1 (Single-Family) neighborhood. Any non-residential development in the area must provide adequate protection with appropriate and effective buffers to the surrounding and existing residential areas, including the nearby school facilities. Traffic on Grissom Road has increased and will continue to increase as new residential developments are expected along Grissom.

The CONCEPTUAL THOROUGHFARE PLAN for the Shadow Mist Area does not recommend connection to Shadow Mist Drive from El Verde Road. Additionally, the conceptual plan suggests that Shadow Mist Drive be extended into the San Antonio City Limits to Crystal Bow and then out to Crystal Run.

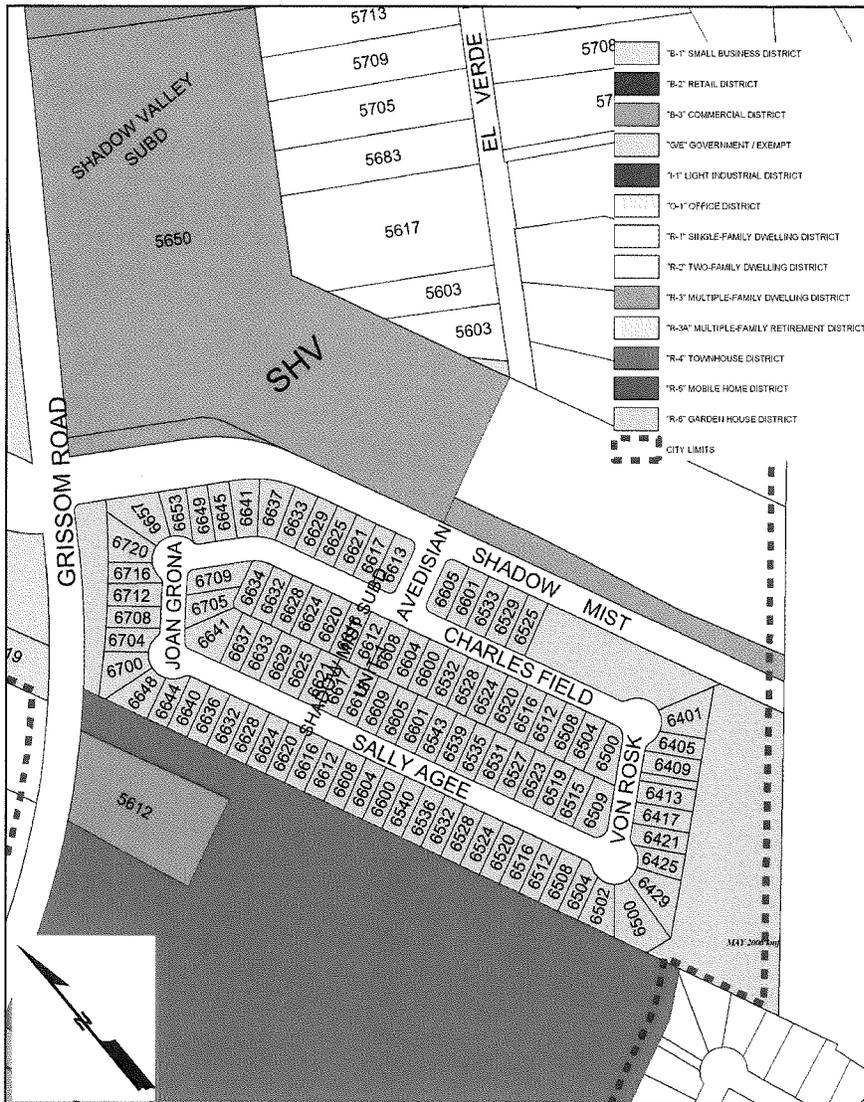
The COMMUNITY SERVICE and the ENVIRONMENTAL component of this area go hand in hand. This area is also designed with dedicated park land to act as a buffer to the subdivision and provides a natural area to the residents of Shadow Mist. This two (2) acre park will eventually adjoin a forty-seven (47) acre park planned in The City of San Antonio and a 36 acre park in Huebner Creek. The new subdivision Shadow Mist has a Homeowner's Association to enforce deed restrictions. Code Enforcement and Police Patrol of this new subdivision is encouraged, specifically the maintenance and upkeep of lots, yards and fences as outlined in Chapters 3, 6 and 8, of Leon Valley

Code of Ordinances. There are also street lights installed throughout the subdivision for neighborhood security.

As a new subdivision the ACTION PLAN for Shadow Mist are minimal.

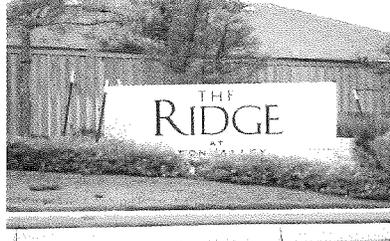
- Special attention should also be given to drainage in the area, as a majority of the surrounding areas are in the Floodway and/or the Floodplain.
- A Hydraulic Study of the area was initiated in August 2007, and is being prepared. The San Antonio River Authority (SARA) and Bexar County Flood Control are also involved in finding a resolution to drainage concerns in this and the surrounding areas.

15N SHADOW MIST AREA



16N THE RIDGE AT LEON VALLEY AREA (Units 1, 2, 3)

The Ridge at Leon Valley (The Ridge) is an R-6 (Garden Home) subdivision with three separate units, and streets named after herbs and spices such as Saffron Way, Poppy Seed Run, Nutmeg Trail and Cilantro Place. The property was replatted in the summer of 2004, and construction began in the fall of 2005 and has since been built out, and consisting of two hundred fifty-four (254) homes.



The LAND USE feature of this area is R-6 (Garden Homes). The north side of the subdivision is buffered by B-3 (Commercial) zoning. Any B-3 in the area is encouraged to remain B-3 or may be considered for B-2 (Retail) zoning. To the south of the subdivision are the city limit line and the Villas at Ingram in the City of San Antonio. The property to the west of The Ridge is an established R-1 (Single-Family) neighborhood known as Seneca West Area. The vacant property located to the east of the subdivision is zoned R-3 (Multiple-Family). These R-3 lots may remain R-3 or may be considered for rezoning to R-1 (Single-Family), R-2 (Two-Family), R-4 (Townhomes), R-6 (Garden Home), MX-1 (Mixed Use) or B-2 (Retail) zoning.



The Ridge area INTERFACES with Bandera Road and Wurzbach Road. The subdivision may be accessed by two collector streets, either Thistle Drive or Watercress Drive. Both collector streets also provide access routes to Bandera and Wurzbach Roads. The TRANSPORTATION component notes that the traffic on Bandera Road has increased and will continue to increase as new shopping centers are developed along Bandera.

Additionally, an elevated entry ramp has been constructed on Bandera Road to alleviate traffic congestion and encourage traffic flow. A traffic light at Wurzbach Road and Watercress Drive may be considered and is encouraged as Wurzbach also acts as an entrance from Leon Valley into The City of San Antonio. A CONCEPTUAL THOROUGHFARE PLAN is not applicable to The Ridge Area at this time.

The COMMUNITY SERVICE and the ENVIRONMENTAL components of this area go hand in hand. As a new subdivision The Ridge has a Homeowner's Association to enforce deed restrictions. Code Enforcement and Police Patrol is encouraged in all neighborhoods. There are also street lights installed throughout the subdivision for neighborhood security.

As a new subdivision the ACTION PLAN for The Ridge are limited at this time.

- Street and sidewalk maintenance and yearly evaluations are encouraged as preventative measures. Attention should be given to water pressure as well.
- Traffic light consideration may be required at Wurzbach and Watercress.
- Special attention should also be given to drainage in the area. There is a drainage channel in this area which flows into Huebner Creek as well as a retention pond, as a majority of the surrounding area is in the Floodway. A Hydraulic Study of the area was initiated in August 2007. Special attention to drainage must be given.

The City of Leon Valley

Zoning Commission Orientation

July 2016

Meeting Days and Times

- 4th Tuesday of Every Month
- Special Hearings may be called as needed
- Public hearings begin at 6:30 PM

Powers and Authority

- Local Government Code – Chapter 211
- Zoning Ordinances – Chapter 14 of City Code
 - Duties, Terms, Meetings, Motions and Procedures
 - Public Hearing Procedures
 - Decisions and Approval Criteria

Roles and Responsibilities

- Recommending body to the City Council regarding rezoning cases
 - Recommendation must conform to Master Plan
- Recommending body to the City Council regarding changes to the
 - Zoning City Code of Ordinances
 - Leon Valley Master Plan

Master Plan Goals

1. Guide day to day planning in the City.
2. Foster communication between the City Council, citizens and staff.
3. Provide coordinated mechanism between public agencies and private developers.
4. Establish a basis for Land Use Regulations and public investments to govern growth of the City.

What is Zoning?

- The division of property, within a municipality, into districts that regulate land use
- Encourages orderly development
- Prevents incompatibility of adjacent land uses and promotes public safety
- Lot specific
- Two components:
 - City Code of Ordinances
 - Official Zoning Map (online)



Deed Restrictions Vs. Zoning

- Deed restrictions are **private agreements** that limit the use or activities that may take place on property.
- Deed restrictions appear in the real property records of the county in which the property is located.
- Deed restrictions are not enforced by governments or by local planning authorities.
- Deed restrictions "run with the title to the land" meaning they are a part of the property owner's right and obligation.

Zoning Districts

- **Base districts – allows a specified range of uses**
 - Residential District
 - Business District
 - Office Districts
 - Commercial Districts
 - Industrial Districts
- **Overlay districts – additional guidelines**
 - Sustainability
 - Gateway
 - Commercial Industrial

Design Standards

- Lot and Building specifications for each zoning district.
- Overlay zoning districts may also impose additional design standards for some properties.

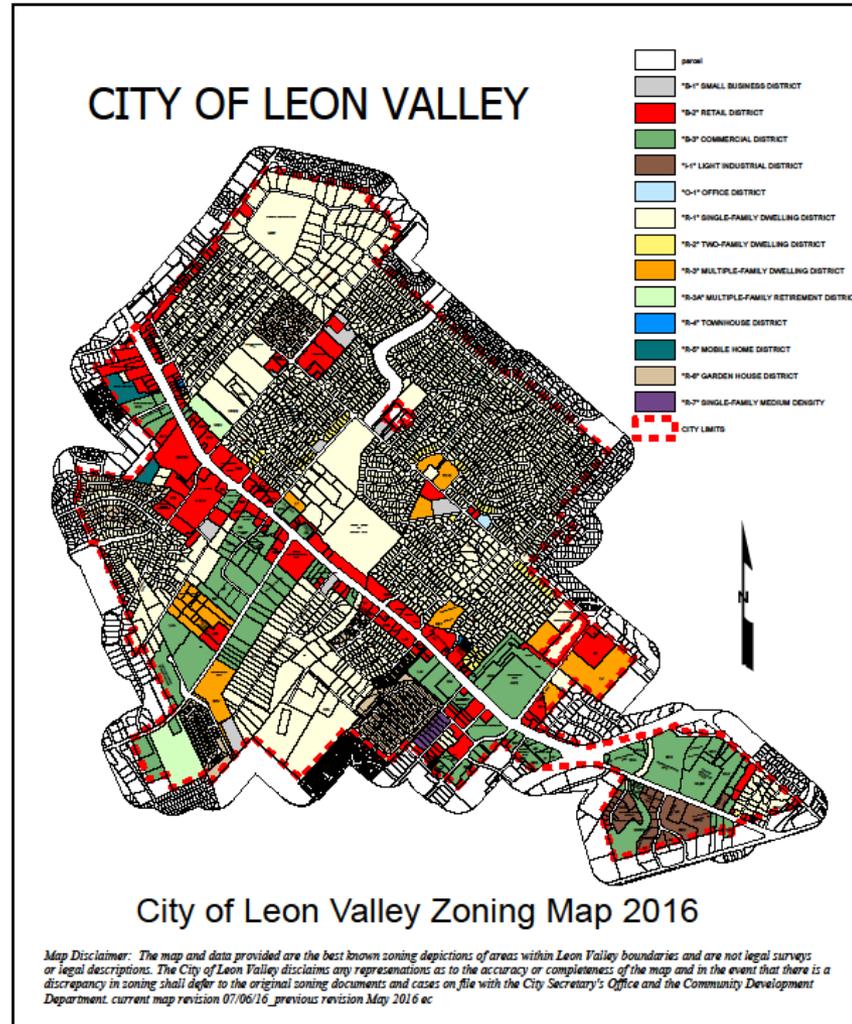
Non-Conforming Uses

- Existing uses that are not permitted in the current zoning district
- Legal Nonconforming Uses are those which were established legally at a time when the zoning regulations allowed the use, and should be registered with the City.

Limitations

- The legal non-conforming use may continue operation; however no additions or enlargements are allowed
- New uses must conform to the existing zoning regulations.
- If the nonconforming use is discontinued for (120) days, the use cannot be re-established unless the proper zoning is acquired.

Zoning Map



City Code of Ordinance

4/7/2015

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Documents Document Advanced Search

Leon Valley

- City of Leon Valley Code of Ordinances
- CHAPTER 1 GENERAL PROVISIONS
- CHAPTER 2 ANIMAL CONTROL
- CHAPTER 3 BUILDING REGULATIONS
- CHAPTER 4 BUSINESS REGULATIONS
- CHAPTER 5 FIRE PREVENTION AND PROTE
- CHAPTER 6 HEALTH AND SANITATION
- CHAPTER 7 MUNICIPAL COURT
- CHAPTER 8 OFFENSES AND NUISANCES
- CHAPTER 9 PERSONNEL
- CHAPTER 10 SUBDIVISION REGULATION
- CHAPTER 11 TAXATION
- CHAPTER 12 TRAFFIC AND VEHICLES
- CHAPTER 13 UTILITIES
- CHAPTER 14 ZONING
 - ARTICLE 14.01 GENERAL PROVISIONS*
 - ARTICLE 14.02 ZONING ORDINANCE†
 - APPENDIX A FEE SCHEDULE

CHAPTER 14

ZONING

ARTICLE 14.01 GENERAL PROVISIONS*

(Reserved)

ARTICLE 14.02 ZONING ORDINANCE†

Division 1. Generally

Sec. 14.02.001 Title

These regulations shall be known as [article 14.02](#) of the city code of Leon Valley, Texas and will be referred to herein as "this article." (1972 Code, sec. 30.101)

Sec. 14.02.002 Purpose and effect

(a) The zoning regulations and districts as herein established have been made in accordance with a comprehensive master plan for the purpose of promoting health, safety, morals and the general welfare of the community by controlling the design, location, use or occupancy of all buildings through regulated and orderly development of land and land uses within this jurisdiction.

(b) The zoning regulations are intended to be in compliance with the Americans with Disability Act and the Fair Housing Act. Any portion of this article in conflict with either of the referenced acts is unintentional and shall be overridden by that act or acts, to the extent of such conflict.

(c) In fulfilling these purposes, this article is intended to benefit the public as a whole and not any specific person or class of persons.

(d) This article shall be reviewed and amended periodically, as directed by the city council.

(1977 Code, sec. 30.107)

<http://z2codes.franklinlegal.net/franklin/z2browser2.html?showset=leonvalleyset>

1/1

Before The Meeting

- Review agenda package
- Consider community needs and long term goals.
- Staff is available to answer questions.
- Stakeholders may attempt to communicate prior to the meeting*

*Commissioners shall not declare voting preference.

Attendance

- Excused Absences: Contact Elizabeth Carol or the Chair in advance if you will not be available for a meeting.
- Failure to attend three (3) consecutive meetings or three (3) unexcused absences out of seven (7) consecutive meetings shall be construed as resignation.
- A quorum requires 4 members, a majority of the commission

The Chair's Role

- Opens the meeting and notes any agenda changes.
- Sets time limits so stakeholders can have equal time.
- Identifies items under consideration
- Leads public hearing deliberations.

The Meeting

- Public Hearings:
 - State Law requires a public process for land use changes
 - Speakers sign up in advance
 - Staff provides a technical presentation
- Hearing Open:
 - Applicant speaks
 - Proponents and Opponents are given time
 - Individuals may distribute written material

The Meeting

- Hearing Closed:
 - Commissioners discuss the item and ask questions of staff, applicant, and/or proponents and opponents
 - Motion
 - Recommend approval of zoning change
 - Recommend denial of zoning change
 - Continue case to a specified future public hearing
 - Debate motion
- Vote

How to Make a Motion

- Commission Finding:
- I make a motion (the request):
 - **is / is not** - consistent and compatible with the master plan and surrounding zoning;
 - **protects / does not protect** - the health, safety, and welfare of the general public;
 - **protects / does not protect** - the property rights of owners of real property.

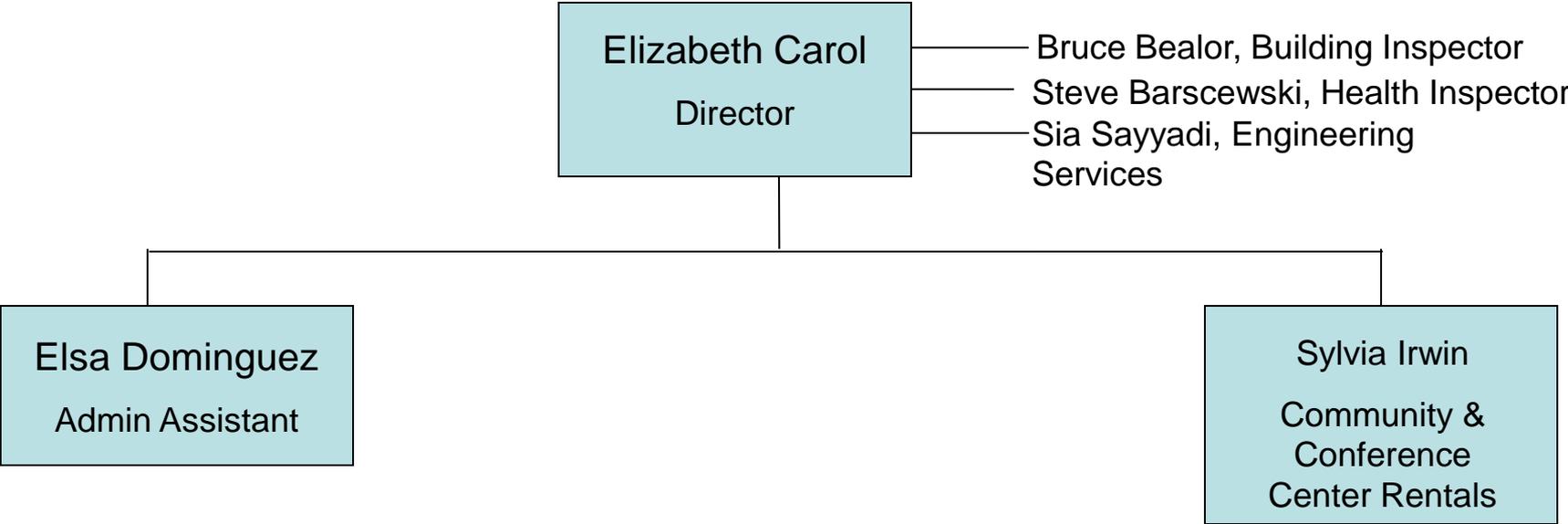
Regulations

- Open Meetings Act
 - Texas Attorney General <http://www.oag.state.tx.us>
- Ethics
 - Texas Ethics Commission <http://www.ethics.state.tx.us>
 - Ethics Training
http://www.ethics.state.tx.us/ethics500/Online_Ethics_Training.html
- Conflicts of Interest
 - Texas Attorney General <http://www.oag.state.tx.us>
- Public Information Act
 - Texas Attorney General <http://www.oag.state.tx.us>
 - Texas Local Government Code <http://tlo2.tlc.state.tx.us/statutes/lg.toc.htm>

Additional Resources

- American Planning Association
www.planning.org
- Planners Web
www.plannersweb.com
- Texas Municipal League
www.tml.org

Community Development Organizational Chart



Contact Us

- Elizabeth Carol, Director
 - 684-1391 x 227
 - E.Carol@leonvalleytexas.gov
- Elsa Dominguez, Administrative Assistant
 - 684-1391 x 226
 - E.Dominguez@leonvalleytexas.gov
- Sylvia Gomez, Events Coordinator
 - 684-1391 x 225
 - St.Irwin@leonvalleytexas.gov

Questions and Discussion

The City of Leon Valley

Zoning Commission Orientation

July 2016