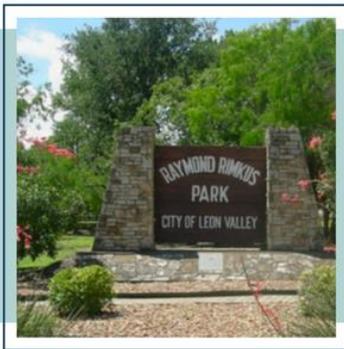


CITY OF LEON VALLEY COMPREHENSIVE MASTER PLAN



Adopted by
City Council on
January 23, 2018

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OVERVIEW

The City of Leon Valley has a longstanding 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 "El 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.





SEE

LEON VALLEY

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.

PURPOSE OF THE 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.

By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.

Socrates

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 a city of choice in Bexar County and lead the region in sustainable growth.

COMPREHENSIVE 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.

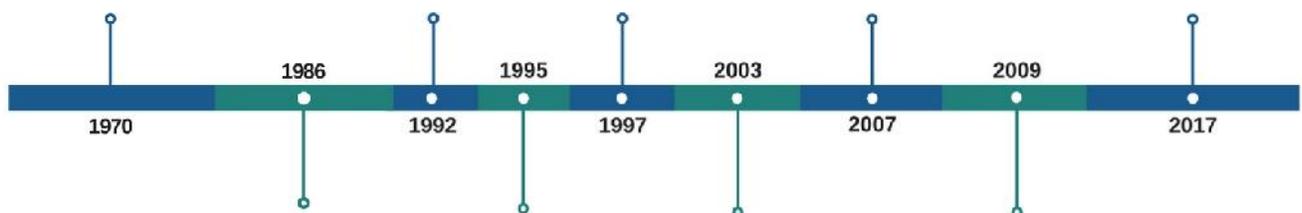
MONITORING THE COMPREHENSIVE MASTER PLAN

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 seven (7) years.



HISTORICAL TIMELINE OF THE COMPREHENSIVE MASTER PLAN

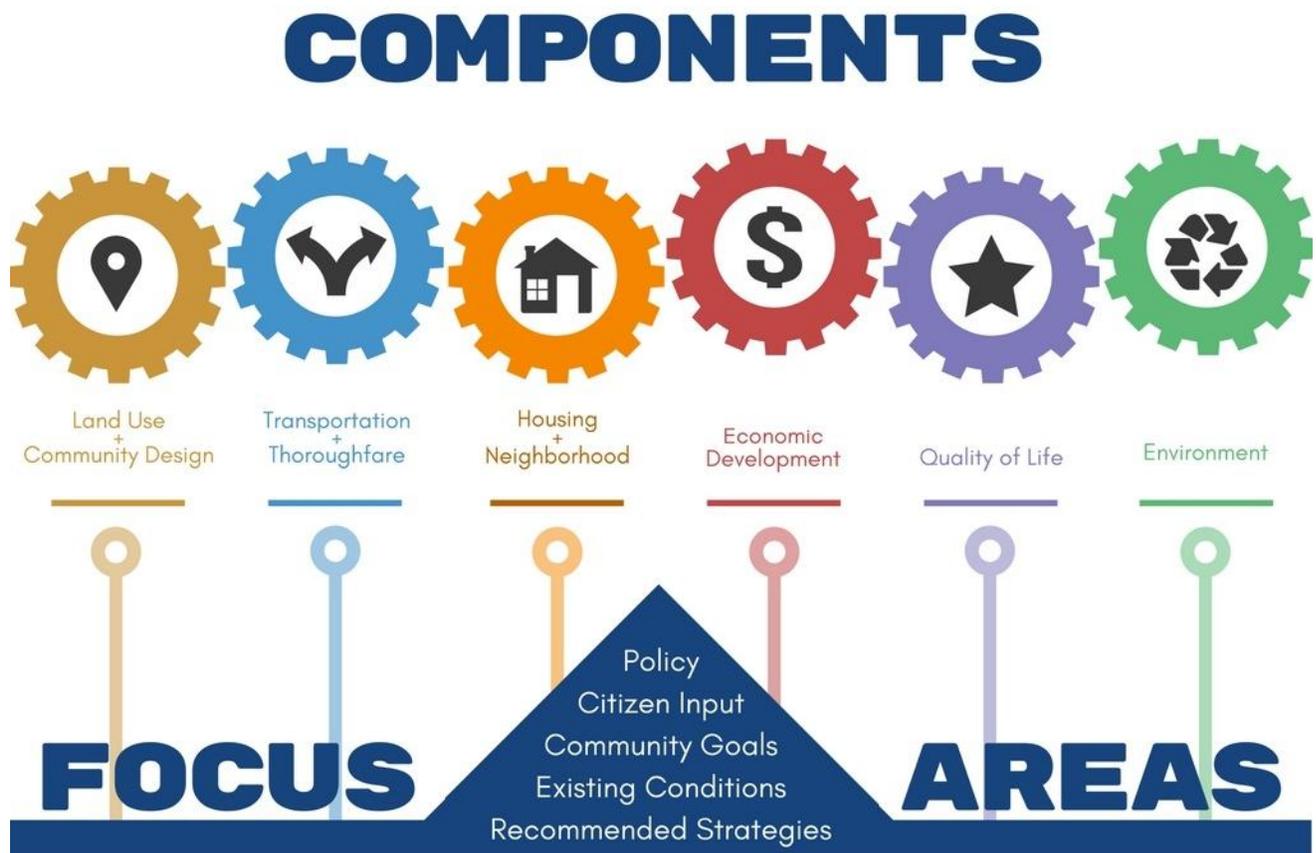
- 1970 City consultant, S. Layne Wood, created the first Master Plan. Although this plan was never formally adopted, it was followed by City staff as a guide for policy.
- 1986 The first adopted Master Plan provided land use policies in a narrative form.
- 1992 The Master Plan was revised by the Zoning Commission and the City Council after collecting citizen input with a randomly distributed survey. 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.
- 1995 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.
- 1997 The Zoning Commission utilized the 1996 Hotel Occupancy (H&O) Tax Study and the an Economic Development Study to make recommendations for revisions to the Plan in 1997. 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.
- 2003 The Zoning Commission incorporated the Vision Statement, used previous zoning cases, specific use permit cases, and public input via a series of workshops. 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.
- 2007 The Master Plan – renamed the Leon Valley Comprehensive Master Plan – included data gathered from public discussions of both residential and commercial planning components, including land use provisions. The Plan was designed in a more user-friendly format with photographs.
- 2009 The Master Plan was updated to include all new subdivision developments. Certain sections were revised to reflect then-current development trends.



FRAMEWORK FOR THE COMPREHENSIVE MASTER PLAN

One of the most important considerations in reviewing the Comprehensive Master Plan is its broad scope. As we envision Leon Valley advancing further along in the 21st century, three fundamental lenses are used to frame the big picture: (1) social equity, (2) economic development, and (3) environmental stewardship.

The Master Plan includes six (6) planning components and five (5) focus areas, all of which are intended to work together to improve Leon Valley for the future, balancing the diverse needs and desires of our varied and dynamic community. Those planning components and focus areas are:



HISTORICAL BACKGROUND OF LEON VALLEY

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 second explanation for the naming of Leon Valley is that there were many mountain lions in the area. The Spanish name for lion is *leon*, 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.

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 people of the Tonkawa Tribe were 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 the area was covered with buffalo grass and few trees in the early 1800's.

In 1858, Joseph Huebner purchased 200 acres in the area to be known as the City of Leon Valley. After noting dangerous terrain conditions caused by steep hills and muddy creek beds, Mr. Huebner acknowledged a business opportunity to develop a stagecoach stop on the route from Bandera to San Antonio. By 1859, Mr. Huebner's 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 original small structure built in 1858 by the Huebner Family 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 additions continued the limestone construction and consisted of limestone from other demolished buildings and quarried limestone from the era of the additions. The Onion family maintained ownership until the land was sold to Intown Suites in 2000. It is one of the oldest existing structures in Leon



Valley. Musket balls and Indian artifacts have been found in its walls, and in 2005, the Huebner-Onion Homestead and Stagecoach Stop were added to the National Register of Historical Places.

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 erroneously 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 consisting of 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 is known for its "DEEP ROOTS, BIG IDEAS."

LEON VALLEY IN 2017

If we could first know where we are, and whither we are tending, we could better judge what to do, and how to do it.

Abraham Lincoln

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 11,314 people is positioned at the virtual center of a dynamic quadrant of the San Antonio Metropolitan Statistical Area. The area had significant 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, community garden plots, compost demonstration garden, Tree Adoption Program and a water conservation rebate program.

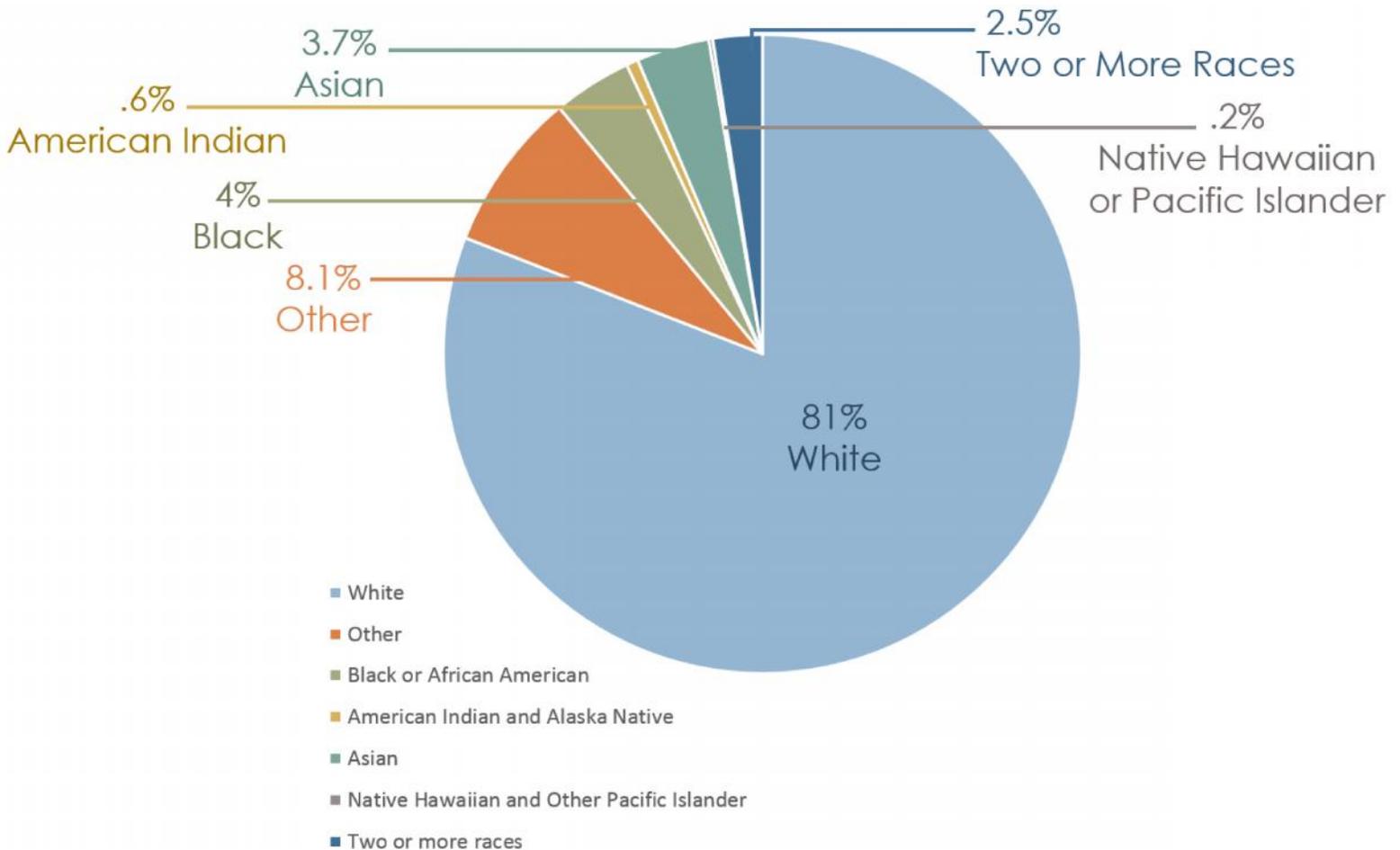
Many of Leon Valley's public facilities are located in the center of the community and include two swimming pools, three pocket parks, Raymond Rimkus Park, Huebner-Onion Natural Area Park, Leon Valley Community and Conference Centers, and the Public Library. Raymond Rimkus Park is the community's main outlet for outdoor recreation. This park offers 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, underwent renovation in early 2017 and currently houses an American Contemporary eatery, the Leon Valley Café.

Leon Valley's 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.



DEMOGRAPHICS



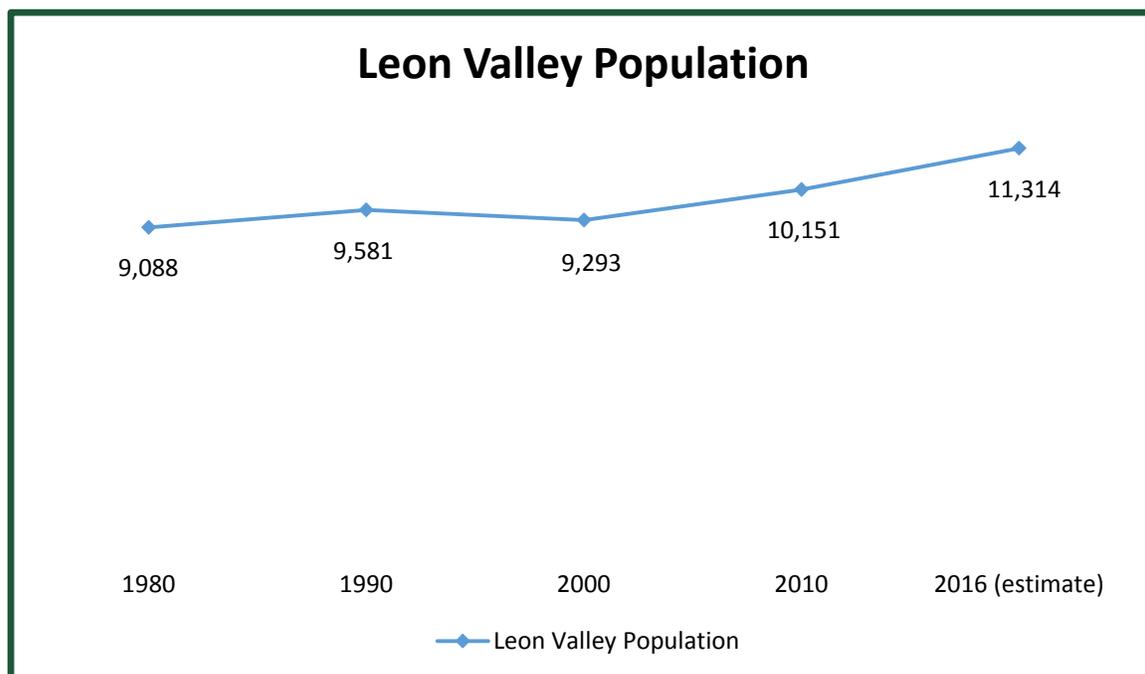
Leon Valley is approximately 81 percent white, 4 percent Black, 3.7 percent Asian, .6 percent American Indian, and .2 percent Native Hawaiian or some other Pacific Islander. Around 8.1 percent identified as some other race, and 2.5 percent identify with two or more racial demographics.

Within the racial demographic categories, 56.2 percent of the total population in Leon Valley identify with Hispanic or Latino ethnicity, which is comprised of people whose origins are from Mexico, Puerto Rico, Cuba, Dominican Republic, Spain, and Spanish-speaking Central or South American countries.

This information was obtained from the United States Census Bureau's 2010 Census. Leon Valley recognizes this demographic diversity throughout the comprehensive planning process.

SMART GROWTH

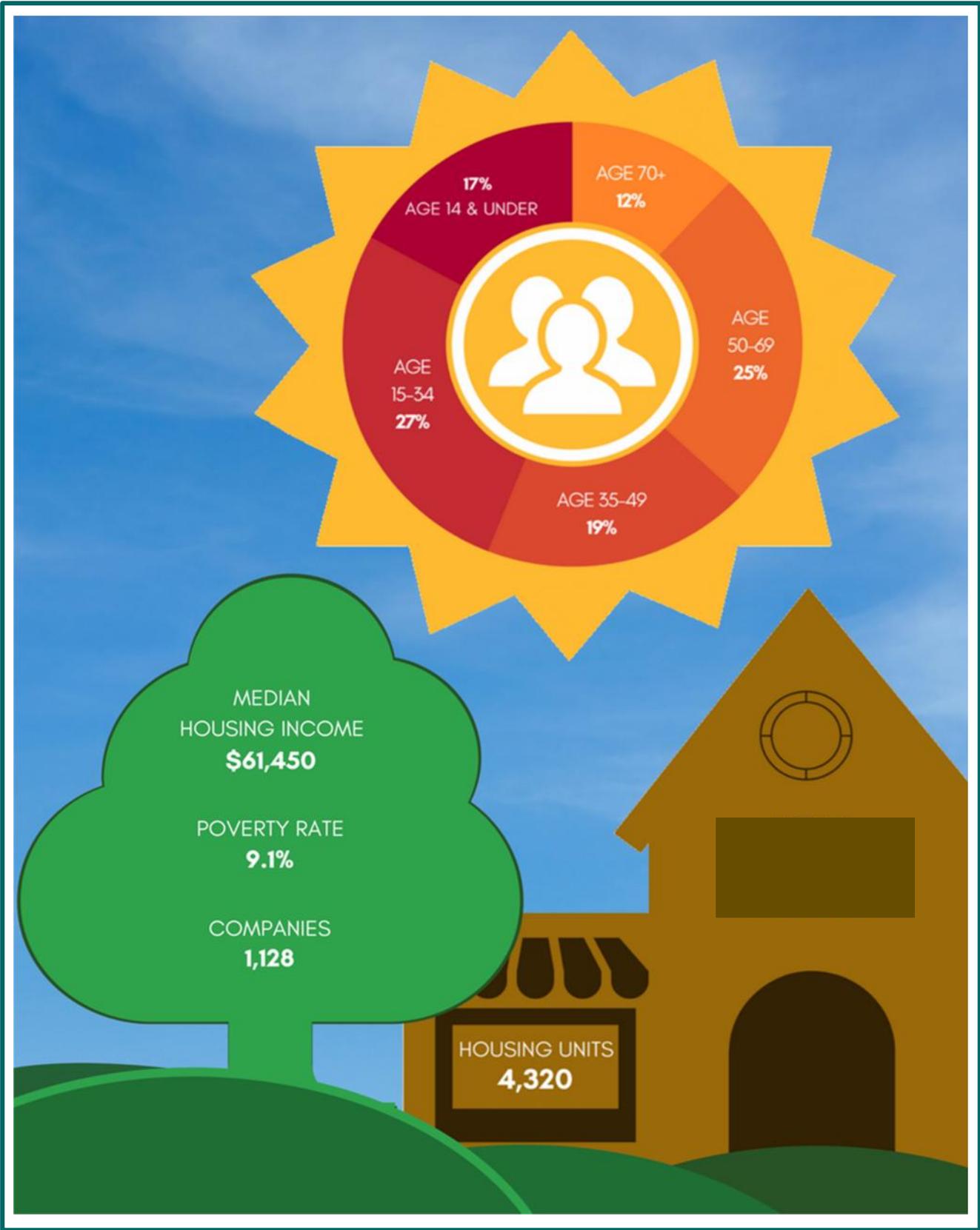
Since 2000, Leon Valley has seen a 21% increase in population growth. This indicates a steady rise of approximately 1.3% annually. At this rate, Leon Valley's resident population can expect to reach capacity by 2045.¹



This projection is a key factor to all planning areas within this document. The City of Leon Valley is committed to facing the challenges associated with population growth and capacity restrictions by utilizing the “smart growth” approach, which seeks to direct growth in an intentional, comprehensive way. Smart growth supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for open space, and natural systems. Some of the fundamental aims for the benefits of residents and the communities are improving safety in neighborhoods, providing safe walking routes to schools, fostering livable and healthy places, stimulating economic activity (both locally and regionally), and developing, preserving and investing in built and natural resources.²

¹ According to a 1990 Garcia & Wright Study conducted for the purpose of deriving impact fees, Leon Valley has a capacity to grow to a population of approximately 16,786. Figures were derived by looking at the City's utility and sewer availability.

² APA Policy Guide on Smart Growth: <https://www.planning.org/policy/guides/adopted/smartgrowth.htm>



This information was obtained from the Census published April 1, 2010. To learn more, please see the City's [Community Demographic Profile](http://www.leonvalleytexas.gov) at www.leonvalleytexas.gov.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

The Land Use & Community Design component represents the desired arrangement of private and public land uses for the City. This component of the Master Plan is a planning 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.

The Land Use & Community Design component guides future development and redevelopment in the City. Zoning should be consistent with the Future Land Use Map (Appendix).

The current zoning districts that regulate land uses within the City are listed and defined in the Leon Valley City Code, Chapter 15, "Zoning". In addition to the base zoning requirements, the City of Leon Valley adopted Sustainability, Gateway and Commercial/Industrial Overlay District Standards. The Overlay District is composed of Business, Commercial and Industrial areas within Leon Valley. The overlay districts impose additional landscape and sign standards. The standards are designed to encourage mixed-use development along with design and architectural features.

A Specific Use Permit (SUP) is a form of amending the Leon Valley City Code, Chapter 15, "Zoning". SUPs function as sanctioned components of Zoning Code; much like the thirteen (13) districts and their respective use regulations. Before a Building Permit or a Certificate of Occupancy is issued for uses typically prohibited within a particular zone, an SUP must be obtained. After receiving a recommendation from the City's Zoning Commission, the City Council 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.

For more information, refer to Leon Valley City Code Chapter 15, "Zoning", for regulations regarding the SUP application process. Applications for all development processes are made through the Community Development Department of Leon Valley.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

The Land Use/Zoning Matrix provides recommended zoning districts for the land use categories identified in the Future Land Use Map (Appendix).

LAND USE/ZONING MATRIX		
Land Use Category	Land Use Description	Zoning Districts
Single Family Dwelling	Low Density Single Family	R-1
Single Family Medium Density	Medium Density Single Family, and includes Single Family Dwelling and Garden House Dwelling	R-1, R-6, R-7
Two-Family Dwelling	Low and Medium Density Single Family and Two-Family	R-1, R-2, R-6, R-7
Garden House Dwelling	Medium Density Single Family on small lots	R-6
Multiple Family Dwelling	Multiple Family	R-3, R-3A, R-4
Multiple Family Retirement Community	Multiple Family not to exceed a density of 10 dwellings per acres for cottages, and no maximum density for apartments, designed for seniors	R-3A
Townhouse Dwelling	Multiple Family not to exceed a density of 20 dwellings per acre	R-4
Manufactured Home Dwelling	Manufactured Homes and Manufactured Home Parks	R-5
Mixed Use	Mix Uses to include Multiple or Single Family, retail, and services	MX-1, or combination of residential and commercial districts
Office	Office	O-1
Small Business	Office, light service and light retail	O-1, B-1
Retail	General retail, office and services	O-1, B-1, B-2
Commercial	Intense commercial, wholesale services and some light assembly of goods	O-1, B-1, B-2, B-3
Light Industrial	Assembling, manufacturing, and wholesaling uses and limited retail and commercial uses	I-1, B-3

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

CITIZEN INPUT



The City conducts Master Plan workshops in the review year to gather and record input from citizens, including area business owners and operators. Workshop activities utilized a collaborative approach to envisioning Leon Valley as the community advances through the 21st century. Comments, concerns, and priorities regarding land use and community design in Leon Valley reflected the following five (5) topics: floodplain effects, city amenities, natural area preservation, utilities, and public park development. In the latest review, citizens were most concerned with the negative effects caused by floodplain areas in both residential and commercial districts of Leon Valley. A graph reflecting six (6) distinct areas of concern pertaining to flooding can be found on page 45 of this document.

Citizen input regarding land use and community design also emphasized the importance of preserving existing natural areas in Leon Valley; maintaining utility provisions, such as natural gas; developing water and sewer extensions; and sustaining community amenities, such as pools, trails, and parkland.



Pictured Above: Leon Valley Natural Area, Spring 2017

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

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 multi-modal 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, through restoration, rehabilitation, and integration into new urban development;
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;
10. Provide a regulatory environment which encourages continued viability and expansion of existing conforming businesses and establishment of new businesses;
11. To enhance compatibility between commercial and residential land uses;
12. To plan and develop public facilities and services consistent with the land use plan; and
13. Provide a framework for the enactment and consistent application of zoning ordinances, subdivision and other land use regulations.

Furthermore, the City has identified city-wide goals that pertain to each of the unique corridors and their specific issues, respectively. These goals include:

1. All commercial developments must provide appropriate and effective buffering to protect surrounding area;
2. Promote pedestrian friendly connections between the City's physical elements;
3. Preserve natural areas;
4. Ensure all development complies with FEMA regulations as adopted by the City;

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

5. Ensure all development adheres to applicable Federal and State laws pertaining to environmental issues;
6. Exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing harmonious signage; and
7. All development must adhere to Leon Valley Chapter 10, "Subdivision Regulations", especially sidewalks.

Recommendations by corridor are as follows:

Bandera Road North Corridor

(See Map 1aCC)

The Bandera Road North Corridor consists of mostly developed parcels of land that consists of Retail and Commercial Uses. The goal for this area is to promote primarily Retail Uses.

The land use goal for this area is to maintain a 200-foot in-depth, Retail Use Corridor along Bandera Road. The area from Poss Road, north to city limit line should be zoned B-2 (Retail) rather than B-3 (Commercial). Any lots that are currently zoned B-3 (Commercial) should be considered for rezoning to B-2 (Retail), specifically on the east side of Bandera Road is encouraged. The area north of Reindeer Trail to city limit on the west side of Bandera Road, should also be rezoned to B-2 (Retail) to encourage further retail development. No Retail and/or Commercial lots should interface with Linkcrest Drive.

The Bandera Road North Corridor interfaces with the Linkwood Addition and Grass Valley Subdivisions. TXDOT should be consulted for pedestrian friendly options. A traffic mitigation study should be conducted to consider pedestrian traffic, traffic light synchronization, early notification of turning lanes, and flashing yellow arrow left turn signals. Issuing Debt funds may be considered for conversion of above ground utilities lines to underground lines, as growth occurs. Overhead traffic lanes are not encouraged along Bandera Road for connection to Loop 1604 in San Antonio, and efforts need to be made to protect local businesses during the design and construction of Bandera Road.

Bandera Road South Corridor

(See Map 1bCC)

Bandera Road South Corridor area is comprised of Retail and Commercial Uses on developed lots. One of the largest Commercial Uses in this area is the Ancira – Winton car dealership. The goal of this plan is to encourage Retail Use along this portion of the corridor.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

The land use goals for this area are to maintain a Retail Use Corridor to a depth of at least 200-feet. For the area north of Rue Francois to Poss Road rezoning of B-2 (Retail) to B-3 (Commercial) is discouraged. All retail and commercial uses in this area will be oriented towards Bandera Road.

Bandera Road South Corridor interfaces with Leon Valley Ranch Area and Seneca Estates Subdivision. The Huebner-Onion house and 36-acre wilderness area is located in the corridor.

For possible road expansions refer to the Conceptual Thoroughfare Plan (CTP). This area should be included in the traffic mitigation plan. Issuing Debt funds may be used for replacing overhead utility lines with underground utility lines.

The development of the Huebner Creek area may pose a challenge due to the location in a floodplain and drainage plans must be considered for this area. Overhead lanes are not encouraged along the Bandera Corridor for connection to Loop 1604 in San Antonio, and efforts need to be made to protect local businesses during the design and construction of Bandera Road.

Bandera Road/Loop 410 Corridor

(See Map 2aCC)

Bandera Road/Loop 410 Area consists of Retail and Commercial Uses on developed lots. These retail and commercial areas are buffers for residential neighborhoods to the interstate highway.

The land use for this area is Commercial Use and not intended to abut residential areas. Commercial development abutting residential areas must provide an adequate and effective buffer to maintain the existing character of the surrounding neighborhoods. This section of Bandera Road crosses Wurzbach Road and has heavy traffic.

Bandera Road/Loop 410 Area interfaces with Seneca Estates and Rollingwood Estates.

The transportation goals for this area must include traffic light synchronization for this corridor and traffic calming measures must also be considered.

Leon Valley South Corridor

(See Map 2aCC)

The Leon Valley South Corridor has one small neighborhood that is Single-Family Dwelling Use surrounded by B-3 (Commercial), I-1 (Industrial), limited B-2 (Retail) and O-1 (Office) zoning. In order to preserve the Hodges Subdivision neighborhood area, appropriate and effective buffering is strongly encouraged.

Recommended zoning for this area would include that all undeveloped land northeast of Bandera Road zoned R-1 (Single Family) be rezoned to O-1 (Office), B-1 (Small Business) or B-2 (Retail). Consider development and rezoning of lots fronting

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

the Hodges Subdivision to O-1 (Office), B-1 (Small Business) or B-2 (Retail), with strong attention to cross traffic generation and small lot size. Commercial development B-3 (Commercial) or I-1 (Industrial) is discouraged.

This commercial corridor interfaces with Bandera Road South, the city limit line and Hodges Subdivision.

The Transportation goals are to coordinate with TXDOT and City of San Antonio to increase capacity of road system to meet anticipated growth.

All development should consider the uncapped water wells in the area. In the lots north of Hodges Subdivision, drainage issues must be addressed before development.

Wurzbach Road Corridor

(See Map 3CC)

The Wurzbach Road Corridor area consists of Commercial Use with some Single Family Dwelling, Multiple Family Dwelling, and Retail Uses.

The primary land uses for this area are Retail and Commercial and it is recommended that all lots located west of Bandera Road should front Wurzbach Road. East of Bandera Road B-3 (commercial) zoning should not directly abut residential districts.

A unified zoning approach is encouraged in the Rollingwood Estates subdivision. Undeveloped lots in the Rollingwood Estates Subdivision zoned R-1 (Single Family) fronting Wurzbach Road may be considered for rezoning to B-2 (Retail), B-3 (Commercial), MX-1 (Mixed Use) or R-3 (Multi-Family). Lots on the east side of Wurzbach zoned R-1 (Single Family) lots could be rezoned to R-3 (Multi-Family). This corridor directly abuts City of San Antonio city limit line.

The area interfaces with several apartment complexes. Access to Bandera frontages in Leon Valley will increase due to increased capacity along Loop 410 and ease of access to Leon Valley.

The environmental goals must include the awareness by developers of uncapped water wells in the area. Any development in this area must comply with FEMA regulations as adopted by this City, and adhere to all applicable Federal and State laws pertaining to environmental issues.

Grissom Road Corridor

(See Map 4CC)

The Grissom Road Corridor is Commercial Use with some Multiple Family Dwelling, Townhouse Dwelling and Garden House Uses.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

Retail Use in this area is encouraged in the Leon Valley Addition lots northwest of Grissom Road. Consolidation of properties northwest and southeast of Grissom Road are encouraged to consolidate the development of properties and utilities.

The Grissom Road Corridor interfaces with Leon Valley Ranch, Shadow Mist Subdivision and portions of Sawyer Road and Old Mill areas. Rita Kay Driggers Elementary School and NISD corporate headquarters are located along this corridor.

The transportation goals may consider alternate connecting routes for the extension of Criss-Cross Road to connect Poss Road and Sawyer Road. Refer to the Leon Valley Ranch Profile.

Developers are to be aware of uncapped water wells in this area. Special attention should be given to monitor the tetrachloroethylene (PCE) plume in the Edwards Aquifer to identify potential risks to residents and business.

The Capital Improvements Planning should include storm water retention plan with special attention to drainage for R-3 (Multiple-Family) properties.

Huebner Road Corridor

(See Map 5CC)

The Huebner Road Corridor area of land is primarily Single Family Dwelling, Multiple Family Retirement Dwelling, and Garden House Dwelling Uses with some Small Business and Retail Uses.

The land use in this area encourages all of the vacant area located on east side of Huebner Road across from Elementary School be zoned R-1 (Single-Family). R-3A (Multiple-Family Retirement Dwelling) and R-6 (Garden House) should be considered as alternatives. Vacant areas zoned B-2 (Retail), should be rezoned to R-1 (Single-Family), R-3A (Multiple-Family Retirement Dwelling), R-6 (Garden House), R-7 (Multi-Family Medium Density) and MX-1 (Mixed Use).

The commercial corridor is limited along Huebner Road. This area interfaces with Monte Robles Park, Canterfield, Grass Valley, Old Mill and Pavona Place residential subdivisions. The Leon Valley Elementary School and the Villas at Leon Valley Retirement community and the Department of Public Safety facilities are also located along this corridor.

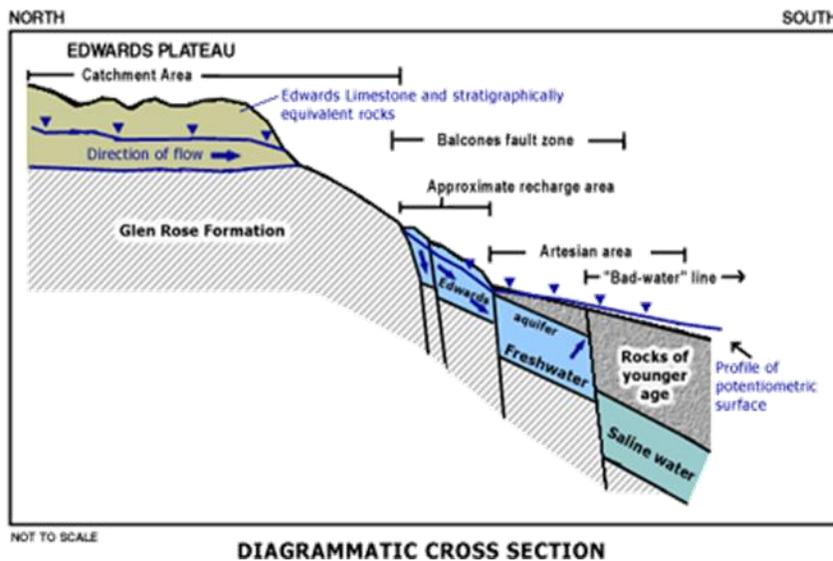
Traffic on Huebner Road is expected to increase due to the City of San Antonio road improvements (outside Leon Valley city limit line). Access to Huebner Road is to be limited; proposed streets should be aligned with existing streets. Any future development of the area located Northwest of Bandera Heights subdivision should consider transportation access to Huebner Road. Appropriate right-of-way dedications should be obtained as platting occurs.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

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. 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 should be encouraged to continue to address the maintenance of their property and the City should continue to monitor and maintain the public infrastructure.

Leon Valley's topography consists of gently undulating terrain 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.

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.



The soils may be grouped into several generalized strata with similar physical & 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 60+. The next stratum consists of tan

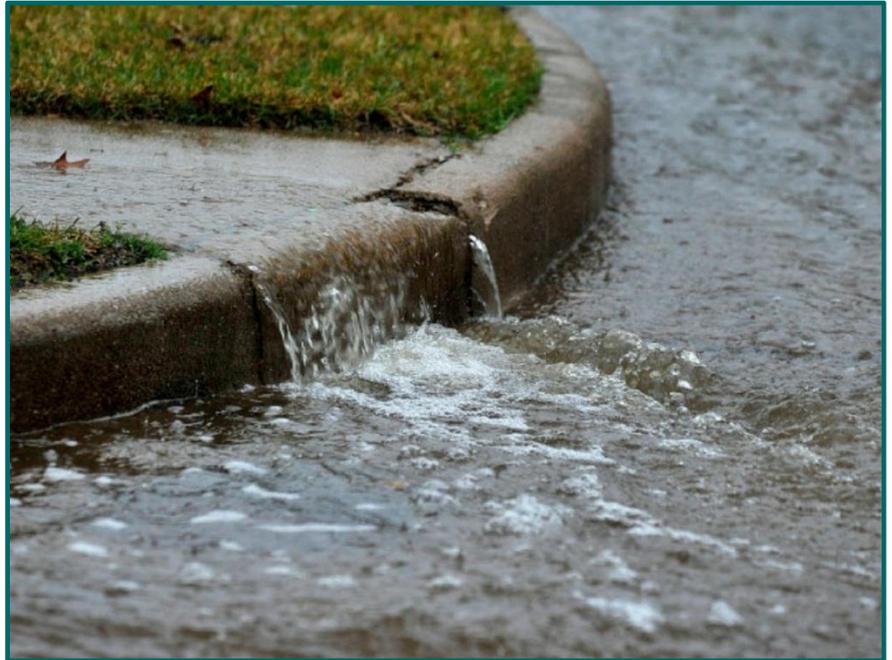
clay with caliches and gravel with some iron staining. These clays are moderately plastic, with tested liquid limits ranging from 39 to 48 percent. The soils found in Leon Valley are:

- ❖ Tarrant-Brackett Shallow and very shallow soils over limestone

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

- ❖ 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

The primary challenge affecting Leon Valley is its geographic positioning within 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 the Huebner – Onion Natural Area Park, the Northwest Little League baseball fields, over 250 residential lots, and the City's Raymond Rimkus Park. The El Verde Road area is also within the regulatory flood plain. Increased development activity in San Antonio, upstream of Leon Valley in the Huebner Creek Watershed, has increased the floodplain in Leon Valley. Zarzamora Creek affects the southeast portion of the City, in particular, North West Industrial Drive and Timco West. The floodplain of Apache Creek does not necessarily encroach upon existing housing, but is adjacent to Althea Drive and Hodges. The City of San Antonio reduced the flooding potential of the area by enlarging the Apache Creek channel.



The City is actively engaged in mitigation projects, including an 11 million dollar floodplain improvement project in cooperation with Bexar County Flood Control and on-site detention for new development. The Huebner Creek watershed upstream from the City of Leon Valley has been designated by the City of San Antonio as an area requiring mandatory stormwater detention.

The City is actively engaged in mitigation projects, including an 11 million dollar floodplain improvement project in cooperation with Bexar County Flood Control and on-site detention for new development. The Huebner Creek watershed upstream from the City of Leon Valley has been designated by the City of San Antonio as an area requiring mandatory stormwater detention.

The Federal Emergency Management Agency (FEMA) prepared revised regulatory maps for the floodplain. These maps were issued in March 2010, and are presently being updated. The City is one of two cities in Bexar County with a FEMA Community Rating System (CRS) Classification. The City is classified as a "7", which grants citizens a 15% discount on flood insurance premiums. This classification is earned through meeting best practices in floodplain management, as identified by the FEMA.

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

Objective One:

Implement an administrative process to reduce time and expenses of development while continuing to protect other City interests.

- 1.1 Review zoning and development regulations regularly to allow flexible development within established constraints and minimization of review and approval time;
- 1.2 Follow the guidelines established by the Specific Use Permit procedure in the development of commercial areas;
- 1.3 Encourage design of commercial corridors which reduce congestion and land use conflicts associated with strip commercial development.
- 1.4 Maintain a landscape ordinance;
- 1.5 Investigate a pad site policy to address visual obstruction of commercial activities; and
- 1.6 Encourage enforcement, monitoring and review of the current sign ordinance, Leon Valley City Code, Chapter Five, "Signs and Billboards."

Objective Two:

Provide adequate land for various types of housing within acceptable densities and quality.

- 2.1 The density of new residential areas should be in the same range as the average density of adjacent existing development, unless adequate protection and buffers are provided.

Objective Three:

Guide the development of any new housing neighborhoods to enhance existing development and provide safe, sanitary conditions.

Recommended Strategies:

- 3.1 Residential development should provide adequate lot size and shape to accommodate residential structures that provide usable open space, adequate size, and protect the privacy of indoor and outdoor uses.

Objective Four:

Provide adequate land designated for commercial areas to meet the economic demand and assure that all land uses, whether mixed or segregated, are compatible with each other.

- 4.1 Site design techniques, such as screening buffers, accent and building orientation should be employed to mitigate negative intrusions on residential areas; and

PLAN COMPONENT 1: LAND USE & COMMUNITY DESIGN

- 4.2 Land development in commercial areas should enhance stability and strengthen the city's economic base, while minimizing the adverse effects on adjacent non-commercial uses.

Objective Five:

Use capital improvements planning as a guide to assist in the fulfillment of goals in the Master Plan.

- 5.1 Continue to revise and implement a comprehensive Capital Improvements Plan based upon practical considerations of the land use plan and new development.

Objective Six:

Encourage new development location in areas already served by utilities and other community facilities.

- 6.1 Examine facilities for possible extension and/or enhancement in an effort to provide adequate service to existing development.

Objective Seven:

Require each new development in areas already served by utilities and other services to pay direct and indirect costs created by that development.

- 7.1 Continue the administration of impact fees for all appropriate development activities.
7.2 Continue to monitor traffic impacts from proposed new development and mandate road improvements based on that impact.

Objective Eight:

Consistent examination and application of land use regulations necessary to uphold the Plan.

- 8.1 Conduct periodic review of land use regulations to ensure compliance with the Plan, and
8.2 Consider establishment of reasonable performance standards for buffers.

Objective Nine:

Establish a measurement tool to gauge the effectiveness and efficiency of land use decisions based upon Plan recommendation.

- 9.1 Continue the Specific Use Permit application process for all appropriate development considerations, and
9.2 Prepare an annual summary of land use applications to include any case.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

All references to transportation and thoroughfare planning throughout this document pertain to the area within the corporate boundaries of the City of Leon Valley. This component will address vehicular, pedestrian and public transportation systems; and will provide:

1. An identification of existing roadway and pedestrian designations and discussion of the existing conditions, issues and problems to be addressed by the Transportation & Thoroughfare Plan;
2. A statement of major goals and objectives pertaining to transportation and thoroughfare in Leon Valley; and
3. A description of the available means of implementing the Transportation Plan.

The Transportation & Thoroughfare component is intended to promote the highest and best use of land and to lessen, to the degree possible, the congestion and hazards of vehicular traffic on the streets of Leon Valley. The relationship between traffic, public transportation and pedestrian circulation within Leon Valley and that of the northwest sector of Bexar County has been considered in the recommended changes to the transportation system. This component of the Master Plan also recognizes the need for other modes of travel including pedestrian and mass transit.

The promotion of better vehicular and pedestrian traffic circulation within the City will benefit the citizenry in general, both now and in the future. Thus, transportation and thoroughfare design is intended to promote the health, welfare and safety of the citizens of Leon Valley.

Design standards for roadway construction are contained in Leon Valley City Code, Chapter 10, "Subdivision Regulations". Unique situations may warrant alternative designs. For example, a continuous left-turn lane may be necessary and the right-of-way requirements on state highways may be in excess of those standards set forth. To access detailed information for roadway standards, please visit City Code Chapter 10 at the City's website: www.leonvalleytexas.gov.

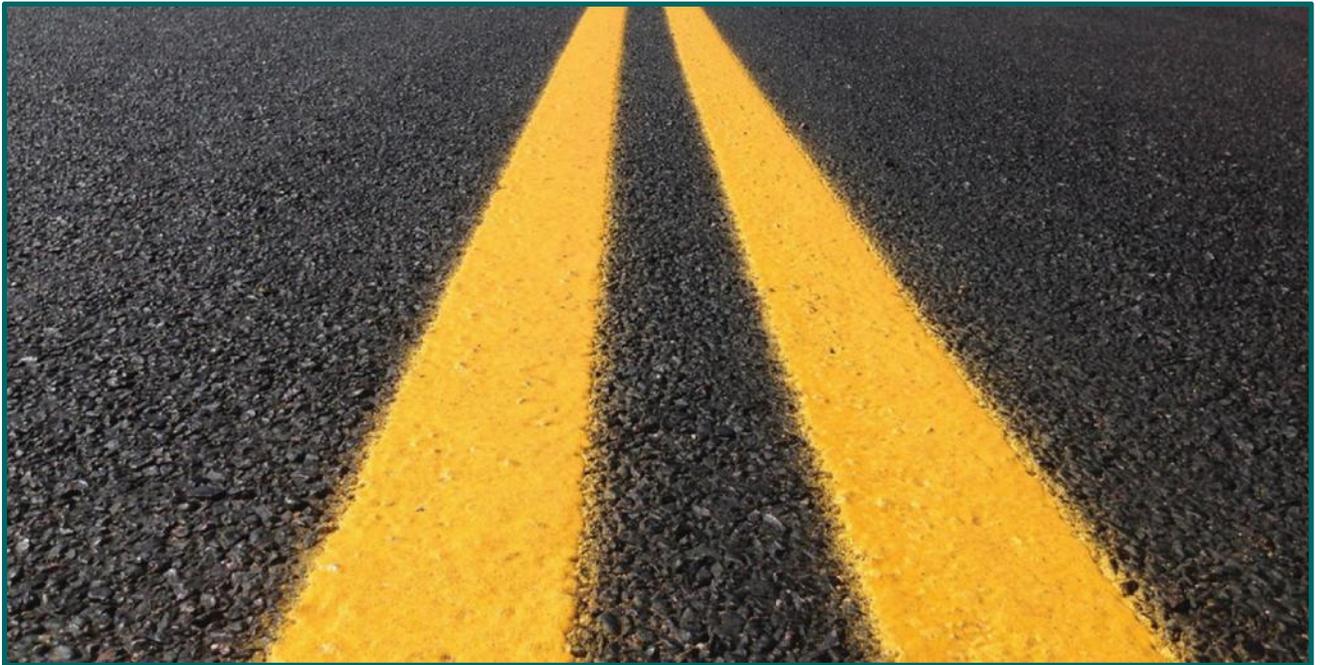
Street Maintenance Plan & Tax Fund

The City's Slurry Seal Program was reevaluated in 2015 and found to be non-scientific. Although the Slurry Seal Program was somewhat effective in its street preservation efforts, the Program relied on citizen feedback without supplementary scientific analysis. Therefore, City staff sought consultation from several engineers and other cities and found several street ranking programs that would result in measurable, scientific results pertaining to street maintenance concerns. It was discovered that routine street ranking provides systematic & intelligent rating of each street for condition and length of service, resulting in reduced repair costs.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

The Pavement Condition Index (PCI)¹ was utilized to score and collect measurable data for every 100-foot stretch of Leon Valley streets. Consulting engineers then used the data to prepare cost estimates for distress repair and/or repavement.

The City was fortunate to learn zero (0) street analyses resulted in scores under 43 PCI, meaning none of the streets needed complete reconstruction at the time of the final report in January 2017. Therefore, the City's Street Maintenance Tax Fund may be used for all current street repairs. The Street Maintenance Plan is to complete \$500,000 worth of street repairs per year, with final completion expected by 2020. City staff will continue to reevaluate streets every four (4) years.

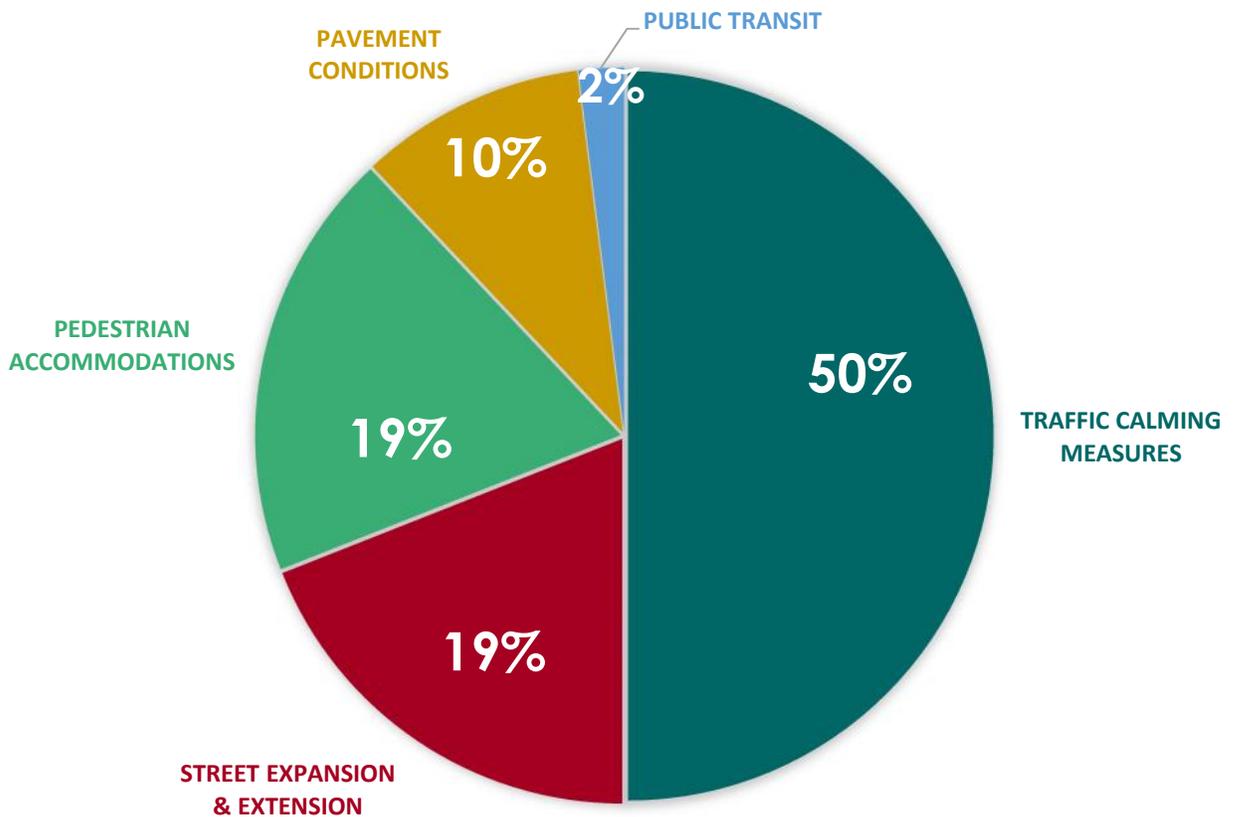


¹ The Pavement Condition Index was developed by the Army Corps of Engineers and includes a numerical index between 0 and 100 which is used to indicate the general condition of a pavement.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

The City held Master Plan workshops between 2013–2016 to gather and record input from citizens, including area business owners and operators. Workshop activities utilized a collaborative approach to envisioning Leon Valley as the community advances through the 21st century. Comments, concerns, and priorities regarding transportation and thoroughfare in Leon Valley reflected the following five (5) topics: pavement reconstruction and maintenance, traffic calming measures, street extensions and expansions, public transit, and pedestrian accommodations.

The following graphic illustrates the frequency in which these five (5) topics of concern were voiced during Master Plan workshops. Trends indicate that ‘traffic calming measures’ mark the highest priority for Leon Valley citizens, as 50% of transportation and thoroughfare comments concerned this particular subject area. 19% of citizen feedback pertained to ‘street extensions and expansions’, 19% pertained to ‘pedestrian accommodations’, 10% regarded ‘pavement conditions’, and 2% of citizen commentary focused on the need for ‘public transit’.



PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

The transportation and thoroughfare component of the Master Plan is designed to allow the City of Leon Valley to achieve the following goals and objectives. The decisions regarding the transportation system seek:

1. To encourage and manage the development of an effective transportation system capable of moving both people and goods in a safe, efficient, economical and environmentally sensitive manner;
2. To encourage land use such that the benefits of the transportation system are maximized and to manage the transportation system so that the beneficial use of land is maximized;
3. To develop and manage the transportation system in a manner which will help to ensure the safe and efficient movement of traffic on major roadways and will help to minimize through-traffic on non-collectors; and,
4. To balance the needs of pedestrians and motorists; residents, businesses and commuters; and neighborhoods and the City as a whole.



PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

This section includes information pertaining to existing conditions of roadways in Leon Valley with figures provided by Leon Valley City staff and TXDOT.

CLASSIFICATION	TYPE	ROW WIDTH	PAVEMENT WIDTH	DESCRIPTION
Expressway	---	300' +	Varies	Minimum 4-lane, divided, limited access, 12' lane width
Primary Arterial	A	110'	86'	6-lane, divided roadway, 12' lane width, 14' median or 7 lanes with 14' turn lane
	B	86'-110'	Varies	Up to 6 lanes, accomplished through variety of design measures
Secondary Arterial	A	86'	62'	4-lane, divided, 12' lane width, with either 14' median or center turn lane
	B	60'-86'	44'-62'	4-lane, undivided, 11' lane width is minimum
Collector	---	60'	44'	4-lane, undivided, 11' lane width
Local Access	---	50'	30'	Residential street

Bandera Road (State Highway 16)

Bandera Road is a Primary Arterial, Type A, which serves as a major artery in the San Antonio metropolitan area transportation system, connecting a rapidly developing area of northwest Bexar County with Loop 410. Bandera Road divides the center of Leon Valley providing the only means of north/south vehicular through access.

Bandera Road is the economic lifeblood of Leon Valley, providing direct access to the majority of existing businesses and arterial access to many residential neighborhoods and service areas. Despite arterial demands and right-of-way size (170'+/-), Bandera Road serves as a collector street with multiple driveway access points.

Bandera Road from Loop 410 to Rue Francois was reconstructed to add an overhead lane connector to Loop 410. This relieved congestion on Loop 410 and at the Wurzbach and Bandera intersection. The future of further improvements to Bandera Road is awaiting an environmental study, although major changes are eminent.

Bandera Road is owned by TXDOT and is jointly maintained by TXDOT and the City.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

What happened to the proposed Bandera Toll Road?



In October 2006, the Alamo Regional Mobility Authority (ARMA) established a community advisory panel for the Alamo RMA's study of Bandera Road. The Bandera Road Study was a transportation planning study that examined and

recommend strategies to address long-term mobility issues in the corridor. The Study consisted of the portion of Bandera Road or State Highway 16 (SH 16), which was approximately 6.5 miles in length, and situated between Loop 410 West and Loop 1604 West. On this section of Bandera Road, the existing average daily traffic varies from 31,000 to 61,000 vehicles. Projected average daily traffic in the year 2030 ranges from 68,300 to 106,900 vehicles during peak hours, nearly double today's numbers.

In the summer of 2006, the Alamo RMA, in accordance with the process and procedure required under the National Environmental Policy Act of 1969 (NEPA) and the current Federal Highway Act, submitted a letter to FHWA requesting a determination if the Bandera Road project could proceed as an Environmental Assessment. In April 2007, the Alamo RMA learned that the Federal Highway Administration (FHWA) determined that the environmental documentation process for the corridor should proceed as an Environmental Impact Statement (EIS), estimated to take 48 months to complete. Three years later, ARMA identified a number of tollway projects in Bexar County – including the stretch of Bandera Road between Loops 410 and 1604.

In 2009, the Leon Valley City Council adopted a resolution memorializing the Texas Department of Transportation, the Alamo Regional Mobility Authority and Bexar County to exclude all types of elevated roads through the City of Leon Valley, including toll roads, from the options for improvement of traffic volume capacity on Bandera Road. The City Council adopted a second resolution in support of the VIA Metropolitan Transit's SmartWaySA goals, a long term multi-modal mass transit plan for high capacity areas, and VIA studied extending their Primo bus line into Leon Valley from the Medical Center. As a result of the City's efforts, ARMA's toll road proposal was abandoned. Primo bus service into Leon Valley became a reality in 2013.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Wurzbach Road

Wurzbach Road is a Primary Arterial, Type B, which provides a significant vehicular access to and from the Medical Center, east to west and is part of the City of San Antonio Major Thoroughfare Plan and TXDOT planning.

Wurzbach Road and Huebner Road provide the only east/west thoroughfare access in the City.

The average weekday traffic count for Wurzbach Road, west of Bandera Road on February 15, 2015 was 12,656 vehicles per day.

The traffic between Evers Road and Bandera Road on Wurzbach Road was 22,521 vehicles per day in 2015.

Grissom Road (Farm to Market 471)

Grissom Road is a Primary Arterial, Type A (Right-of-Way standard is 120' to meet TXDOT standards.) with four travel lanes and a continuous turn lane.

Grissom Road serves with Huebner as a vital east-west component of the San Antonio Major Thoroughfare Plan.

Grissom is owned and maintained by the TXDOT. TXDOT improved drainage along the west side in 2002 and placed sidewalks in 2003. A traffic signal was installed at Shadow Mist in 2003.

In 2010, TXDOT reported a usage of 26,000 vehicles per day (VPD) on this street. This increased to 29,509 vpd in 2015.

Huebner Road

The portion of Huebner from Bandera Road east to the City limits is a Primary Arterial, Type A. In tandem with Grissom Road (FM 471), Huebner provides northwest Bexar County's major east to west thoroughfare.

Huebner serves as a Secondary Arterial, Type B, from Bandera Road west to Timberhill.

From Timberhill west to the City limit line, Huebner serves as a collector.

It is a vital east/west component of the San Antonio Major Thoroughfare Plan.

Huebner Road, outside of Leon Valley, has been widened to five lanes from Eckhert to IH-10 and to four lanes from Eckhert to just west of Leon Valley's eastern City limit line.

To accommodate the expected increase in traffic, the intersection of Huebner at Evers was widened to include a left turn lane onto Evers from west bound Huebner. A center-turn lane into Pavona Place was added in 1996. Huebner Road was widened in 2001 via TXDOT MPO program.

Just west of Evers Road, the average traffic counts on Huebner (recorded as in 2016) were as follows: 9,482 northbound, 11,069 southbound, and 20,551 at the Evers Road intersection.

Timberhill Road

From Huebner Road west to the City limits - it is a Secondary Arterial Type B but is constructed as a collector street.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Timberhill, from Huebner to Autumn Chase was reconstructed in 1999. This four-lane arterial street connects areas west of Leon Valley with Bandera Road and east with Grissom. Traffic calming measures are being considered for this roadway, as “cut through” traffic has increased with the overcapacity conditions on Grissom and Bandera roads.

Poss Road

Poss Road from Grissom to Bandera and Bandera to Evers is a Secondary Arterial, Type B. It is a primary route to the City's recreational area (Library, Raymond Rimkus Park and Community/Conference Center).

A new culvert crossing the Huebner Creek at the Park was added in 2001. Poss from Evers to Trotter is a residential collector. The section from Bandera to Evers is underdeveloped and subject to flooding. The weekday average traffic count on Poss Road between Bandera Road and Grissom Road was 3,609 vpd in 2015.

Thistle

Thistle is a Secondary Arterial, Type B and connects Bandera to Wurzbach Road. It is presently constructed as a 44' collector. Because of explosive development of residential housing in San Antonio, traffic on Thistle and Watercress has greatly increased. Further development will certainly occur, which will cause more traffic.

Blackberry Drive

Blackberry Drive is designated as a Secondary Arterial, Type B. It has become a major connector to Bandera and to Wurzbach Road, from the new residential area in San Antonio (Crystal Hills).

In 1995, it was paved to county road standards. Significant development may occur on either side of the street, which will cause it to be widened and curbed.

WaterCress Drive

From Thistle to Wurzbach it is a Secondary Arterial Type B. It is constructed as a 44' wide collector street.

Development of The Ridge subdivision has increased traffic as traffic goes through to San Antonio. Large increases in traffic on Bandera and Wurzbach Road has re-routed traffic volume to Watercress during peak periods.

Evers Road

Evers Road, a Secondary Arterial, Type B, serves as the major residential access street in Leon Valley.

Evers provides access to major Leon Valley facilities such as the Public Library, Leon Valley Community and Conference Center and Raymond Rimkus Park. The 2016 traffic count on Evers was 6490 westbound, and 6768 at the Huebner Road intersection. These traffic counts are expected to increase as growth in northwest Bexar County continues.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Eckhert Road (FM 1517)

Eckhert Road is a Primary Arterial, Type B which is not within the City limits of Leon Valley, but immediately adjacent to the City. Eckhert Road is essential to the orderly movement of traffic within and through Leon Valley. It provides direct collector access, as well as arterial access to residential and commercial areas in Leon Valley.

Eckhert Road is recognized as being an integral part of the City of San Antonio Major Thoroughfare Plan. Its viability and use as a major thoroughfare artery is essential to orderly traffic movement to Leon Valley. TXDOT widened Eckhert Road to five lanes in 1996.



Shadow Mist

Shadow Mist is a Secondary Arterial, Type B. Although platted to cul-de-sac in the City of San Antonio, it could connect with a thoroughfare system south of Huebner Creek.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Identification of Existing Roadway Designations

Expressways

Northwest Loop 410

Primary Arterials, Type A

Bandera Road (State Highway 16)
 Bandera Road (Spur 421)
 Grissom Road (FM 471)
 Huebner Road (east of Bandera)

Primary Arterials, Type B

Eckhert Road (not inside City limits)
 Wurzbach Road

Secondary Arterials, Type B

Blackberry Drive
 Evers Road
 Huebner (Bandera to Timberhill)
 Poss Road (Grissom to Evers)
 Shadow Mist
 Thistle
 Timberhill Road
 Watercress Drive (Wurzbach to Thistle)

Local Access

All Others

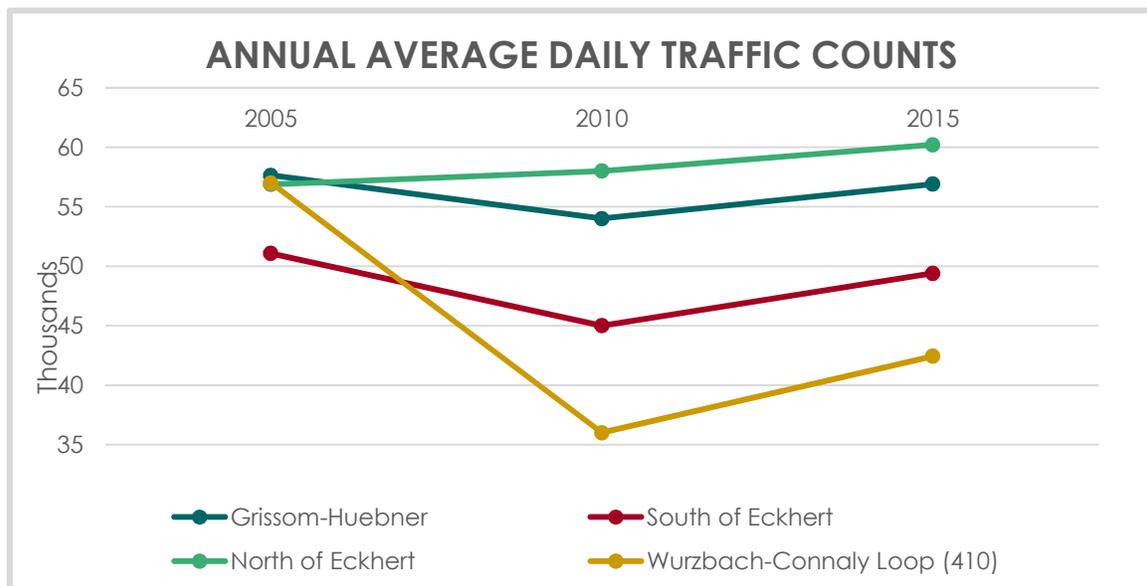
Commercial Collectors

Ardisana Drive
 Chaparral (Huebner to Deer Lane)
 Criss-Cross
 Echo Hill
 Exchange Parkway
 Hurley
 Redbird (Huebner to Deer Lane)
 Reindeer Trail
 Sawyer Road (Bandera to Criss-Cross)
 Timco East
 Timco West

Residential Collectors

Linkwood Drive	Linkhaven Drive
Thunderbird Drive	Cherryleaf Drive
Peach Tree Drive	Grass Valley
Canterfield Road	Forest Pine
Forest Meadow	Forest Way
Forest Grove	Seneca Drive
Grass Hill Drive	Rue Francois
Poss Road (Evers to Trotter)	Blackberry

As a result of the recently constructed Connelly Loop 410/Leon Valley fly-over, traffic counts have stabilized despite population and economic growth within the metropolitan area. Traffic counts at four (4) primary intersections along Bandera Road (SH16) indicate a slight increase from 2010 to 2015:



PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Bus Rapid Transit in Leon Valley

The first Primo route or Bus Rapid Transit (BRT) began operations in December in 2012 by providing connectivity to the medical district and downtown San Antonio. The City of Leon Valley and VIA implemented a branch to provide connection for Leon Valley residents and businesses to the BRT route.

Primo bus rapid transit (BRT) is public transportation that combines the best features of rail travel with the flexibility of bus service. BRT uses specialized rubber-tire vehicles that operate similar to a light rail with faster and more frequent service.

Benefits of BRT:

- Higher passenger capacity on BRT vehicles than conventional transit buses
- Operational flexibility with improved service and reliability
- Attractive passenger stations
- Specialized environmentally-friendly, quieter vehicles
- Lower operating costs than other high capacity options

BRT has been a proven success in Eugene, OR; Los Angeles, CA; Cleveland, OH; and Boston, MA.



Photo credit: <http://www.fleetsandfuels.com>

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

MPO Walkability Study

The Alamo Area Metropolitan Planning Organization's (MPO) Walkable Community Program is modeled after a national program that encourages communities to design for safer and more welcoming accommodations for pedestrians. Goals of the MPO Walkable Community Program are to:

1. Help the community better understand their walking and bicycling environment.
2. Help the community identify Infrastructure improvements that can be made to improve walking and cycling.
3. Serve as an educational process for local infrastructure and operational programs that are available through the various public agencies.
4. Serve as a two-way communication forum between the community and the transportation agency staffs.



The program is intended to assist communities in identification of issues residents single out as important to the community. It is the intent to have as many resources available at the workshops as possible. The workshops are an opportunity for residents to meet and discuss issues that may be limiting the mobility of the community.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

There was a walkabout with a corresponding workshop held in June 2008 with MPO and partnering agencies, VIA, TXDOT and AACOG to determine the walkability of the City of Leon Valley.

As a result, the following objectives for infrastructure improvements were identified:

1. Hike and Bike Opportunities - Connections needed between park areas, flood control west of Bandera Road, long range plan for Huebner Creek area and desired bike corridors;
2. Bandera Road - Transform Bandera Road, from Loop 410 to Eckert, into a pedestrian-friendly corridor that benefits economic development and which supports an identifiable downtown, and engage TxDOT in planning for a more walkable Bandera Road;
3. Evers Road - Include bicycle facilities from Callaghan to Huebner Road, sidewalk and intersection improvements, and traffic calming and speed reduction from Loop 410 to Huebner (consider raised crosswalk rear/or at Poss Road);
4. Huebner Road - Need to expand sidewalks in front of elementary school and senior's facilities and include bike facilities by the school to encourage cycling;
5. Timberhill - Install traffic calming measures;
6. Old Mill Subdivision - Connectivity to parks and other neighborhoods;
7. Rue Francois - Traffic calming between Bandera and Evers Road; and
8. Linkwood Subdivision - Possible connectivity to park system through utility easements, and traffic calming on Linkwood.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Objective One

Recognize the primary mode of transportation will be the individual automobile, manage the transportation system to facilitate the efficient movement of automobiles, and encourage the development and management of a multimodal transportation system that supports the efficient movement of people.

- 1.1 Use of the subdivision process to expand public transportation facilities with developer-funds through the dedication of right of way to support bus stops;
- 1.2 Continue to upgrade all existing arterial streets to recommended standards, control parking on narrow and busy streets, and provide (or cause to be provided) additional collector streets and arterials necessary to keep pace with projected growth;
- 1.3 Continue site plan review and approval processes to ensure that proposed development is designed and constructed in a manner that is compatible with the function of adjacent streets, provides for safe on-site circulation of vehicles, pedestrians, and public transportation, provides suitable parking, and provides access for solid waste pick-up, fire vehicles, emergency medical services and other public service needs;
- 1.4 Ensure that major thoroughfares conform to optimum design, engineering, and construction standards, in order to permit the free flow of high volume traffic.
 - 1.4a Minimize and eliminate, when possible, curb cuts and direct driveway access points to all collector and arterial thoroughfares.
 - 1.4b Space major intersections approximately 1,400 to 1,800 feet apart on primary arterials and 1,200 to 1,600 feet apart on secondary arterials.
 - 1.4c Provide a protected left-turn lane at all signalized median openings on arterials. Provide left- and right-turn lanes at points where two arterials intersect. (This requirement is intended to encourage the concentration of medium intensity development at such intersections and reduce strip development.)
 - 1.4d Limit left-turn movements on arterials between signalized intersections by:
 - Restricting left turns on undivided portions of the street;
 - Spacing median openings on divided portions at a distance of no less than 500 feet and require controlled traffic movement at such openings; and
 - Limit the construction of continuous left-turn lanes, as medians, on arterials to where intensive strip commercial or industrial development has already taken place; and prohibiting signalization at driveway (non-public street) intersections except where one side is a street.
 - 1.4e Prohibit abutting of low-intensity residential lots to any type of arterial or expressway and disapprove such requests except in extraordinary

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

circumstances. In no case shall a low-intensity residential lot have direct access to an arterial or expressway thoroughfare. Plats will be annotated to indicate that vehicular access to such lots from the thoroughfare will not be permitted.

- 1.4f Permit development for medium and high intensity uses (apartments, retail, commercial and industrial) on land abutting major thoroughfares if they conform to specific standards designed to limit access to the thoroughfare. These specific standards and guidelines are to be compatible with those found in standard engineering practice and as approved by the City Engineer; and,
- 1.4g Provide traffic calming devices in residential areas, along streets that are being used as “cut through”, and that have other speeding potential characteristics; and
- 1.4h Reduce access points along arterial streets in developed areas by:
 -) Closing, where practical, access to arterials from streets;
 -) Eliminating excessive numbers of existing curb cuts and reducing the width of curb cuts that do not conform to current standards at the time that major improvements to the arterial are undertaken; and
 -) Ensuring that current standards are met as a condition for permitting redevelopment or new construction.

Objective Two:

Recognize that an integral component of the transportation system is parking facilities.

- 2.1 Establish periodic review of parking conditions throughout the City and consider revision of parking requirements, if necessary; and,
- 2.2 Discourage streets from being used as off-loading and storage areas.

Objective Three:

Capitalize on the existing, available public right-of-way for transportation facilities in order to minimize future land consumption for transportation purposes and ensure that additional right-of-way is acquired and roadway construction is financed in an equitable and effective way.

- 3.1 Acquire rights-of-way for future arterials as shown on the adopted thoroughfare plan in advance of development, in order to save money and to ensure that the arterials and public transportation facilities (such as bus stops) can be located as planned;
- 3.2 Exercise authority over rights-of-way to obtain proper design, sizing and location of entrances and exits, and treatment of the right-of-way as a part of the site plan review;

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

- 3.3 Maximize capacity of existing roadways, where appropriate, through use of traffic management techniques such as: High Occupancy Vehicle (HOV) lanes, synchronized signalization;
- 3.4 Maximize use of subdivision process to provide developer-funded improvements to, or expansions of, the public transportation facilities;
- 3.5 Require dedication by owners of land which abuts an existing or planned thoroughfare to the City for use as right-of-way, an amount of land specified in standards or as required for a specific improvement. This will be a requirement for plat approval;
- 3.6 Acquire land for right-of-way in the same manner in which land is acquired for other public purposes in those cases where the necessary right-of-way has not been acquired by dedication;
- 3.7 Coordinate right-of-way acquisition on state owned and maintained highways with TXDOT. The City requirements for right-of-way shall prevail when City requirements exceed those set forth by TXDOT;
- 3.8 Evaluate each case, plat request, or project individually and, when deemed necessary by the City, require developer/landowner participation in excess of the standard requirement;
- 3.9 Allocate available resources effectively, so that capital investments in transportation facilities are in the best interest and promote the general welfare of the citizens; and,
- 3.10 Participate in Federal, State and county funding programs, when possible.

Objective Four:

Facilitate the increased demand for a safe and aesthetically pleasing pedestrian transportation system.

- 4.1 Require new development to include pedestrian walkways along and across major thoroughfares (unless a system of walkways and/or bikeways are provided separately from the arterial), and collectors on all residential streets from developments to bus stops;
- 4.2 Require that walkways be designed to meet accessibility standards for special populations including handicapped, elderly and young;
- 4.3 Consider establishing bikeways within the City;
- 4.4 Continue to include new sidewalk construction as part of a Capital Improvements Plan;
- 4.5 Develop a plan to install new sidewalks to fill gaps in the existing sidewalk infrastructure and to correct existing accessibility defects;
- 4.6 Continue to include replacement of broken sidewalk areas in Capital Improvement Plan; and,
- 4.7 Require six-foot (6') wide sidewalks for locations where the sidewalk abuts the curb.

PLAN COMPONENT 2: TRANSPORTATION & THROUGHFARE

Objective Five:

Minimize roadway congestion and fuel consumption through encouragement of alternate public transportation options.

- 5.1 Consider programs that monitor need for and acceptability of alternate modes of transportation and encourage use of buses, taxis and limousine services when appropriate; and
- 5.2 Consider programs such as a carpool "hotline" or shopping shuttle.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

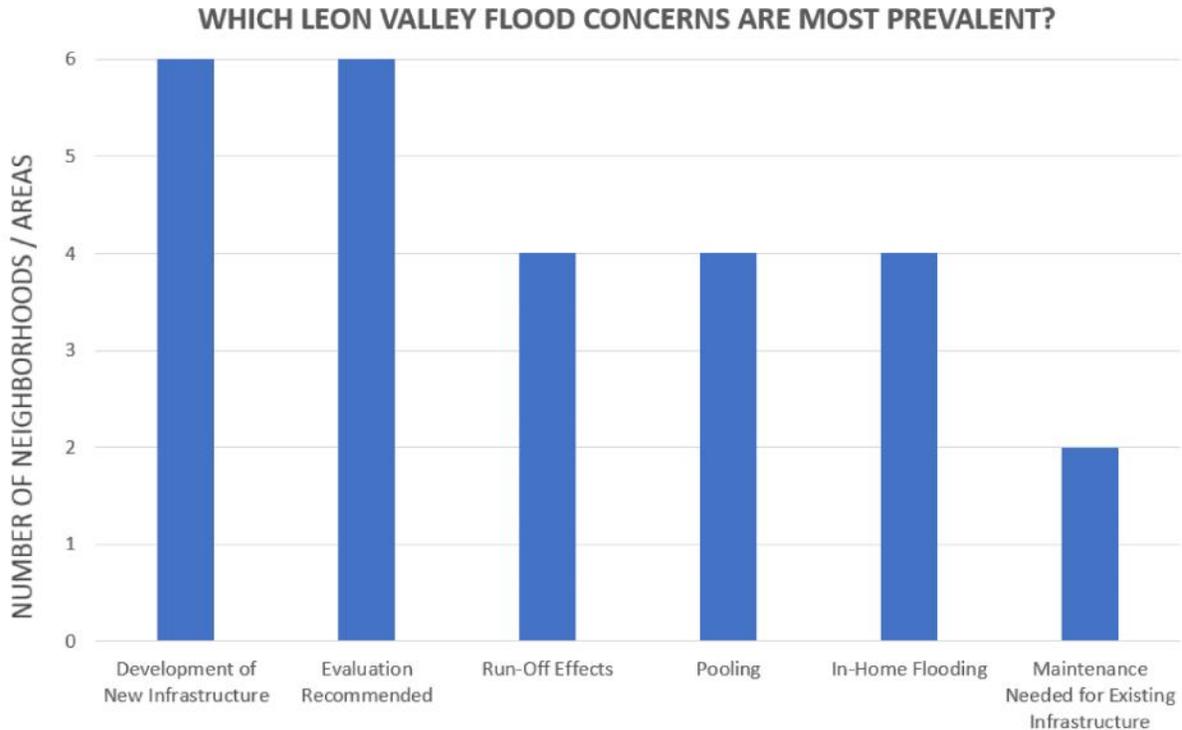
The Housing & Neighborhood Component is intended to encourage growth that provides housing opportunities to meet the diverse housing needs of the City's present and future populations and to preserve the residential character of existing neighborhoods. The Component contains sixteen (16) distinct Housing & Neighborhood planning areas:

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



PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

During the City's Master Plan workshops, Staff learned that the majority of citizen concerns between 2013-2016 regarded flooding. In particular, Staff discovered that the most prevalent flood concern for Leon Valley residents is development of new drainage infrastructure. The following graph indicates the prevalence of six distinct flood-based concerns, as based on the total number of Housing & Neighborhood planning areas with concerns documented in each particular area:



<p>EVAL RECOMMENDED (NEEDS/IMPACT)</p> <ol style="list-style-type: none"> 1. MONTE ROBLES (COMPLETE) 2. SENECA WEST 3. HODGES AREA 4. LEON VALLEY RANCHES 5. CASTLE ESTATES 6. GRASS VALLEY 	<p>DEVELOPMENT OF NEW INFRASTRUCTURE NEEDED</p> <ol style="list-style-type: none"> 1. LEON VALLEY RANCHES 2. CANTERFIELD 3. HODGES AREA 4. OLD MILL (FUNDED) 5. SENECA WEST 6. SHADOW MIST 	<p>IN-HOME FLOODING</p> <ol style="list-style-type: none"> 1. FOREST OAKS 2. LARKSONG 3. PEACHTREE 4. CHERRYLEAF
<p>RUN-OFF EFFECTS</p> <ol style="list-style-type: none"> 1. MONTE ROBLES 2. GRASS VALLEY 3. FOREST OAKS 4. SENECA/SUN VALLEY 	<p>POOLING</p> <ol style="list-style-type: none"> 1. FOREST OAKS 2. SHADOW MIST 3. SENECA/SUN VALLEY 4. MONTE ROBLES PARK 	<p>MAINTENANCE NEEDED FOR EXISTING INFRASTRUCTURE</p> <ol style="list-style-type: none"> 1. SENECA/SUN VALLEY 2. RIDGE AT LEON VALLEY

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

The City of Leon Valley has identified five (5) community goals pertaining to the Housing & Neighborhood Component:

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

The City has also identified neighborhood-wide goals that must comply with each Planning Component:

Land Use:

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

Transportation & Thoroughfare:

2. Promote connectivity through bicycle and pedestrian friendly connections between the City's physical elements.
3. The safe and efficient flow of street traffic.
4. Maintain streets and highways as set forth in the Public Works Street Maintenance Schedule.

Quality of Life:

5. The City will exhibit a distinctive, clear, physical and welcoming identity at all its boundaries and throughout the community, using aesthetically pleasing harmonious signage.
6. All development must adhere to Leon Valley Chapter 10, "Subdivision and Subdivision Plats", specifically utility construction and sidewalks pertaining to non-residential areas.
7. Maintain sidewalks and provide yearly evaluations.
8. Extend water and sewer mains as needed per development and maintain mains through a comprehensive capital improvements plan.

Environment:

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

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD



MONTE ROBLES PARK

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.

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 Eckhart Road must orient towards such 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 Eckhart Road both of which extend into the City of San Antonio. New retail, commercial, and mixed use developments must provide appropriate and effective buffering to protect surrounding residential areas.

LINKWOOD ADDITION

The Linkwood Addition area was platted in mid-1950s. This area exhibits the highest level of diverse residential development through different home builders. 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 Eckhart Road, in Blocks C and I, are to be oriented towards Eckhart 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 recommended 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, if warranted.

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 Eckhart Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

OLD MILL AREA

The Old Mill area consists of five major units that were platted in the late 1970's. 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. 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. All development must adhere to Leon Valley Code of Ordinances (LVCO) Chapter 10, "Subdivision Regulations", specifically, sidewalk policy & utility construction. This area connects to the City of San Antonio from Timberhill Drive and therefore must exhibit a distinct, clear, and welcoming identity at the entry point. Enhanced Code Enforcement efforts would improve neighborhood aesthetics, specifically the maintenance and upkeep of 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.

LEON VALLEY RANCHES

The Leon Valley Ranches area was platted in the mid-1940s. 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

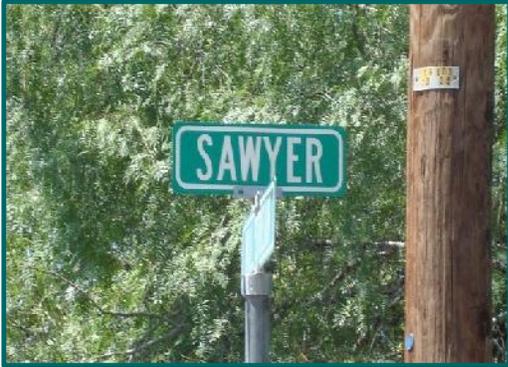


Control LC-17 Phase III project in 2011. All but one of the homes along the south side of El Verde was also removed. The LC-17 project will widen Huebner Creek and the City of Leon Valley will be constructing a Hike and Bike trail, which will connect to the City of San Antonio planned Crystal Hills Trailhead 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 Single Family Use 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.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

EXISTING CONDITIONS



SAWYER ROAD / LEON VALLEY RANCHES AREA

The south portion of Sawyer Road is platted and is known as Leon Valley Addition. The land use in the 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 the 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.

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 use should be encouraged. The vacant land use in this area is currently zoned R-1 (Single-Family) and R-2 (Two-Family). Undeveloped areas zoned B-1 (Small Business) should be maintained so as to be compatible with existing residential areas.



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, Leon Valley Elementary, and Public Works.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

CANTERFIELD

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 Single-Family Use and should be maintained as a residential area. Any undeveloped areas should be developed as R-1 (Single-Family) to maintain neighborhood character.

The area interfaces with Evers Road and 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, Leon Valley Elementary, John Marshall High School, Silo Park, and the Leon Valley Public Service Center.



FOREST OAKS

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 uses in the Forest Oaks Subdivision are comprised of Single-Family, Two-Family, Multiple-Family and 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. 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.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

SENECA / SUN VALLEY AREA

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 Single-Family), Multiple-Family or Garden House. For 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.



CASTLE ESTATES

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.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

SENECA WEST

The Seneca West area remains largely unplatted and undeveloped. Some platting occurred in 1972, and the future land use for the area consists of Single-Family low density housing and Garden House Uses. 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 be zoned R-1 (Single Family). 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 should remain R-6 (Garden House). 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.



HODGES SUBDIVISION AREA

Platted in 1950, the Hodges Subdivision area consists of approximately thirty 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.

The area interfaces with the Bandera Road commercial corridor and Leon Valley South Corridor. Recent changes include decreasing the speed limit to 20 mph, installation of speed pads, implementing one-way traffic flow, and prohibiting through trucks.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

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.



PAVONA PLACE

Developed in the mid-1990's, this area 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, Pavona Place Subdivisions; as well as Leon Valley Elementary, John Marshall High School, and Silo Park.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

SHADOW MIST AREA

The Shadow Mist area is a zoned R-6 (Garden House) 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 House). 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 B-3 (Commercial) zoning in this area is encouraged to 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 Rita Kay Driggers Elementary School. To the north of the subdivision are the Shadow Valley Apartments and the Barcelona/Valencia Lofts Apartments. Additional connections include Shadow Mist Park, Crystal Hill Park, and the Leon Creek Greenway. 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 RIDGE AT LEON VALLEY



The Ridge at Leon Valley (The Ridge) is an R-6 (Garden House) subdivision with three separate units. The property was replatted in the summer of 2004, and construction began in the fall of 2005 and has since been built out, 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 adjacent to B-3 (Commercial) zoning. Any B-3 in the area 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-7 (Single-Family Medium Density).

The Ridge area interfaces with Bandera Road, Wurzbach Road, and will soon connect with a proposed pocket park adjacent to Grass Hill Road.

PLAN COMPONENT 3: HOUSING & NEIGHBORHOOD

Objective One:

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

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

Objective Two:

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

- 2.1 Maintain and enhance a pro-active code enforcement program to monitor substandard buildings and rental properties in an effort to discourage deterioration of the neighborhood.

Objective Three:

Provide an adequate residential density reflecting the desired lifestyle of citizens.

- 3.1 Encourage development of existing land for the purpose of providing additional residential communities, and/or complimentary land uses.

Objective Four:

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

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

Objective Five:

Maintain adequate vehicular access for housing/neighborhood areas.

- 5.1 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; and
- 5.2 Develop traffic calming plans as needed.

Objective Six:

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

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

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

The second element of Leon Valley's Vision Statement (see page 2) states that 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, pedestrian friendly connections and world class public transit.

The City of Leon Valley and the Leon Valley Area Chamber of Commerce work together to cultivate an improved economy for businesses in the area.

Pictured Below: Officials from the City of Leon Valley joined the Leon Valley Area Chamber of Commerce as they celebrate their new location with a ribbon cutting.



[Economic Development Tools](#) – Economic development is promoted by the City of Leon Valley through incentives such as Tax Increment Financing (TIF), City Venue Project Tax, Property Tax Abatement, Public Improvement Districts (PID), Municipal Management and Development Districts, Crime Control District, Sales Tax Return, Fee Waivers, and Fast-Track Permitting.

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

During the Master Plan workshops that occurred between 2013 and 2016, stakeholders reflected on various opportunities to revitalize Leon Valley's commercial climate. Citizens worked together to develop the following six (6) suggestions for economic development:

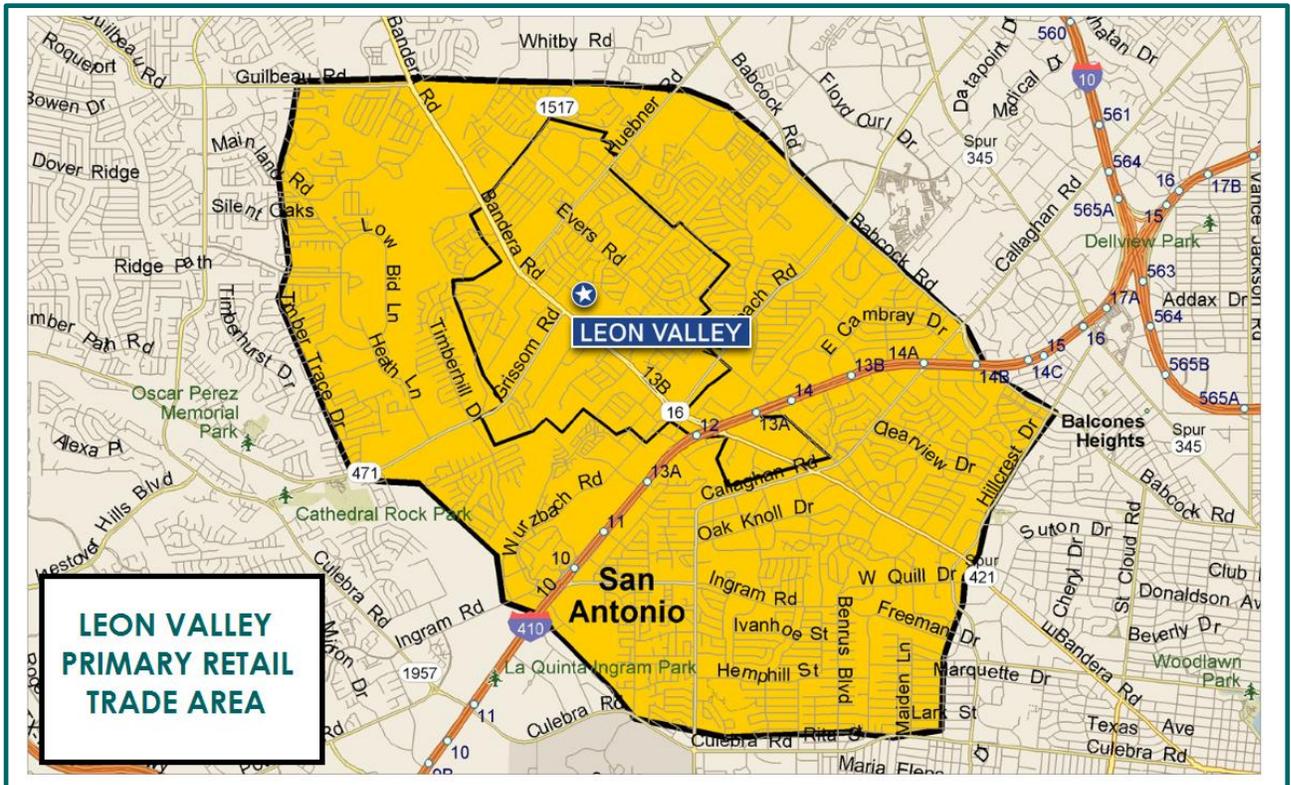
1. Develop effective outreach materials to engage new businesses;
2. Increase beautification efforts to attract new stakeholders in commercial districts;
3. Create incentives to improve business retention and new business outreach;
4. Establish a Citizens Neighborhood Progress Committee to study issues and make recommendations to Council;
5. Encourage additional Hotel/Motel Tax; and
6. Oppose Bandera Road options that harm Leon Valley's economy



PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

In September 2016, the City worked with consultants¹ to develop a comprehensive demographic profile pertaining to the community’s primary retail trade area. The intent of this custom tool is to identify Leon Valley’s potential for economic development.

Leon Valley’s unique retail trade area – the geographical area from which retailers within city limits derive a majority (85%) of their business – includes the boundaries illustrated below.



As indicated by the demographic profile, an estimated 89,633 individuals exist within Leon Valley’s primary retail area. This number is projected to increase to 95,625 by 2021.

In an effort to identify economic weaknesses and threats, consumer demand data exposed “sales leakages” that occur when residents purchase products or services outside of the Leon Valley community. The report estimates a total of \$4.5 million dollars are received in retail sales annually, but the *potential* for retail sales is a significantly higher number at \$1.3 billion dollars. That means the Leon Valley economy is leaking \$8.8 million dollars in retail sales each year. The report breaks

¹ The City of Leon Valley received contractual consultation services from Retail Coach, a national retail consulting, market research and development firm that combines strategy, technology and creative expertise to develop this plan. Retail Coach delivers high-impact retail recruitment and development strategies to local governments, chambers of commerce and economic development organizations.

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

down sales leakage estimates by industry, providing figures for areas such as motor vehicle and parts dealers, furniture and home furnishing stores, electronics and appliance stores, food service and drinking establishments, and others. Of the industries listed, consultants were able to apply land use analysis to identify specific opportunities for economic growth. The top three retail opportunities noted include building material and garden equipment stores (i.e. Home Centers), limited-service eating places (fast food chains), and sporting goods stores.



Leon Valley recognizes that retail recruitment and revitalization is a process rather than an isolated achievement. This Plan aspires to provide the vision for economic growth through engagements with compatible leaders in the retail and commercial industry.

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

EXISTING CONDITIONS



Leon Valley's property tax base is stable and economic development is projected to be 1% above previous years in 2017. The overall economic outlook is a positive trend slowly climbing since 2003. The City continues to plan and prioritize for future generations promoting neighborhood connectivity, additional open space for improved quality of life, more efficient roadway maintenance and usage, and City infrastructure needs, water supply, and drainage concerns. These priorities reflect the City's commitment to be a community of distinction and choice.

Leon Valley's primary commercial corridor, Bandera Road, is a focal point for reinvestment. Other infill development opportunities exist with vacant properties along the Bandera, Wurzbach, Grissom and Huebner corridors, which are expected to develop as retail/commercial uses to support community needs.

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

Despite Leon Valley's challenge of 90% land development, potential for growth can be demonstrated through the square footage of the City's industrial parks. However, it should be noted that a majority of the vacant property in these areas is located in the floodplain and will experience 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

Additionally, 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 HEB Marketplace, Bandera Heights and Leon Creek Shopping Center.

SHOPPING CENTERS	SQ. FT.
Bandera Crossing 6430 Bandera	32,000
Bandera North 6400 Bandera	31,986
Bandera Plaza 5830 Bandera	21,960
Bandera Square 6904 Bandera	9,400
Clear Creek 7007 Bandera	80,661
Crossway Center 6812 Bandera	37,000
Eckhert Center 7500 Eckhert	33,000
Grass Valley 6883 Bandera	42,000
H.E.B. Marketplace 5601 Bandera	185,000

SHOPPING CENTER	SQ. FT.
Leon Valley Executive Center 6502 Bandera	10,000
Leon Valley Center 6959 Bandera	60,000
Lim's Village 7015 Bandera	19,200
Bandera Heights 7040 Bandera Road	153,000
Oak Plaza Center 7035 Bandera	14,640
Leon Valley Business Park 7032 Reindeer Trail	29,677
Savings Square 6799 Bandera	36,112
Seneca Plaza 6505 Bandera	30,795
Tower West Business Center 6100 Bandera	33,145

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

SHOPPING CENTERS	SQ. FT.	SHOPPING CENTER	SQ. FT.
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		

EXISTING CONDITIONS



PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

The following recommended strategies have been developed to guide future decisions regarding economic development.

Objective One:

CAPITAL IMPROVEMENTS & STRATEGIES DEVELOPED TO GUIDE FUTURE DECISIONS

- 1.1 Work with industry consultants to prepare a competitive package and locate funding for projects that improve/expand public infrastructure;
- 1.2 Support community enhancement projects; and
- 1.3 Advance a pedestrian-friendly environment to facilitate growth in business, entertainment, recreation and community events by improving multi-modal transportation, public gathering places, parking and green space by:
 - a. Working to improve safe and pleasant pedestrian and bicycle access;
 - b. Encouraging development of outdoor plazas and improved public spaces;
 - c. Supporting the creation of cultural and entertainment facilities and events; and
 - d. Finding alternate funding in partnership with the City of Leon Valley in development of infrastructure through local and state resources which would supplement the economic development funding available.

Objective Two:

BUSINESS DEVELOPMENT

- 2.1 Establish private/public partnerships where City Departments and volunteer committees provide technical support and recommend policies to encourage private sector investment;
- 2.2 Recruit new jobs/businesses and aid in their development;
- 2.3 Focus recruitment efforts on primary employer(s) and new retail opportunities that fill a unique service niche by:
 - a. Recruiting a primary employer;
 - b. Conducting business expansion strategies; and
 - c. Developing incentive plans.
- 2.4 Support existing businesses by identifying local and state funding opportunities to help them remain competitive and aid in their expansion by:
 - a. Making face-to-face contacts via a systematic visitation/call program; and

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

- b. Tracking all encounters with retail/business to build a database that is current, interactive and provides trends in Leon Valley;
- 2.5 Continue to develop resources and incentive plans; attend TEDC workshops, seminars, webinars to develop a registry of available programs;
- 2.6 Maintain/Improve Leon Valley registry/database of undeveloped land, vacant buildings in the industrial area and strip mall vacancies that will give a current profile to prospective retailers;
- 2.7 Create a forum for round table discussion with business leaders, volunteer committees and City officials to provide ongoing communication on current or future needs of the City;
- 2.9 Implement a supportive and active enforcement program through codes and ordinances that create safe, healthy, and legitimate business development to strengthen the reputation and attractiveness of the corridors.

Objective Three:

EFFECTIVE COMMUNICATION

- 3.1 Consistency across all communication channels;
- 3.2 Implement a targeted communications campaign linking Leon Valley City Council, Leon Valley Chamber of Commerce and other potential business related groups to facilitate a unified plan, goals, and business-focused images for potential investors;
- 3.3 Establish clear and concise communications with City Council that enhances business expectations of city government support in innovative business projects;
- 3.4 Consolidate and enhance the Leon Valley message and identity throughout all City promotional efforts for a greater return on additional media tactics by:
 - a. Communicating and presenting a distilled and differentiated Leon Valley brand promise, message and identity across all media.
- 3.5 Implement brand synchronization adjustments and enhancements for all City promotions and digital communications, including websites, newsletters, advertisements, press releases and public relations efforts;
- 3.6 Focus on a communications/marketing campaign, including tactics that build and drive digital traffic from B2C (business-to-business) targets, while implementing a targeted B2B marketing initiative that leads to economic development by:
 - a. B2B communications campaign that targets primary employers, corporate site selection consultants and new business prospects;
 - b. Implement a B2C communications campaign that targets new consumers: Day-trippers; Event-goers; Resident participants; and,

PLAN COMPONENT 3: ECONOMIC DEVELOPMENT

- c. Producing hard copy and digital information packets highlighting Leon Valley business opportunities, reaching the above targets.

PLAN COMPONENT 5: QUALITY OF LIFE

The Quality of Life 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 Quality of Life Component is intended to serve as a practical tool to guide the future development and growth of the community services offered to Leon Valley.



Pictured Above: Marshall High School students enjoying Leon Valley Natural Area during Spring Break.

The following elements are included in the Plan's Quality of Life Component:

- ❖ Features of the Surrounding Area
- ❖ Police Department
- ❖ Fire & EMS Department
- ❖ Public Works, Parks & Recreation
- ❖ Public Library
- ❖ Schools & District Resources
- ❖ Conference & Community Center
- ❖ Community Events

PLAN COMPONENT 5: QUALITY OF LIFE

The City of Leon Valley conducts on-going collaboration with residents to improve and sustain the overall quality of life in the community. Unique committees and boards have been designed to advise City staff of citizen interests regarding community services, recreation, beautification, and public safety. The groups include:

Beautification Committee

The Beautification committee is responsible for identifying areas of aesthetic improvement in Leon Valley and identifying available resources for revitalization. The Beautification Committee also facilitates the City's annual Beautification Awards and serves as a liaison between the City and local businesses to promote incentives for aesthetic improvements.

Board of Adjustment

The (Zoning) Board of Adjustment is a public, quasi-judicial body of appointed officials and designated alternates empowered to hear and act on requests for appeals, special exceptions, and variance requests. The primary purpose of the Board is to afford individual(s) an opportunity to request additional consideration of a request otherwise prohibited by the City Zoning Code.

Citizens Police Advisory Committee

The Police Advisory Committee serves as a liaison between the police department and community. The committee will educate the public to improve the relationship between the police and community and to enhance the quality of life in our community. The Committee shall not have independent authority, but shall

work in conjunction with the Police Department. The committee shall serve as an advocate by educating the public about police programs, ideas, and methods.

Community Advisory Group (CAG)

The Bandera Road Community Advisory Group (CAG) was formed in 2007 to provide input to EPA on issues regarding the site's investigation and cleanup. The Bandera Road CAG meets quarterly. Meetings are open to the public. CAG members are residents of Leon Valley, members of other local government agencies (Northside ISD, Bexar County, Edwards Aquifer Authority, etc.) who all have an avid interest in this process to keep our water clean. The CAG is currently chaired by John Hoyt.

Crime Control & Prevention Board

The Crime Control and Prevention Board was established in 2013 as a temporary board dedicated to crime reduction programs. The Board utilized its authority to call an election to create a Crime Control and Prevention District (CCPD) and established a sales tax to support crime prevention efforts. The primary goal of the District is to enhance community policing programs, provide more patrol, and support

PLAN COMPONENT 5: QUALITY OF LIFE

general crime prevention activities within Leon Valley.

Earthwise Living Committee

The Earthwise Living Committee (EWLC) is dedicated to providing community education that will develop a sustainable way of life in harmony with the natural surroundings. The EWLC sponsors and coordinates the annual Earthwise Living Day held on the last Saturday in February. Monthly meetings are held on the second Tuesday at 6:00 p.m. at the Public Works Service Center off Evers Road.

Friends of the Leon Valley Library

The Friends of the Leon Valley Public Library, a 501(c)(3) tax-exempt organization, provides support for the Leon Valley Public Library to ensure that the Library has the extra resources that it needs to continue to be the "heart" of the city. The Friends have raised money and provided volunteers for projects, furnishings, supplies, matching grants, and programs for every age group. Contributions and gifts to the Friends are tax deductible.

Hike and Bike Advisory Committee

The Hike-and-Bike Advisory Committee was created to assist in designing a trail route to provide access for transportation, recreation and linkage to San Antonio's Leon Creek Greenway Trail System.

Library Board of Trustees

The Board of Trustees is comprised of seven members and two alternates. The Library Director serves as City Liaison to the board. Meetings are held the Second Tuesday of each Month (except July) at 5:30 pm in the Leon Valley Public Library.

Mayor's Youth Advisory Council

The Mayor's Youth Advisory Council, created in Spring 2017, serves as representatives for young residents, discussing pertinent issues with City Council and promoting youth involvement in community events and volunteer projects. Members attend high schools within the Leon valley area. The Youth Council works with city representatives to recommend programming, services and events that build civic engagement.

Park Commission

The Park Commission is a nine (9) member committee appointed by the city council for a term of two (2) years respectively, conterminous with the mayor. The commission is responsible for preparing and submitting park regulations to the council for adoption and making suggestions concerning park ordinances and park policies. The committee also assists the Council in the development, maintenance and regulation of parks as the Council may prescribe and serves as a liaison for the city with the public for park matters.

PLAN COMPONENT 5: QUALITY OF LIFE

Tree Advisory Board

The Tree Advisory Board is a seven (7) member Board, with three (3) alternate members tasked with protecting and preserving the City's existing and future trees. The TAB facilitates the Leon Valley Tree Challenge of planting 10,000 trees by the year 2020 and strives to educate the community on the importance and value of trees.

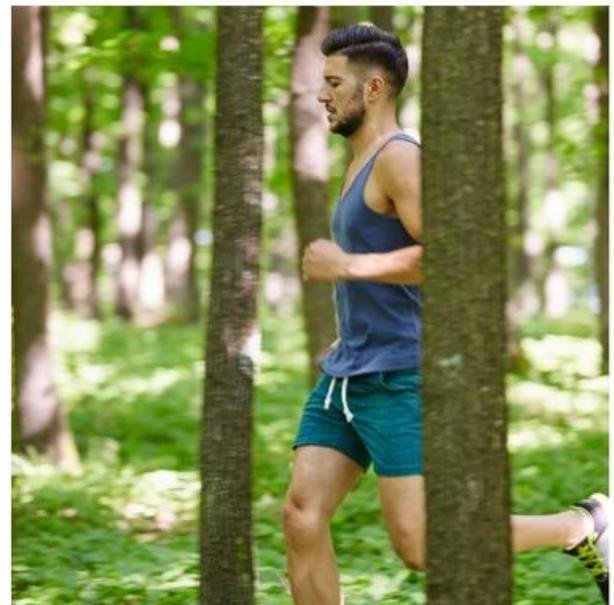
Zoning Commission

The Zoning Commission (ZC) acts as an advisory board to the City Council on land use and zoning matters. The Commission holds public meetings on all matters relating to the creation of zoning districts; the enforcement of zoning regulations; amendments to all zoning ordinances; and any other matter within the scope of the zoning power. There are seven (7) members and three (3) alternates

PLAN COMPONENT 5: QUALITY OF LIFE

Located in northwest Bexar County and surrounded by San Antonio, Leon Valley offers a full-service city to both residents and guests, including small town hospitality of prompt and professional services, as well as community-wide events. To sustain an overall positive quality of life that emphasizes "small town hospitality and big city advantages", City administrators collaborated with citizens to establish the following three (3) community goals:

1. To protect the health, safety, and welfare of all Leon Valley citizens.
2. To provide a variety of recreational opportunities for all Leon Valley citizens.
3. To provide the community with access to books, information, programs and related resources and services.



PLAN COMPONENT 5: QUALITY OF LIFE



FEATURES OF THE SURROUNDING AREA

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 San Antonio and Six Flags Fiesta Texas. 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 Institute, 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 (USAA), and the San Antonio Port Authority are both short and easy commutes from Leon Valley.

The City of Leon Valley is approximately seven miles from downtown San Antonio, via Bandera Road, and nine miles from San Antonio International Airport. Population statistics from the 2016 U.S. Census Bureau estimates that the population of the City of San Antonio surrounding Leon Valley is 1,492,540.

PLAN COMPONENT 5: QUALITY OF LIFE

POLICE DEPARTMENT

The mission of the Leon Valley Police Department is to impartially enforce the law in a fair, unbiased and consistent manner, recognizing both the statutory and judicial limitation of its authority, and the constitutional rights of all people, regardless of race, ethnicity, religion, creed, or gender. The department answers over 10,500 calls for service each year. The response time average of less than 4 minutes per call makes the department one of the fastest responding law enforcement agencies in the state. Duties include diligently serving the public through the prevention of crime, preservation of the public peace, protection of lives and property, the detection and arrest of violators, and the enforcement of all laws and ordinances. The Department's officers strive for excellence and professionalism in every aspect of their duties, solving problems through partnerships with the Leon Valley community. In addition, the hallmark of the department's success comes through the community service that our officers are widely recognized for across the region. Involvement with community programs include events such as the 100 Club of San Antonio, Blue Santa, Red Ribbon Drug Prevention Week, Drug Take Back Program, Anti-Bullying, Bike Rodeos, Senior Next of Kin Notification Database, Vehicle Burglary Prevention Campaign, Neighborhood Watch Programs, Crime Prevention, Cystic Fibrosis Tower Climb, Special Olympics Law Enforcement Torch Run, Special Olympics Fire Truck Pull, Pastoral Council, Boots-and-Badges Program, and the Citizens Police Academy. The Leon Valley Police Department has four divisions to serve the citizens of our community:

Police Administration

The Administration Division consists of two sworn officers and three civilian employees who strive to run the most effective, pro-active, transparent, and economically efficient department. They endeavor to enhance public understanding and support of police services, activities, and programs, and to provide support to each officer in the department to allow them to accomplish their duties efficiently and professionally. This division is also responsible for ensuring all training is conducted and that the department meets all mandates and laws as proscribed for law enforcement agencies by the Texas Commission on Law Enforcement (TCOLE), State of Texas, and the U.S. Department of Justice (DOJ).

Patrol Division

The Patrol Division includes sworn officers who respond to calls for public service, uphold the law, protect citizen's rights, protect the peace, deter crime, and protect the public. The officers of the Patrol Division provide a highly visible police presence in the community, respond to emergency calls for service, and enforce local, state, and federal



PLAN COMPONENT 5: QUALITY OF LIFE

laws. The men and women of the Patrol Division promote a spirit of cooperation and partnership with our community, working closely with the citizens to resolve disputes and deter crime. Most of our officers exceed the law enforcement requirements established by the Texas Commission on Law Enforcement, including certifications in crisis intervention training, de-escalation techniques, multiple less-lethal options, conflict resolution techniques, crime prevention, active shooter, National Incident Management System, and all aspects of community relations.

Criminal Investigations Division

The Criminal Investigation's Division is responsible for responding to and investigating all crimes that occur in Leon Valley. While crime is not the norm in our City, the citizens can feel secure knowing that the expertise and decades of experience of the detectives will be utilized in solving any crime that occurs in the community. They are well versed in all aspects of criminal investigations, working closely with local, state, and federal agencies, as well as the Bexar County District Attorney to ensure criminals are brought to justice. The investigators collect evidence, conduct interviews, and utilize up-to-date criminal investigative techniques in solving crimes that occur in our jurisdiction. The detectives are responsible for conducting search warrants, preparing criminal case files, and developing all aspects of a criminal case for presentation to the district attorney for criminal prosecution.

Code Compliance and Animal Control Division

The Code Compliance and Animal Control Division ensures all City and State code, zoning, and animal control laws are upheld in the community. The division's primary goal is to help protect the health, safety, and welfare of all citizens within the City of Leon Valley. Focus areas within Code Compliance include illegal/abandoned signs, vacant lots and alleys, high weeds and grass, illegal dumping, and dangerous structures. The goal of Animal Control is to keep the Leon Valley community and its pets/animals safe against rabies and other diseases communicated by animals to humans. Leon Valley Animal Control addresses dangers and nuisances that are caused when animals are homeless, unrestrained, neglected and abused. The Animal Control Section is publicly recognized for its efforts in returning animals to their owners or finding new homes through the City's adoption programs. The City of Leon Valley is a No Kill Community, only putting down animals when it is medically necessary to do so.

PLAN COMPONENT 5: QUALITY OF LIFE

FIRE DEPARTMENT & EMS



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 Threat

PLAN COMPONENT 5: QUALITY OF LIFE

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" to provide proper balance between service costs and threats.



The Leon Valley Fire 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.

PLAN COMPONENT 5: QUALITY OF LIFE

PUBLIC WORKS, PARKS & RECREATION

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.

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 through the Police Dispatcher.



Pictured Above: Water Crew Foreman Albert San Miguel

PLAN COMPONENT 5: QUALITY OF LIFE

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.

Leon Valley has multiple opportunities to get out and enjoy life. Raymond Rimkus Park (est. 1978), located on Poss Road between Bandera and Evers, is 23 acres of fun, with athletic fields, playgrounds, and party pavilions which can be rented. There are 24 small picnic areas with small barbecue pits, which are available on a first-come-first-serve basis at no charge.



The two playgrounds are ADA accessible, and there are tennis and basketball courts. The tennis court and one of the basketball courts were resurfaced in the summer of 2014. An NBA quality basketball court was developed in the fall of 2015.

In addition to these features, there is a jogging path, a quiet walking area, restrooms, water fountains for both people and their pets, and a Community Garden. The park fields are irrigated with recycled water from the San Antonio Water System.

Adjacent to Raymond Rimkus Park is the Huebner-Onion Natural Area Park, a 36 acre beautifully wooded site with an awesome nature trail. The trail parallels Huebner Creek and hikers will see deer, native birds, the Huebner-Onion Historical Home and an old gravesite. Legend has it that old Mr. Huebner is buried at that spot!



Both of these parks are open from dawn to dusk daily.

The City has two pools to offer guests and residents, including the original Leon Valley Community Pool, located at 6600 Strawflower, and the City's most recent aquatic addition, Forest Oaks Pool. The

PLAN COMPONENT 5: QUALITY OF LIFE

pools are open from Memorial Day to Labor Day weekend. For a fee, children in the Leon Valley community can receive swim lessons and a chance to participate in competitive swim teams.

The City has also developed, or is in the process of developing, walking trails (cleverly disguised as drainage areas) in some of the neighborhoods. You can walk from Raymond Rimkus Park, across Evers Road, following the path along the library and Public Works to a small creek with a picturesque wooden bridge. This trail will eventually lead travelers from Huebner Creek to Stirrup Lane, then across Forest Meadow, Forest Mont, and ending at Forest Ridge. A similar path leads from the back of the park, through the Sun Valley neighborhood to the corner of Seneca and Evers. In the Canterfield neighborhood, a path will lead travelers the back way to Silo Park. It is the goal of the City Council to provide as much connectivity in the city as possible.



Pictured Above: The Steurethaler Silo Park, located off Huebner Road, features 1920's era silos that originated with the Steurethaler family farm. (Additional pocket parks include Old Mill Park, The Ridge at Leon Valley Park, and Forest Oaks Pool.)

For more information on recommended improvements to the Park, please refer to the [Park Master Plan](#).

PLAN COMPONENT 5: QUALITY OF LIFE



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. 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 and non-book materials and automated information sources which will respond to differing interests, educational levels and native abilities.
- 3) Maintaining support with local groups and governmental agencies to support mutual recreational, cultural, and educational programs for the 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) Continuing exploration and acquisition of external funding for special projects and programming which will benefit the community.
- 7) Providing for researching, documenting, and commemorating the heritage and history of the Leon Valley area.

PLAN COMPONENT 5: QUALITY OF LIFE



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.

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 was added in 2014, affording the ability to conduct numerous programs and aid in literacy in Leon Valley. A book lift to the second floor aids 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.

Audio Materials:

1,770 books on audio CD. Including 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:

3 local and 2 national

Equipment for Public/Staff Use:

Online Public Access Catalog with complete listing of library holdings (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; and

Board Games, chess sets, puzzles for in house use.

PLAN COMPONENT 5: QUALITY OF LIFE

EXISTING LIBRARY SERVICES

The Library is open to the seven days a week. Some of the library's services are available on a 24-hour basis via our website, such as catalog browsing, renewal of materials, and reserving of materials.

Leon Valley is the only suburban city within the San Antonio area that has a library. 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.



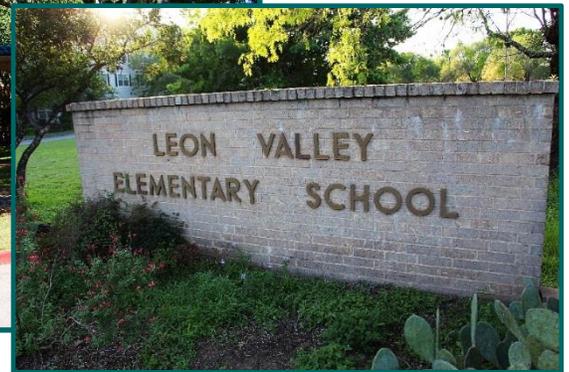
PLAN COMPONENT 5: QUALITY OF LIFE

SCHOOLS & DISTRICT RESOURCES

Educational resources were developed 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 seven (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.



Leon Valley Elementary School:

Leon Valley Elementary School moved to its present location at 7111 Huebner Road in 1979. In 2016, the accountability rating from the state was “Met Standard” with distinctions for academic achievements in science, student progress, and postsecondary readiness. The School’s principal is Rebecca Barron-Flores. The school colors are red and white with a “Lion” as mascot.

PLAN COMPONENT 5: QUALITY OF LIFE



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 2016 accountability rating from the state was "Met Standard" with a distinction designation in academic achievements for ELA/reading, mathematics, student progress, closing performance gaps, and postsecondary readiness. The school mascot is "Hounds" and the school colors are green and tan.



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 2016 accountability rating from the state was "Met Standard." The campus of Neff Middle School is adorned by murals that were

PLAN COMPONENT 5: QUALITY OF LIFE

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.



Marshall High School:

The original Northside High School opened in 1940 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.

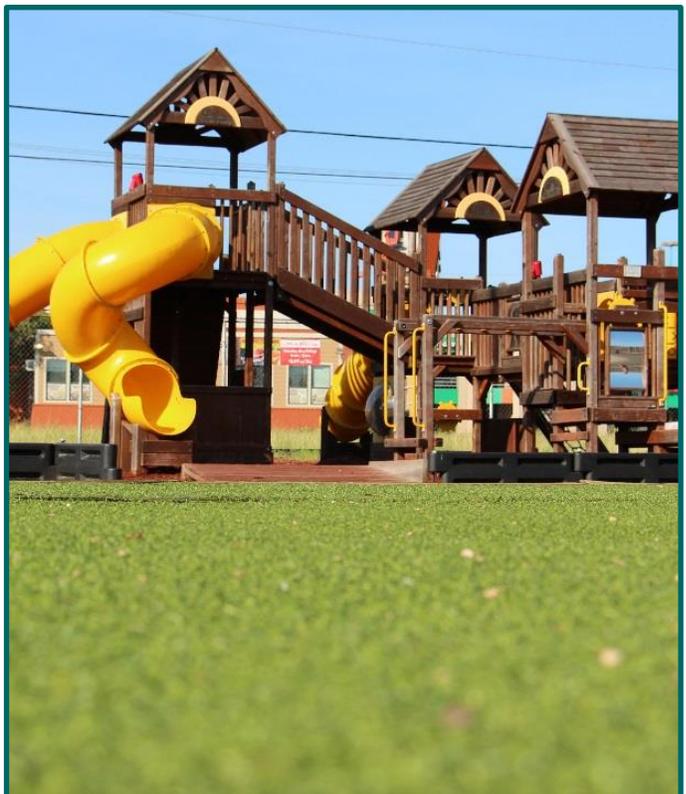
The school's 2016 accountability rating from the state was

“Met Standard” with distinctions for postsecondary readiness and closing performance gaps. Marshall High School principal is Susan Cleveland. School colors are maroon and white, the school’s mascot is the “Ram.” Marshall High School is located at 8000 Lobo Lane, off of Eckhert Road, and the main phone number is 397-7100.

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 school colors are red, white, and blue and the mascot is a space shuttle or “rocket”. The school is located at 5707 Bandera Road.



PLAN COMPONENT 5: QUALITY OF LIFE

THE NORTHSIDE LEARNING CENTER:

The old Leon Valley Elementary School at the corner of Bandera Road and Grissom 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 PATRICK NORTHSIDE TEICHER STUDENT SERVICES BUILDING:

The Teicher Student Services Building was built to house school, student and instructional support staff. The staff in turn provides 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 officers 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.

PLAN COMPONENT 5: QUALITY OF LIFE

CONFERENCE & COMMUNITY CENTER

From the city's unrivaled setting in the northwest central area of San Antonio to its impeccable service, Leon Valley offers great amenities for extraordinary weddings and special events. Our friendly and experienced City Staff is always available to assist you with your event and budget.

Two facilities are available to choose from: COMMUNITY and CONFERENCE centers. To learn more about our venues and available dates, please visit: www.leonvalleytexas.gov/reserve.

COMMUNITY EVENTS

The City of Leon Valley takes pride in celebrating special events throughout the year including the Tree Lighting, Christmas Concert, Pet Parade, and Taste of Leon Valley. Events are often supported by community sponsors and volunteers. Below are highlights of some recent community events.

Earthwise Living:

This event is the longest running annual environmental event in Bexar County and is coordinated by Leon Valley's Earthwise Living Committee (see page 68). The annual Earthwise Living event strives to bring awareness to all aspects of eco-friendly living, and thus the protection of our natural resources.



Pictured Above: Mayor Chris Riley and Melinda Dawson assisting with free tree adoptions.

PLAN COMPONENT 5: QUALITY OF LIFE

Ciclovía:

Ciclovía, in Spanish translates to “bike path,” and is an event that temporarily closes Leon Valley streets to automobiles to provide safe space for walking, bicycling, and social activities. Ciclovía originates from Bogotá, Colombia. A Reclovía is a subset or a pocket aside from the Ciclovía route that has activity and wellness vendors to visit and exercise with. Family-friendly activities include bicycling, running, walking, obstacle courses, soccer, football, cheerleading, Zumba/aerobics, jump rope, hula hoop, karate, strength training and more.



Fourth of July Parade:

This is Leon Valley’s largest and most beloved community event, with over 20,000 attendees each year. Traditionally, the Fourth of July festivities begin with a community parade and continue throughout the day with live entertainment, craft

and food vendors, and ends just before 10pm with a fireworks display. The 4th of July is historically a popular patriotic holiday that many people like to celebrate and honor – including the Leon Valley community. The event is free to the public, and features food, beverages, live entertainment, activities for all ages, and – of course – a fireworks display.

PLAN COMPONENT 5: QUALITY OF LIFE

Objectives One:

Provide quality public services to citizens of all ages.

- 1.1 Expand the scope of the Citizens Police Advisory Committee to study Code Compliance and Neighborhood Issues and make recommendations to City Council.

Objective Two:

Foster the health and welfare of Leon Valley citizens through public safety services.

- 2.1 Maintain an efficient and effective police force and fire department through the implementation of departmental long-range plans; and
- 2.2 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.

Objective Three:

Ensure adequate recreation space within Leon Valley.

- 3.1 Establish cooperative agreements with local civic groups and governmental agencies to support mutual programs for recreation and education for the total community;
- 3.2 Consider improvements to all City parks to benefit overall community needs;
- 3.3 Develop funding for new park facilities as they become available and needed; and
- 3.4 Support the continued City operation of City pools.

Objective Four:

To encourage maximum use of community services and facilities by the community.

- 4.1 Explore and seek to obtain external funding for special projects and programming to benefit community services (library, parks, and recreation);
- 4.2 Continue efforts to reduce vandalism at public facilities through citizen awareness and security measures;
- 4.3 Investigate the expansion of recreational programming and facilities for all segments of the population; and
- 4.4 Continue to provide outdoor recreational resources for scheduled use by other program providers (i.e. athletic or sports organizations).

PLAN COMPONENT 5: QUALITY OF LIFE

Objective Five:

Encourage maximum use of the library's services and materials by all age groups in the community.

- 5.1 Collaborate with other educational, social, and cultural groups in the community who also seek to promote the reading interests of adults, youth, and children;
- 5.2 Explore and obtain external funding for special projects and programming to benefit local patrons of the library; and
- 5.3 Expand existing facilities as necessary and as funding is appropriated.

Objective Six:

Maintain support with local groups and governmental agencies to support mutual recreational and educational programs for the total community.

- 6.1 Explore and obtain external funding for special projects and programming to benefit local recreational and educational programs in the community; and
- 6.2 Seek to provide for research, documentation and commemoration of the heritage and history of the Leon Valley area.

Objective Seven:

Serve as an information resource to businesses, professionals and local government officials and staff.

- 7.1 Provide resources for education, information, research, culture, recreation and leisure needs and/or interests.

PLAN COMPONENT 6: ENVIRONMENT

Due to prudent land use policies developed since the City's incorporation in 1952, Leon Valley 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.

The City of Leon Valley initiated its Earthwise Living program in 1988, and by 1989, initiated the first curb side recycling program in the greater metropolitan area. 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.

In 2007, Leon Valley residents expressed a desire to increase City efforts towards achieving environmental sustainability. Thus, a community strategic planning process was completed in the summer of 2007; and by the following fall, City Council adopted a goal document titled El Verde by 2020 which outlined goals and steps to be "Carbon Neutral" by 2020.

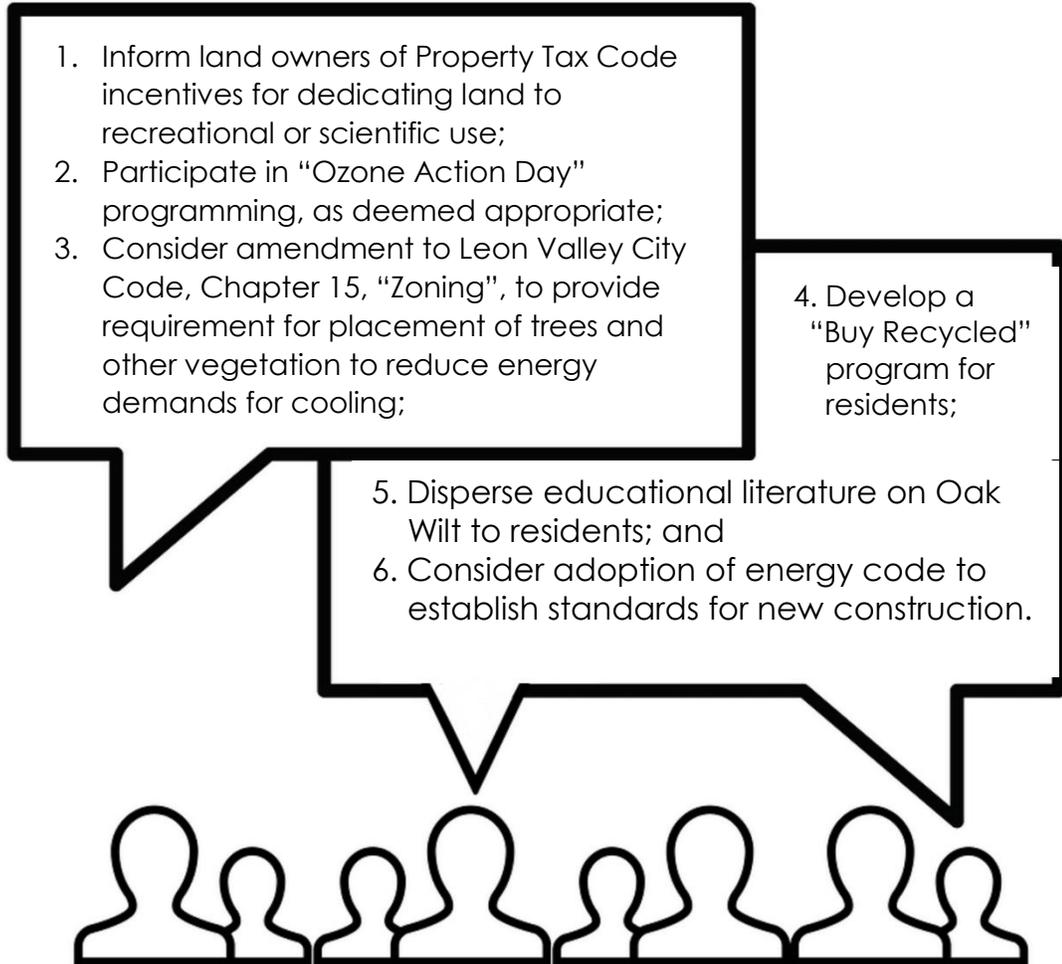
The identification of the natural assets of the community and recommended policies to preserve and enhance these assets is included within this planning component to create a guide for decision-makers in the future. Although some specific recommendations are included in this document, these should be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

The geographic planning area referenced throughout the environmental planning component includes the area within the City of Leon Valley. The functional planning areas includes seven (7) elements: water, stormwater, waste water, solid waste, air, energy and conservation. In many cases, these elements are interconnected and cannot be clearly separated. Therefore, some redundancy between the functional areas may be noted.



PLAN COMPONENT 6: ENVIRONMENT

During community workshops between 2013 and 2016, residents of Leon Valley convened to provide the following six (6) recommendations regarding the City’s environmental stewardship:



The City implemented several measures to meet these unique needs for the Leon Valley community. In 2016, City communications staff conducted the Oak Wilt Awareness Campaign, designed to increase current levels of oak wilt awareness and provide the public with accurate and timely information on management of the disease. Community Development staff contributed to campaign efforts by providing residents with treatment resources. Additionally, the City employed new standards pertaining to waste from building operations, rain water harvesting, tree preservation and planting requirements, and urban design standards for landscaping. The City maintains on-going efforts to encourage environmental stewardship among residents in the capacities stated during community workshops.

PLAN COMPONENT 6: ENVIRONMENT

The City is committed to realizing its S.E.E. Leon Valley vision of perpetually cultivating sustainability by prioritizing Environmental Stewardship. Significant progress from the City's Sustainability Overlay and El Verde by 2020 is made evident by enthusiastic community feedback, air quality awards, city trail expansions, park refurbishments, natural area preservation, successful community events, and inclusive communication efforts. However, the City recognizes that sustainability. Twelve (12) community goals exist to guide on-going efforts to protect the environment:

1. To provide an adequate quantity of water to meet municipal needs;
2. To protect the water supply and maintain excellent water quality;
3. To ensure proper collection and, ultimately, treatment of waste water throughout the City of Leon Valley;
4. To reduce the volumes of land fill solid waste;
5. To encourage market development for recycled and reused products;
6. To maintain excellent air quality;
7. To encourage the prudent use of energy throughout the City;
8. To encourage study and analysis of any sites that may have historical or archeological value;
9. To discourage destruction or elimination of natural and vegetative habitats, as well as other natural resources;
10. To plant 10,000 trees throughout the City of Leon Valley by 2020;
11. To educate the community on the importance and value of trees; and
12. To educate the public, businesses, and the construction industry on stormwater pollution prevention and permitting requirements to protect watersheds and the natural environment.



PLAN COMPONENT 6: ENVIRONMENT

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 2.4 million people throughout a five-county area.

The City faces three distinct challenges to achieve environmental sustainability:

❖ HISTORICAL ABUSE

Previous environmental abuses caused by chemical waste from a development in the 1970's. As a result, a portion of City land has been designated as an Environmental Protection Agency (EPA) Superfund Site.

❖ AIR POLLUTION

The population in the greater metropolitan area is expected to increase by over one million people. Increased vehicular traffic along Leon Valley's main corridors may contribute to reduced air quality in the future.

❖ WATER RESOURCES

The regional source of water from the Edwards Aquifer is limited; however different sources of water are being explored. Any threat to the water supply is a reminder of how dependent the City of Leon Valley (like most communities) is on the environment and the region's actions. Identification of additional potable water sources is necessary to meet projected community needs and is critical to the future of the City of Leon Valley. In this endeavor, the City encourages all residential and business property owners to install rainwater collection systems for non-potable uses such as landscape irrigation.¹

As of 2017, the City of Leon Valley replaced two water wells that draw water from the Edwards Aquifer, effectively doubling the City's water capacity. Pressure was also increased after drilling the new wells, which increased firefighting capabilities. Also in 2017, the City established an interconnect contract with San Antonio Water System (SAWS) at the Grasshill pump station to provide service in the event of emergency.

Each of the City's two water wells produce approximately 2,200 g.p.m. and provide water to approximately 2500 connections. The City [water distribution map](#) (which may be accessed on the City website) shows all water lines and appurtenances existing in the City.



¹ See City Code Section 3.02.401, "Rainwater Harvesting"

PLAN COMPONENT 6: ENVIRONMENT

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 pumping of 1,100 acre-feet. During dry periods when the Edwards Aquifer reaches a critical level, water use restrictions are mandated, such as lawn watering limits.

In 2015, the City implemented a Cost of Service and Utility Rate Study. This Study incorporated the 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 the two new water wells.

As of 2016, the City provides sewage collection service for 2,472 connections. The City [wastewater map](#) shows all sewer lines and mains existing in the City and serves as the current Waste Water Capital Improvements Plan. Sewer mains have generally been over-sized to anticipate new growth. Replacement or repair of sewer lines and laterals is an ongoing activity as some mains 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.

COMING SOON: In 2018, the City will conduct an impact study to assess the capital infrastructure needs of the waste water distribution system to service new growth.



Pictured Above: Leon Valley Community Center solar panels.

PLAN COMPONENT 6: ENVIRONMENT

PRESERVATION OF NATURAL SPACE

The preservation of natural, undeveloped land continues to be a top priority for residents of Leon Valley. In this effort, the City maintains a 36-acre nature preserve. Development is limited to a trail around the tract perimeter and the site can be utilized as an educational and natural resource. Several wildlife and native plant species exist within the tract. The City also sustains policy to preserve existing trees to the greatest extent possible and to build upon the City's tree canopy.

Pictured Above: Leon Valley's Natural Area, Spring 2017



PLAN COMPONENT 6: ENVIRONMENT

WATER

Objective One:

Maintain the existing, pumps, storage tanks and distribution lines and repair or replace when necessary.

- 1.1 Review and update annual maintenance schedule to minimize leakage or other water loss relating to routine maintenance (i.e. hydrant flushing), and
- 1.2 Continue aggressive leak detection program for both public mains and private water services.

Objective Two:

Practice supply management methods and develop additional water supply support.

- 2.1 Develop and implement a conservation program to include consideration of programs such as plumbing and landscape codes, rate structures and incentive programs;
- 2.2 Continue promotion of water saving activities such as mulching, hi-efficiency washing machines, and low-flush toilets; and
- 2.3 Increase public education concerning water supply issues.

Objective Three:

Develop and implement demand management measures during drought and non-drought times.

- 3.1 Coordinate Leon Valley water management programs with regional policies;
- 3.2 Establish and fund programs to retrofit City facilities with water conserving devices wherever possible;
- 3.3 Continue measures to meet the State Board of Fire Insurance standards to minimize insurance key rate; and
- 3.4 Use recycled water for park irrigation of ten (10) acre feet per year allotted for City landscaping.

Objective Four:

Meet or exceed regulatory requirements for water distributed via the Leon Valley Water System.

- 4.1 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.

PLAN COMPONENT 6: ENVIRONMENT

Objective Five:

Minimize contamination to the aquifer through wells and septic tanks.

- 5.1 Develop program to minimize introduction of “special” or “hazardous” wastes into the watershed.

Objective Six:

Monitor pollution sources in flood plain (i.e. auto shops) or other areas which may contribute to non-point source pollution of water supplies.

- 6.1 Consider alternatives to products producing hazardous waste by residents, businesses and City departments whenever possible to reduce potential for contamination via spillage, improper handling, or inadequate disposal.

Objective Seven:

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.

- 7.1 Continue to test water samples for bacteriological contamination on a monthly basis and comply with Environmental Protection Agency regulations for lead and copper testing.

Objective Eight:

Protect the customer's water service through adequate Backflow Prevention Program.

- 8.1 Participate in household hazardous waste programs, and
- 8.2 Include environmental protection in storm water management plan.

STORM WATER

Objective Nine:

Educate the public, school children, and businesses (construction and other industries) on stormwater pollution impacts, prevention, and permitting requirements respective to protecting our creeks, lakes, and rivers to improve our lifestyle, natural environment, and water resource use.

- 9.1 Publish educational information on stormwater pollution awareness and prevention in the City's existing publications;
- 9.2 Distribute educational materials – such as displays, pamphlets and booklets – to visitors, public service employees, and construction site personnel;
- 9.3 Promote stormwater awareness and best practices at City events, such as Earthwise Living Day and Arbor Day;

PLAN COMPONENT 6: ENVIRONMENT

- 9.4 Promote Adopt-A-Spot programming in creek beds to volunteer and environmental groups;
- 9.5 Perform tank inspections and flushing annually, as well as rehabilitate tanks when needed;
- 9.6 Address sanitary sewer overflows within 72 hours of complaint receipt.
- 9.7 Circulate watershed maps among Public Works, Community Development, and Code Enforcement staff members, and encourage routine monitoring;
- 9.8 Enforce City code requiring erosion and sediment controls for developments over one (1) acre; and
- 9.9 Continue to implement a City training program for employees and volunteers to provide instructions for the operation and maintenance of pollution prevention programs focused on stormwater.

WASTE WATER

Objective Ten:

Continue to extend sewer mains to service areas not currently serviced by the public collection system and secure easements for necessary extensions.

- 10.1 Expand collection system to provide service to unserved areas, and
- 10.2 Continue installation and inspection of customer service laterals.

Objective Eleven:

Continue to provide for adequate treatment of effluent via inter-local agreement with the City of San Antonio, the Regional Waste Water Authority.

- 11.1 Continue “Condition Study” of system.

Objective Twelve:

Identify locations where remedial line work is needed and budget for timely replacement.

- 12.1 Maintain existing collection system and replace as needed;
- 12.2 Eliminate repeated sewer overflows/blockage;
- 12.3 Conduct cleaning of sewer lines on systematic basis; and
- 12.4 Continue infiltration and inflow study to stop sewer outflows.

PLAN COMPONENT 6: ENVIRONMENT

SOLID WASTE

Objective Thirteen:

Continue the curbside collection of recyclable materials from residential customers and increase percentage of waste stream diverted.

- 13.1 Increase participation in curbside collection program via Block Leader Program, articles, and possible incentive programs; and
- 13.2 Encourage “pre-cycling” via consumer education concerning packaging and information about reusable items.

Objective Fourteen:

Expand residential collection in terms of increased volume of those materials already collected and additional materials. (Increase volume recycled.)

- 14.1 Consider collection of additional materials curbside or at stationary collection site.

Objective Fifteen:

Reduce volume of yard waste collected and handled.

- 15.1 Continue to encourage back yard composting;
- 15.2 Continue to encourage xeriscape and other forms of turf minimization; and
- 15.3 Continue community compost/ community garden.

Objective Sixteen:

Consider household hazardous waste program in conjunction with Bexar County.

- 16.1 Promote household hazardous waste collection program in conjunction with other cities, and
- 16.2 Continue to provide a citizen drop-off site for used motor oil and filters.

Objective Seventeen:

Develop program (in conjunction with waste hauler) to increase collection of recyclable materials from businesses and apartments.

- 17.1 Establish recycling goals and partnership incentives for local businesses.

Objective Eighteen:

Increase emphasis on public education pertaining to solid waste.

- 18.1 Continue education about alternative disposal methods (i.e. thrift stores, and donation stations); and
- 18.2 Pursue participation in “Don’t Bag It” Program designed by Texas A&M.

PLAN COMPONENT 6: ENVIRONMENT

Objective Nineteen:

Maximize usage of recycled products in the private and public sector, thereby, helping to reduce current market glut for recycled products.

- 19.1 Develop a “Buy Recycled” program for residents, and
- 19.2 Develop model procurement guidelines for distribution to businesses to enable them to easily use recycled and reused products in their activities.

AIR

Objective Twenty:

To maintain or reduce emissions of toxic, noxious or regulated chemicals.

- 20.1 Report all suspected violations to the Texas Commission on Environmental Quality (TCEQ);
- 20.2 Restrict development of industries producing toxic or noxious chemicals;
- 20.3 Support alternatives to reliance on single occupancy vehicular traffic (i.e. car pool “hotline”, HOV lanes, and more or different bus routes);
- 20.4 Encourage dedication of open space to maximize green areas within the City;
- 20.5 Increase public education concerning air quality issues;
- 20.6 Participate in “Ozone Action Day” programming, as deemed appropriate;
- 20.7 Increase use of propane and compressed natural gas fueled vehicles where feasible; and
- 20.8 Continue enforcement of the TECQ Idling Limitations Rule which provides limitations for motor vehicle idling.

ENERGY

Objective Twenty-One:

Minimize energy waste in both the private and public sector.

- 21.1 Consider amendment to Leon Valley City Code, Chapter 15, “Zoning”, to provide requirement for placement of trees and other vegetation to reduce energy demands for cooling;
- 21.2 Consider adoption of energy code to establish standards for new construction;
- 21.3 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;
- 21.4 Procure small, fuel-efficient vehicles whenever possible and maintain them so as to maximize efficiency; and
- 21.5 Consider scheduled conversion of City fleet to alternative fuel vehicle.

PLAN COMPONENT 6: ENVIRONMENT

Objective Twenty-Two:

Encourage utilization of diverse energy resources.

- 22.1 Consider the use of solar energy at all City Facilities; and
- 22.2 Consider incentive program for Leon Valley businesses utilizing green energy.

CONSERVATION

Objective Twenty-Three:

Investigate alternatives for historic preservation of determined properties.

- 23.1 Consider development of a partnership with the Leon Valley Historical Society to co-sponsor preservation of historical properties in Leon Valley.

Objective Twenty-Four:

Manage growth in a way that preserves natural beauty, an integral part of the quality of life in Leon Valley.

- 24.1 To consider creating mandatory dedication ordinance or develop program to provide incentives for voluntary dedication of land for conservation, open space or recreational purposes;
- 24.2 Consider open space a priority especially in flood plains and along stream or creek corridors; encourage passive development of creeks as green belts; and
- 24.3 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.

Objective Twenty-Five:

Provide a total of 500 live trees per year to City of Leon Valley's citizens and organizations for adoption and planting across the community.

- 25.1 Implement NeighborWoods program within the City of Leon Valley; and
- 25.2 Conduct NeighborWoods program outreach to citizens and community organizations, such as schools, nonprofit organizations, private businesses, Earthwise Living Committee.

Objective Twenty-Six:

Plant 6,000 Texas native understory trees within the natural area of Raymond Rimkus Park

- 26.1 Evaluate the survival rates of understory tree planting in the Raymond Rimkus natural area to determine cost effective planting strategies, and

PLAN COMPONENT 6: ENVIRONMENT

26.2 Explore alternative revenue sources to acquire trees.

Objective Twenty-Seven:

Investigate and identify other potential planting areas in the City of Leon Valley.

27.1 Involve community in city tree planting activities, and

27.2 Leverage annual Earthwise Living Day and Arbor Day events for tree adoptions (giveaways).

Objective Twenty-Eight:

Make tree information more accessible to the Leon Valley community

28.1 Provide tree education at the Earthwise Living and Arbor Day events;

28.2 Improve and update the City of Leon Valley website with tree-focused information; and

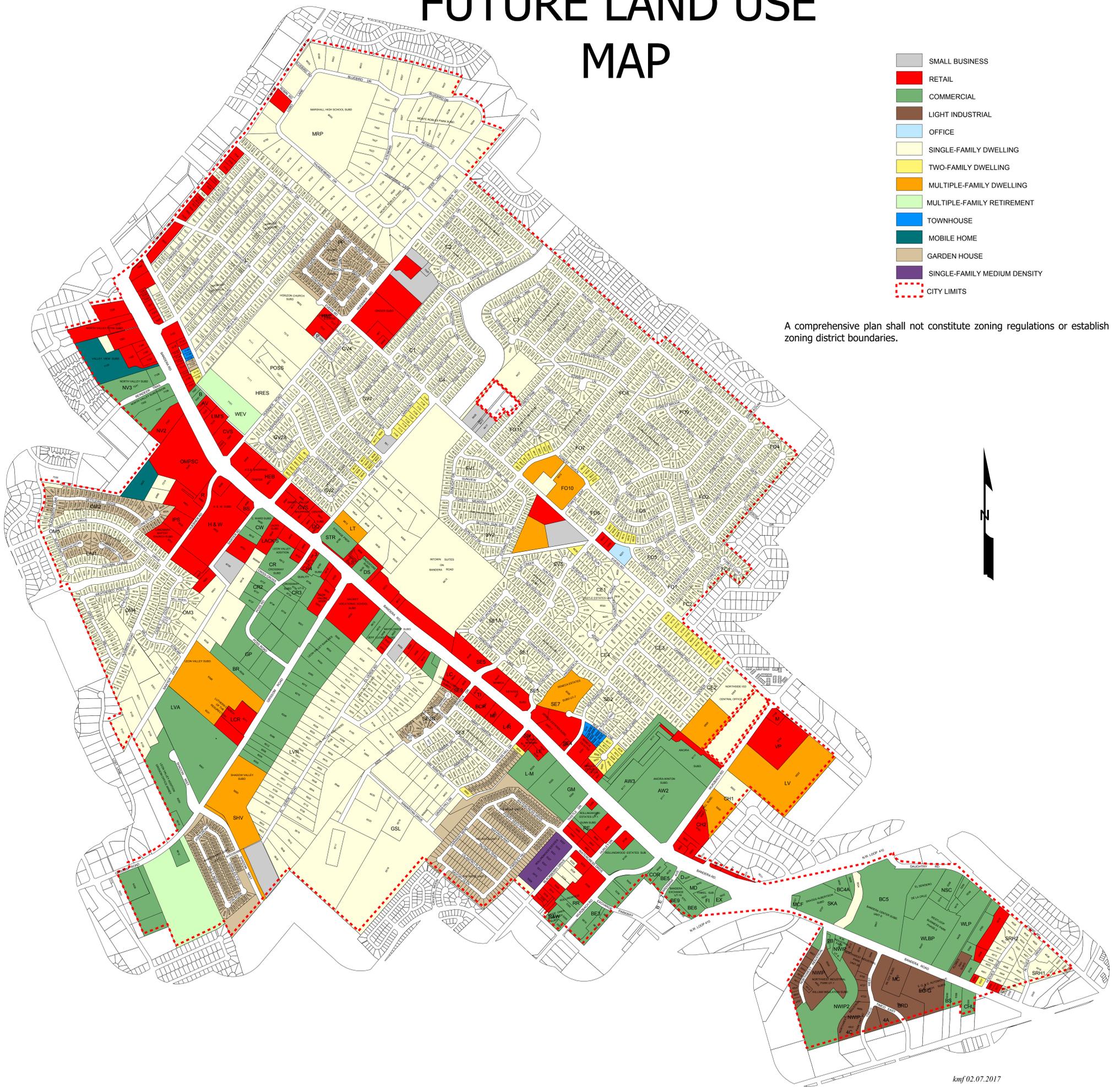
28.3 Utilize social media avenues, e.g. Facebook.

Objective Twenty-Nine:

Encourage City of Leon Valley representation and participation in regional urban forestry organizations

29.1 Facilitate community participation with regional Alamo Forest Partnership organization.

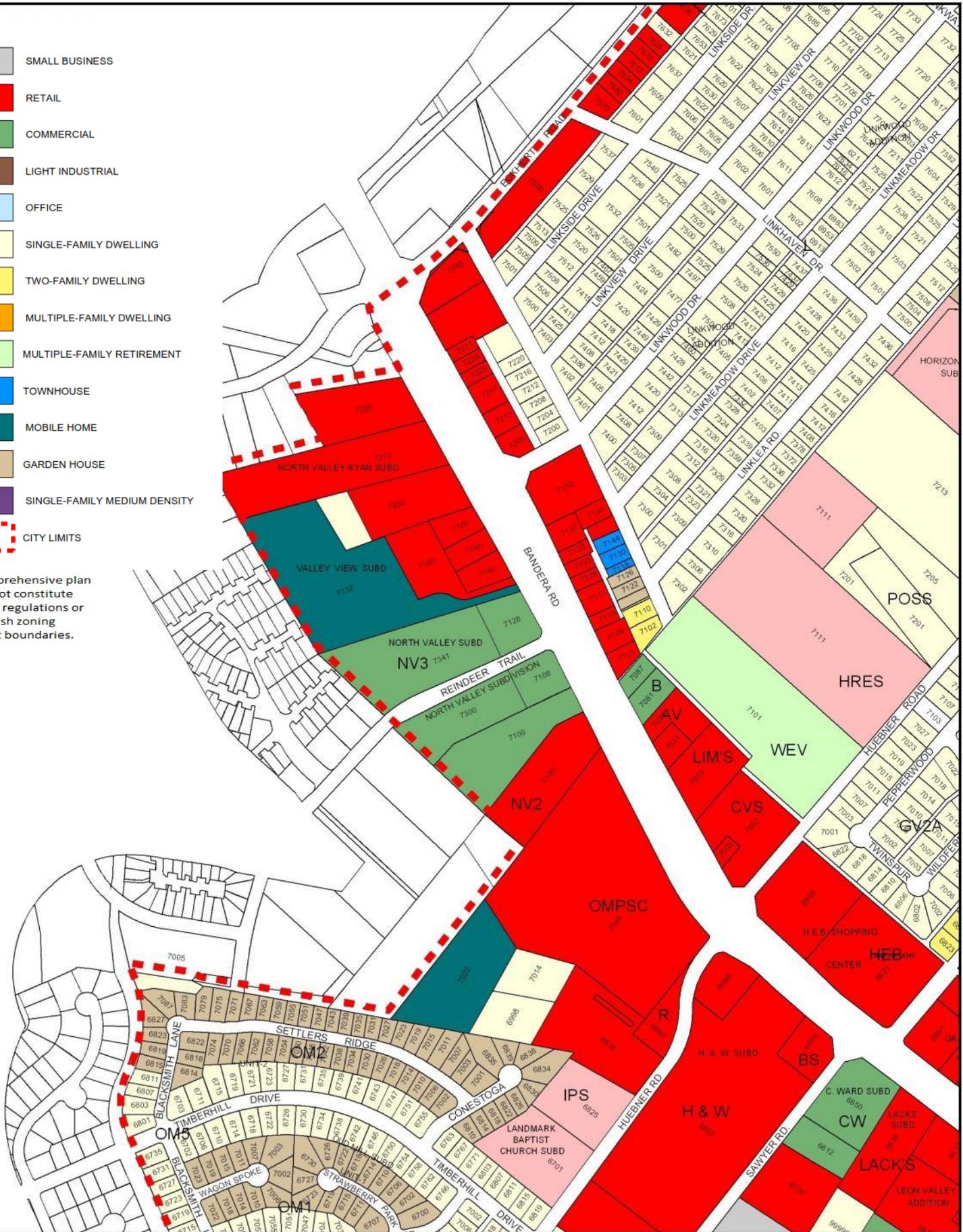
CITY OF LEON VALLEY FUTURE LAND USE MAP



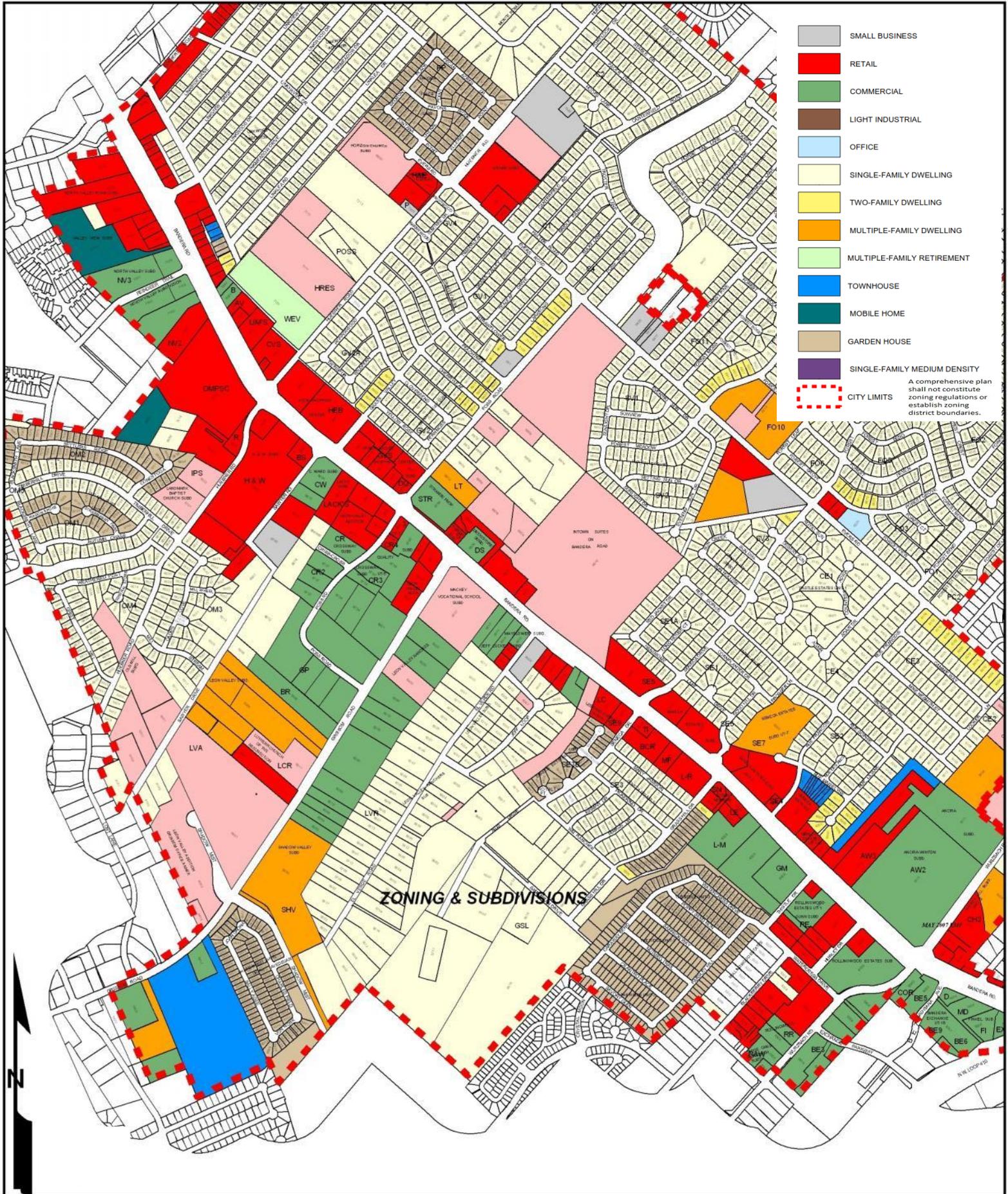
1aCC Bandera Road North Corridor

- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- SINGLE-FAMILY MEDIUM DENSITY
- CITY LIMITS

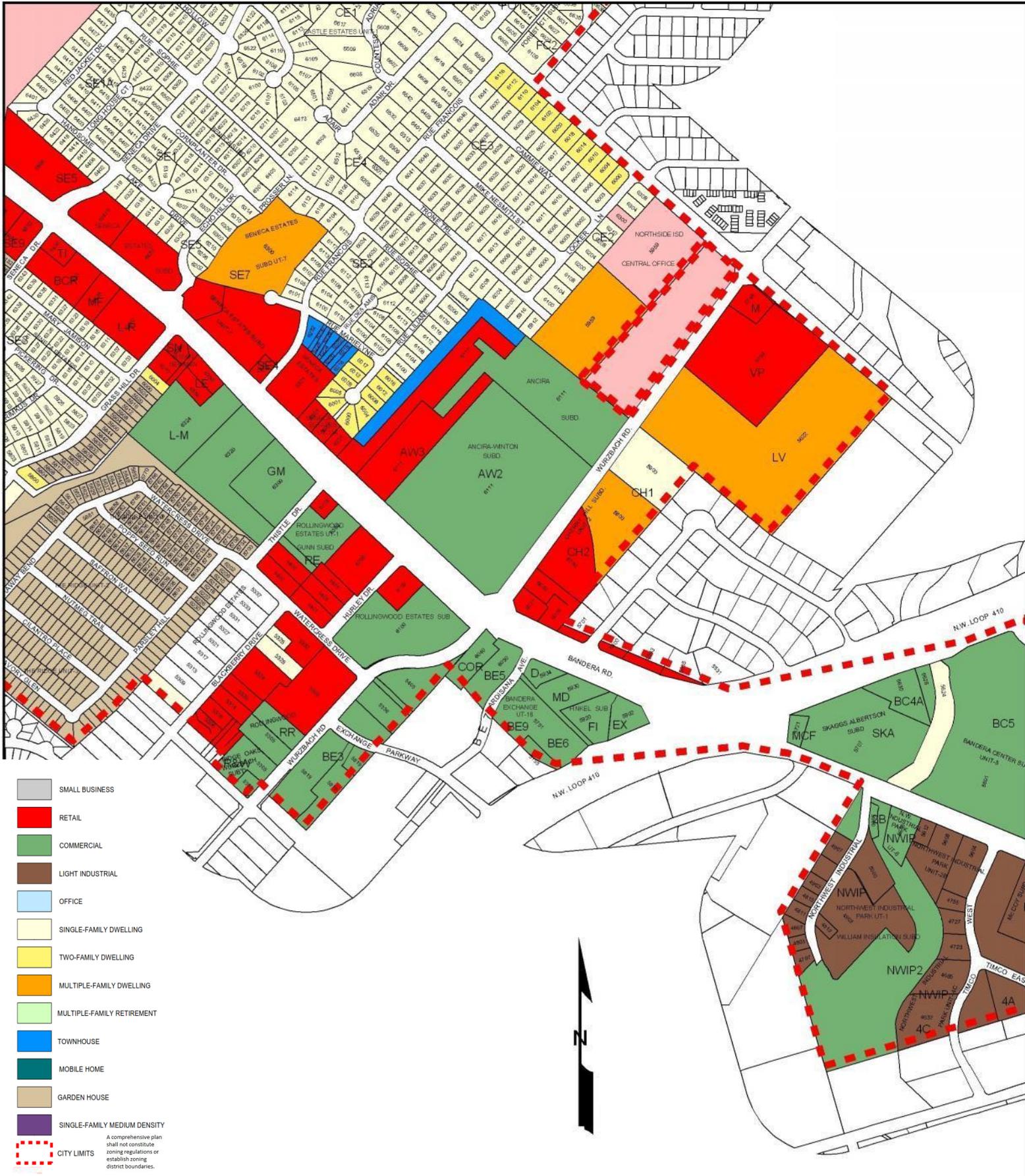
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



1bCC Bandera Road South Corridor



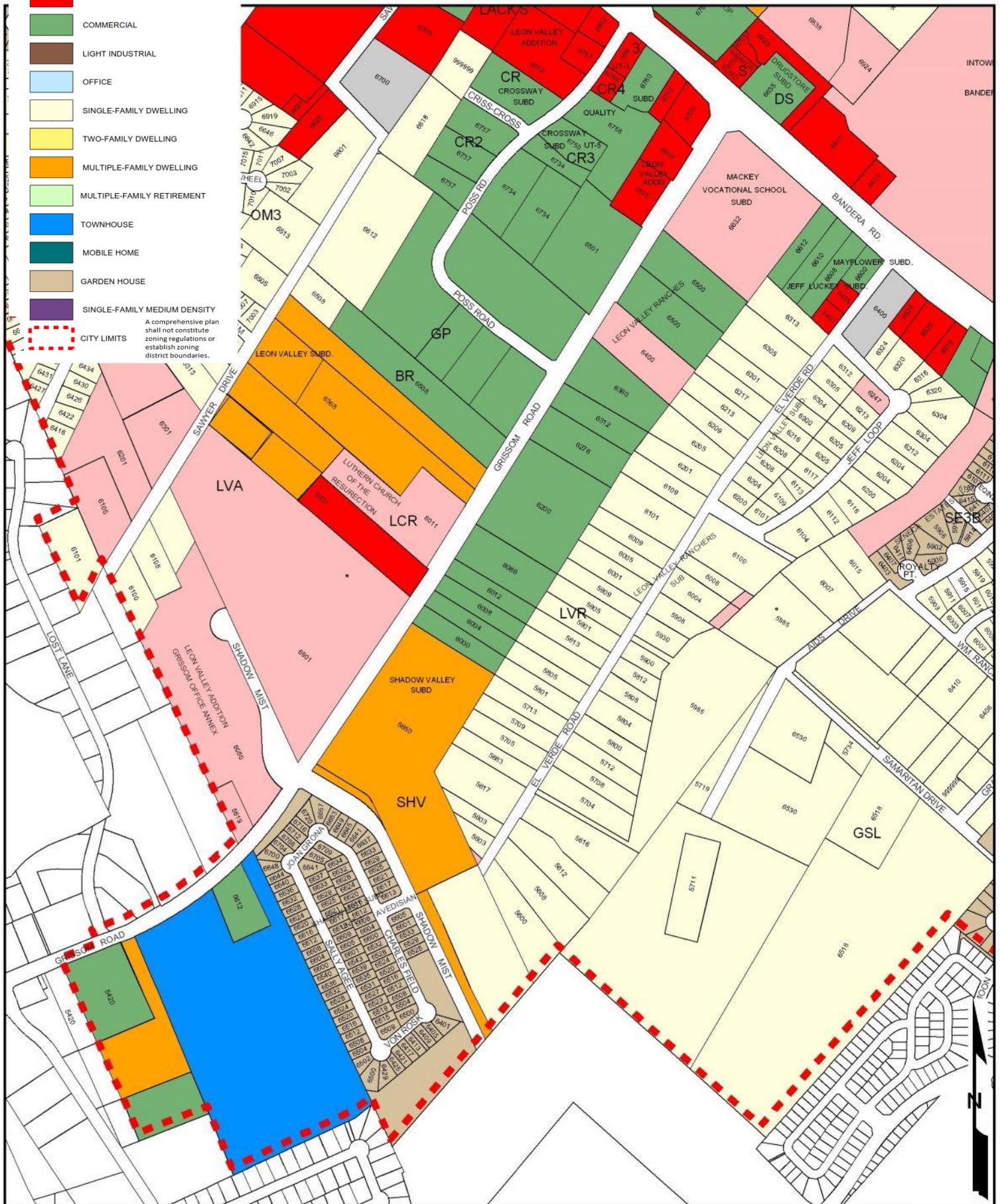
2aCC Bandera Road Loop 410 Corridor



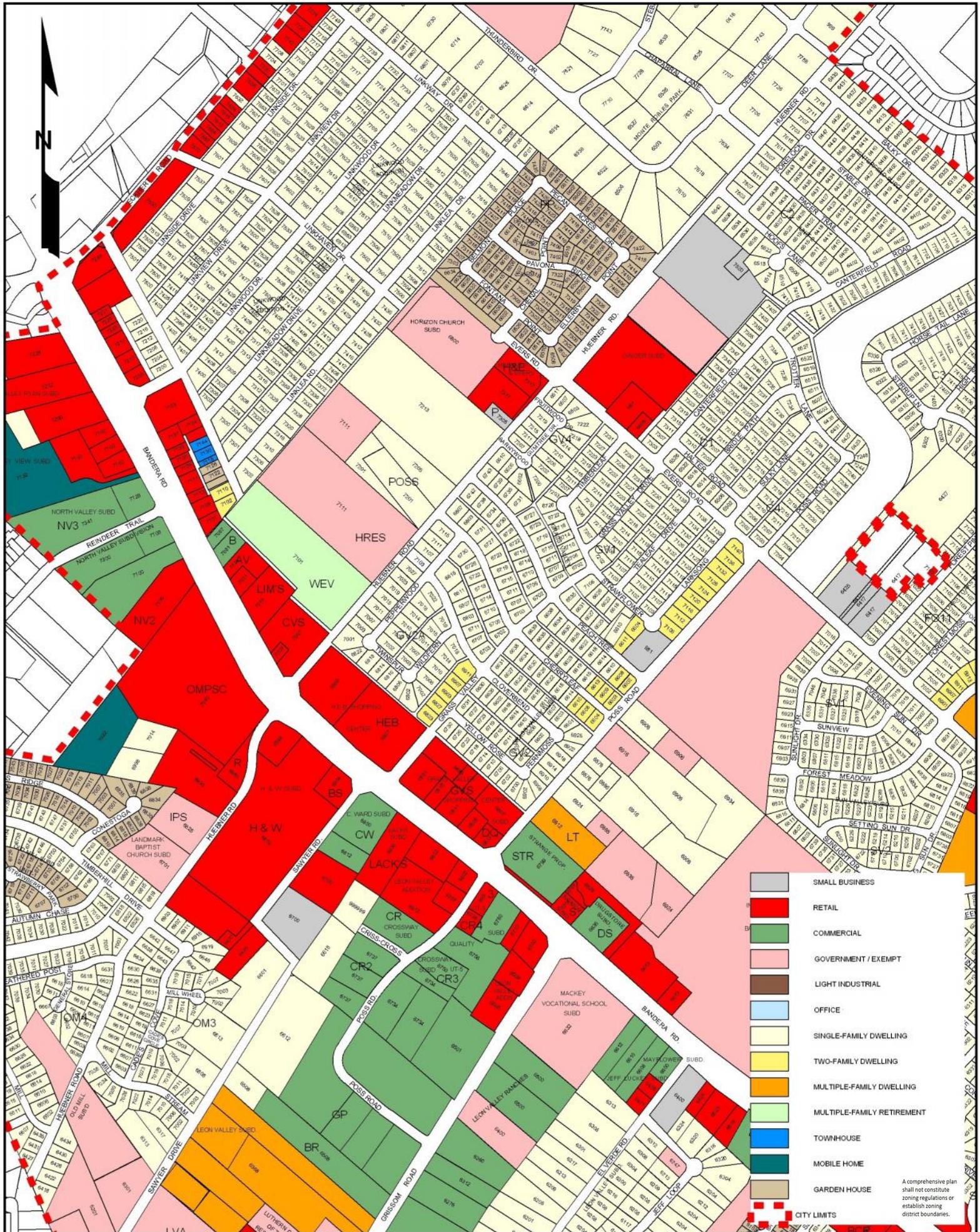
4CC GRISSOM ROAD CORRIDOR

- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- SINGLE-FAMILY MEDIUM DENSITY
- CITY LIMITS

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



5CC HUEBNER ROAD CORRIDOR

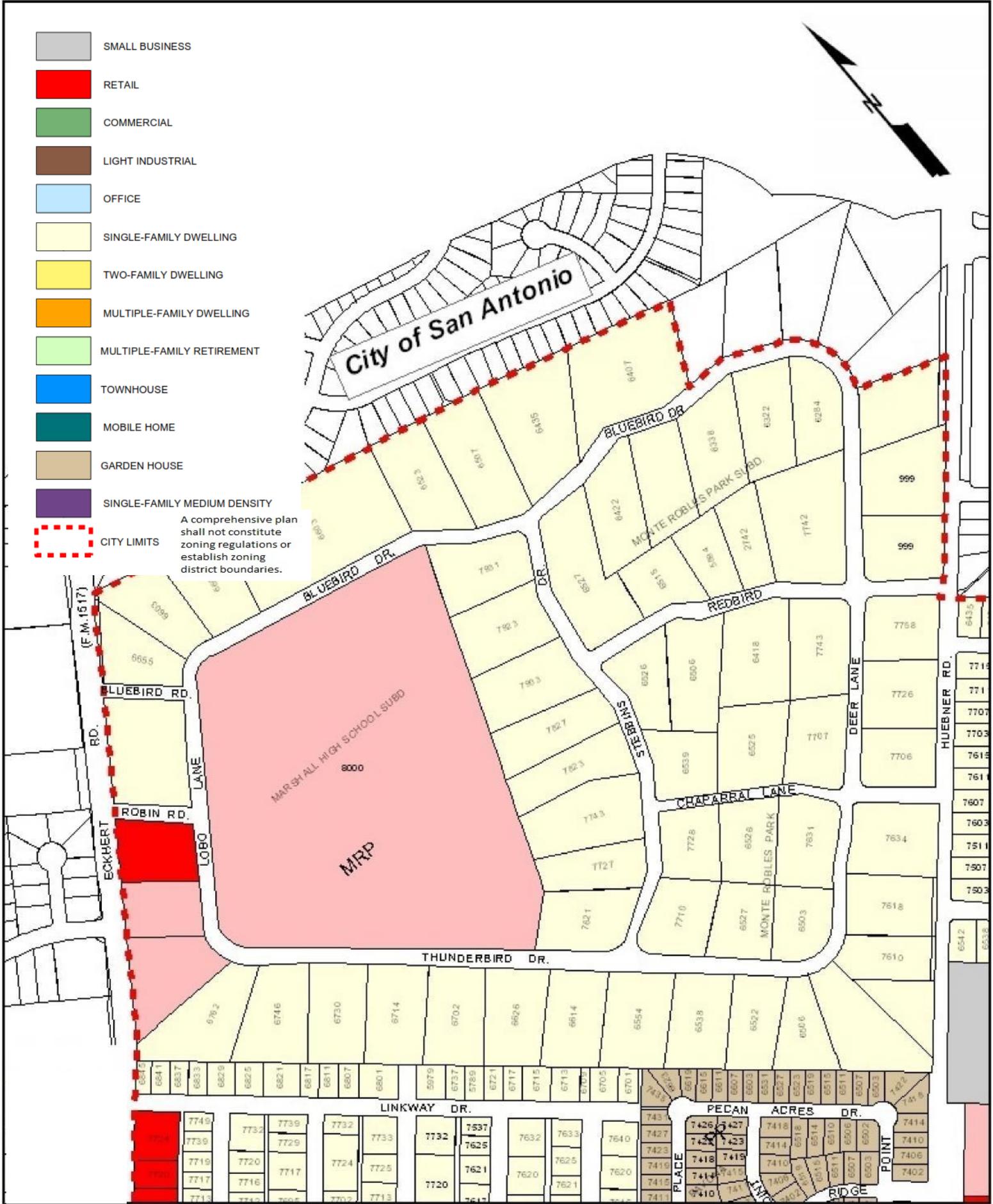


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

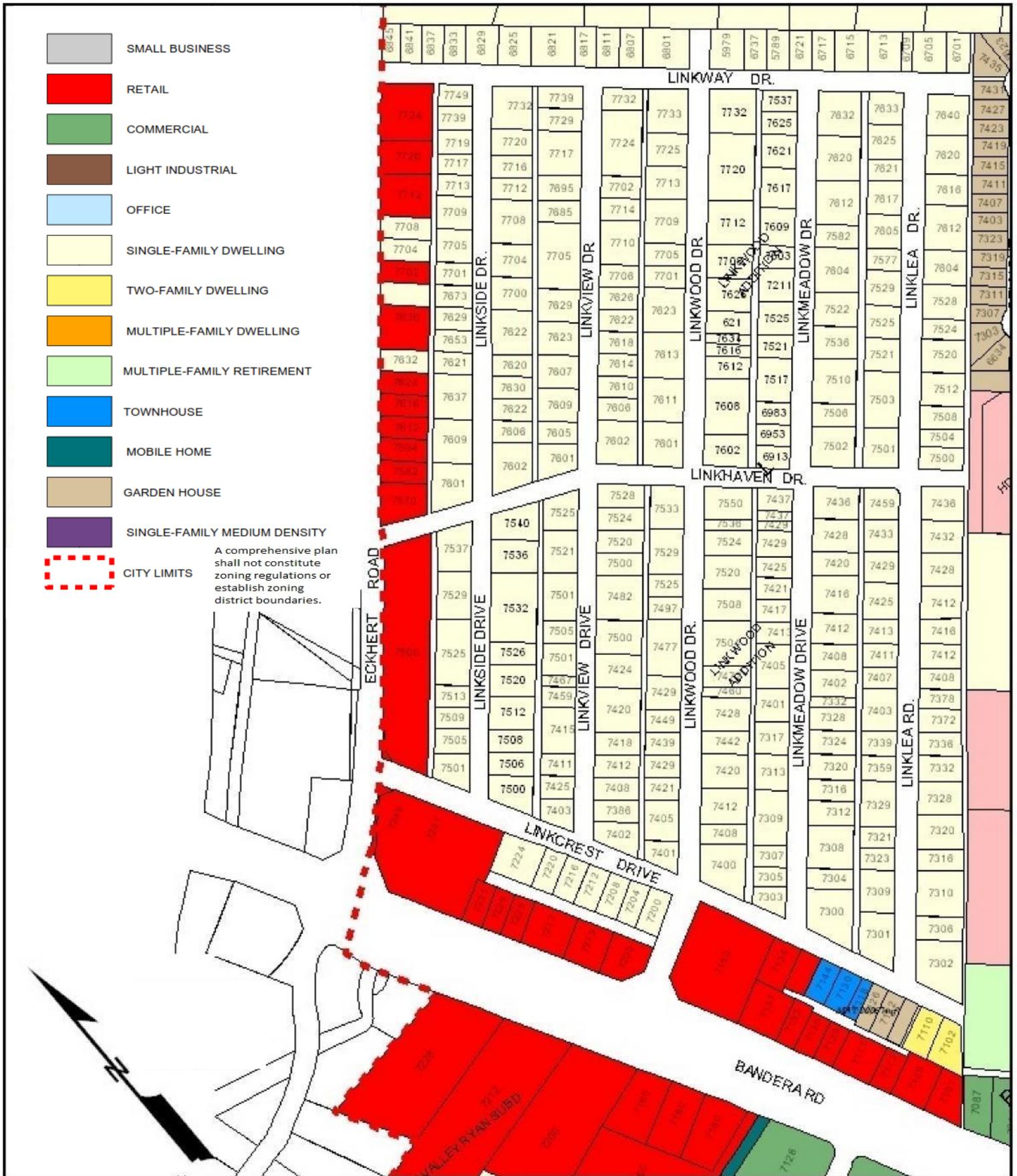
1N MONTE ROBLES AREA

- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- SINGLE-FAMILY MEDIUM DENSITY
- CITY LIMITS

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



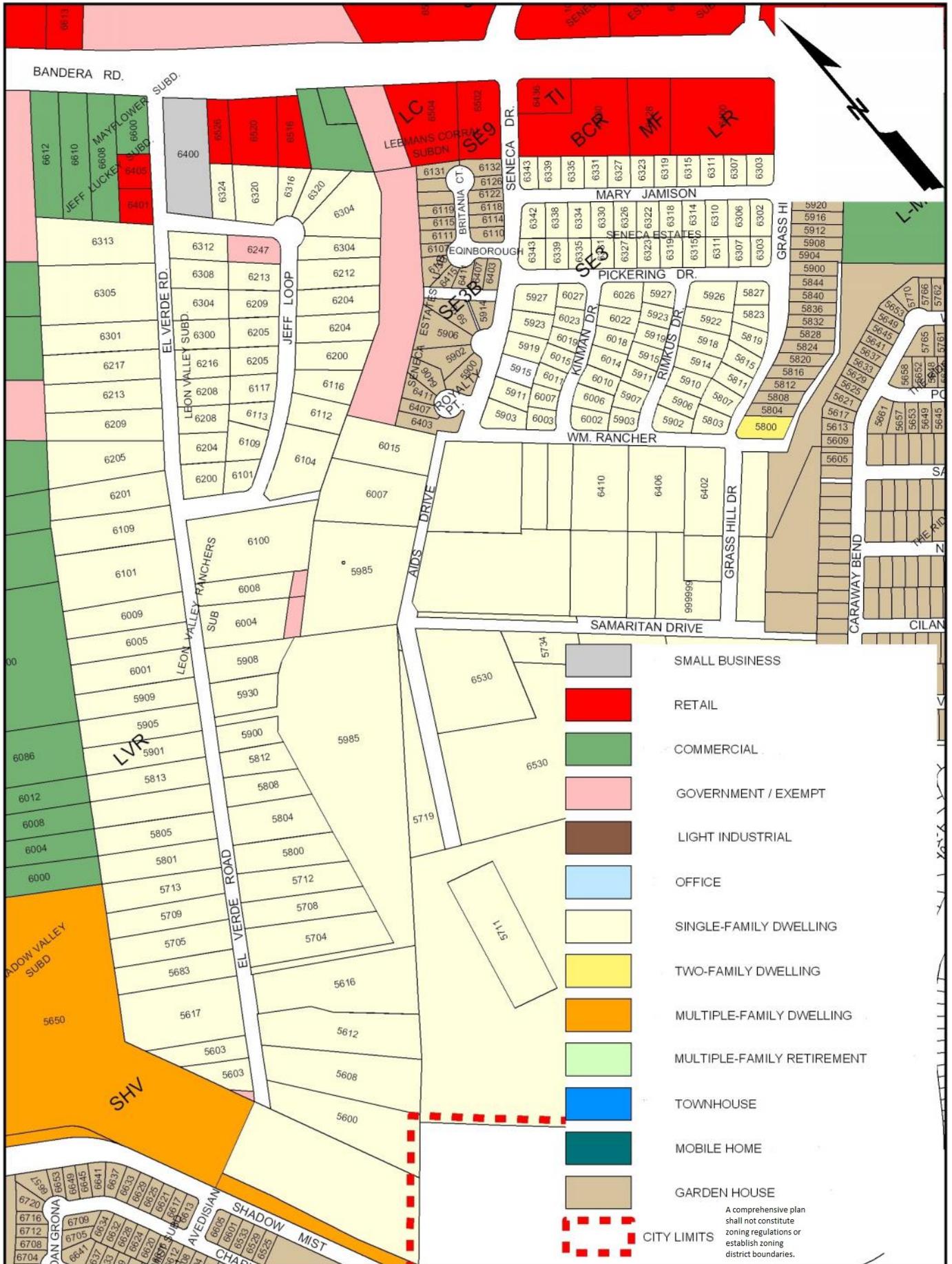
2N LINKWOOD ADDITION



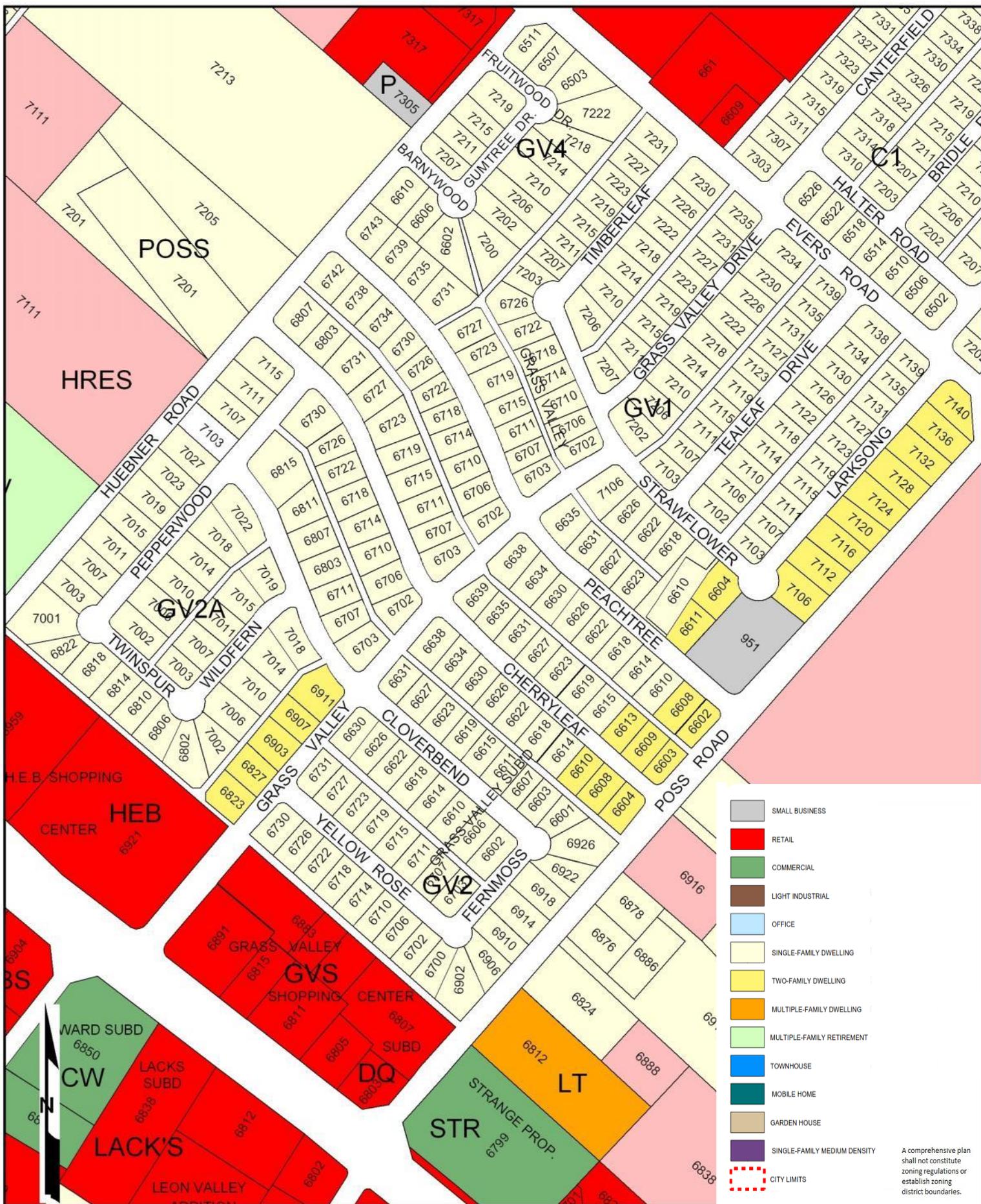
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



4N LEON VALLEY RANCHES AREA



6N GRASS VALLEY AREA



- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- SINGLE-FAMILY MEDIUM DENSITY
- CITY LIMITS

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

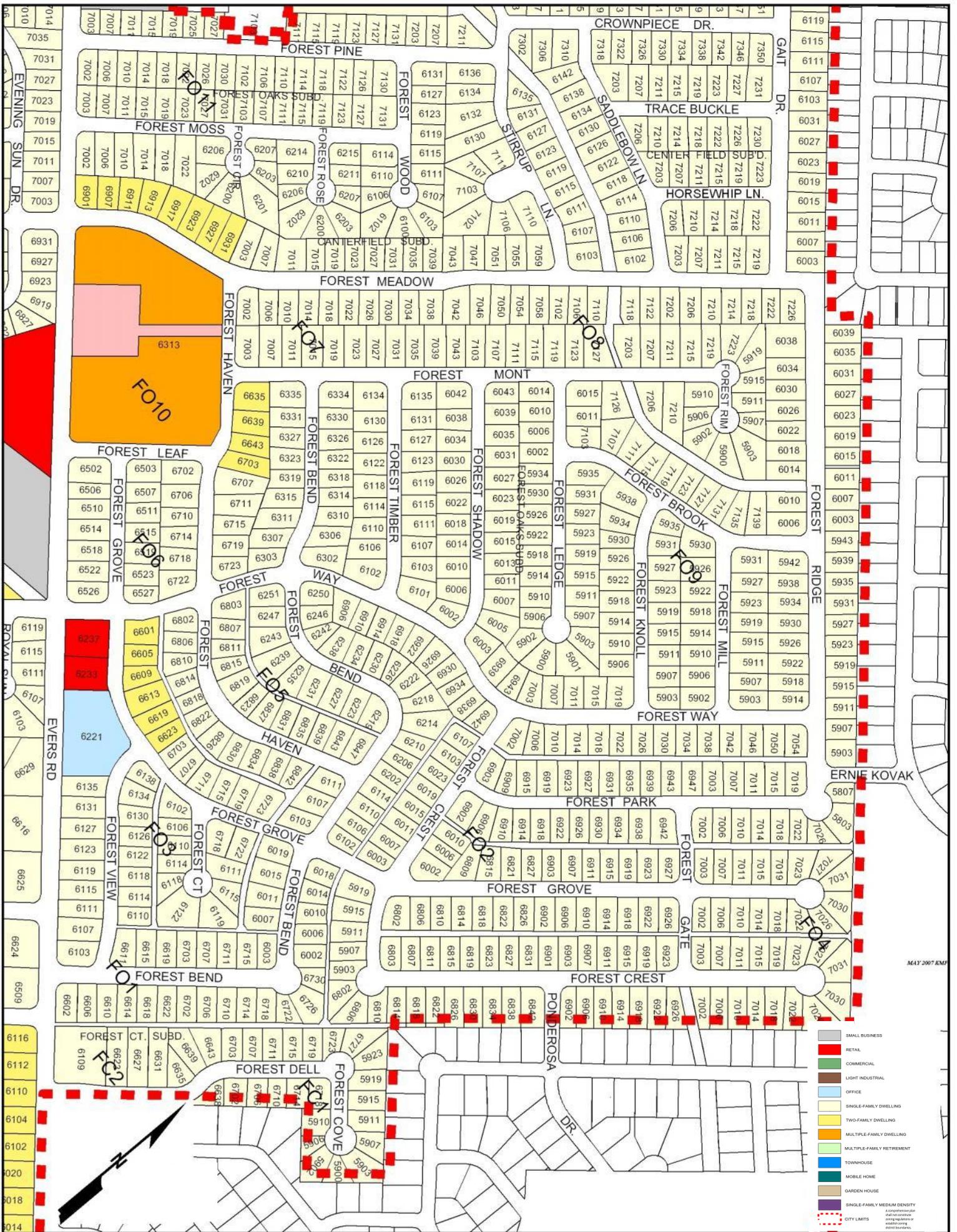
7N CANTERFIELD AREA



- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- GOVERNMENT / EXEMPT
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- CITY LIMITS

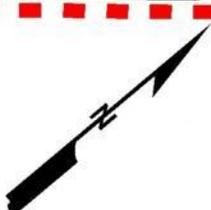
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

8N FOREST OAKS AREA

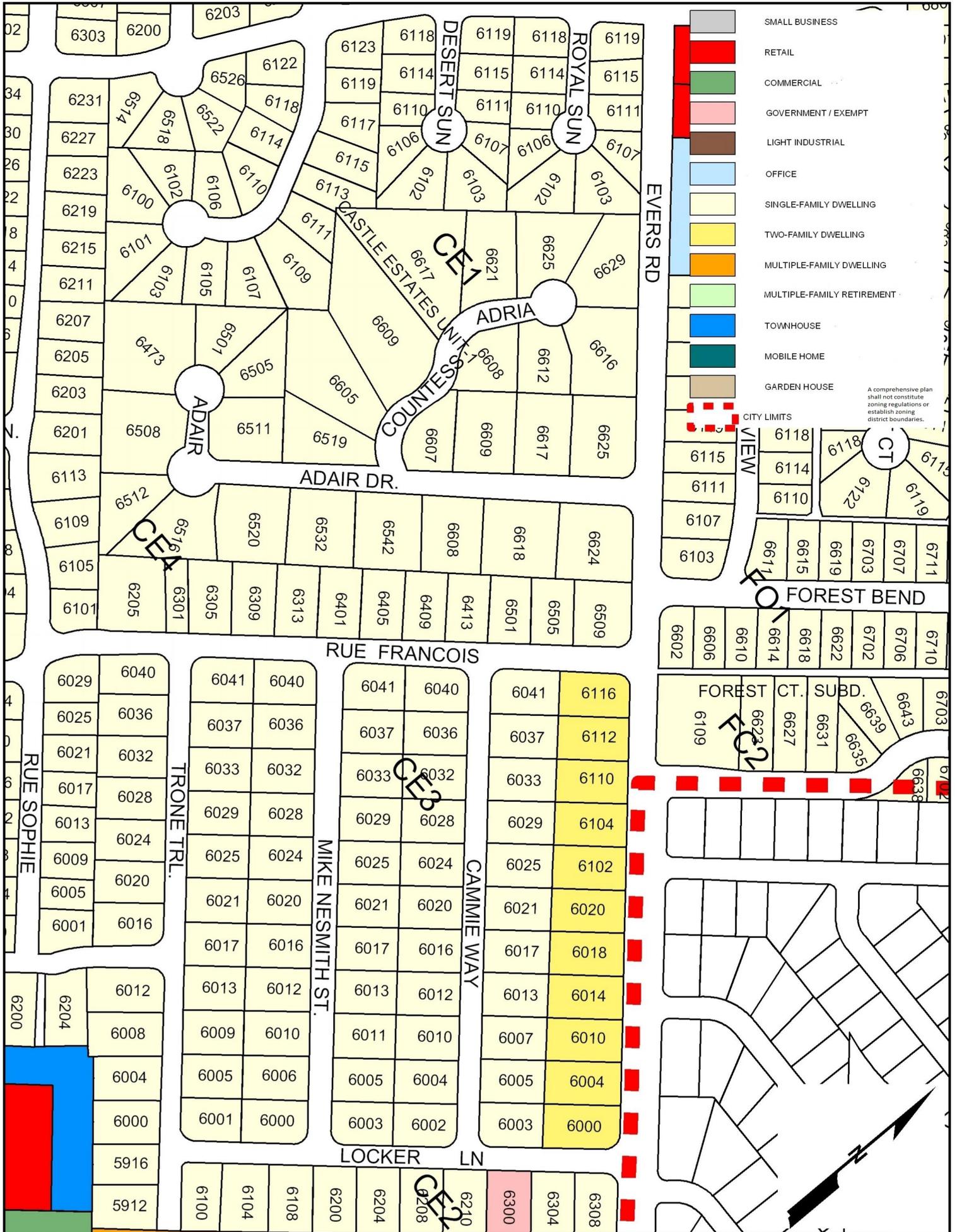


- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE
- SINGLE-FAMILY MEDIUM DENSITY
- CITY LIMITS

MAY 2007 KMP

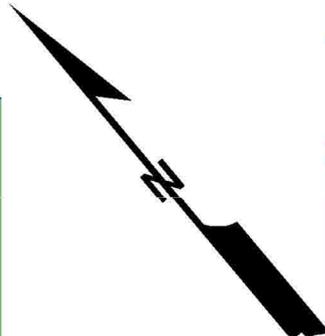


10N CASTLE ESTATES AREA



11N SENECA WEST

BANDERA ROAD

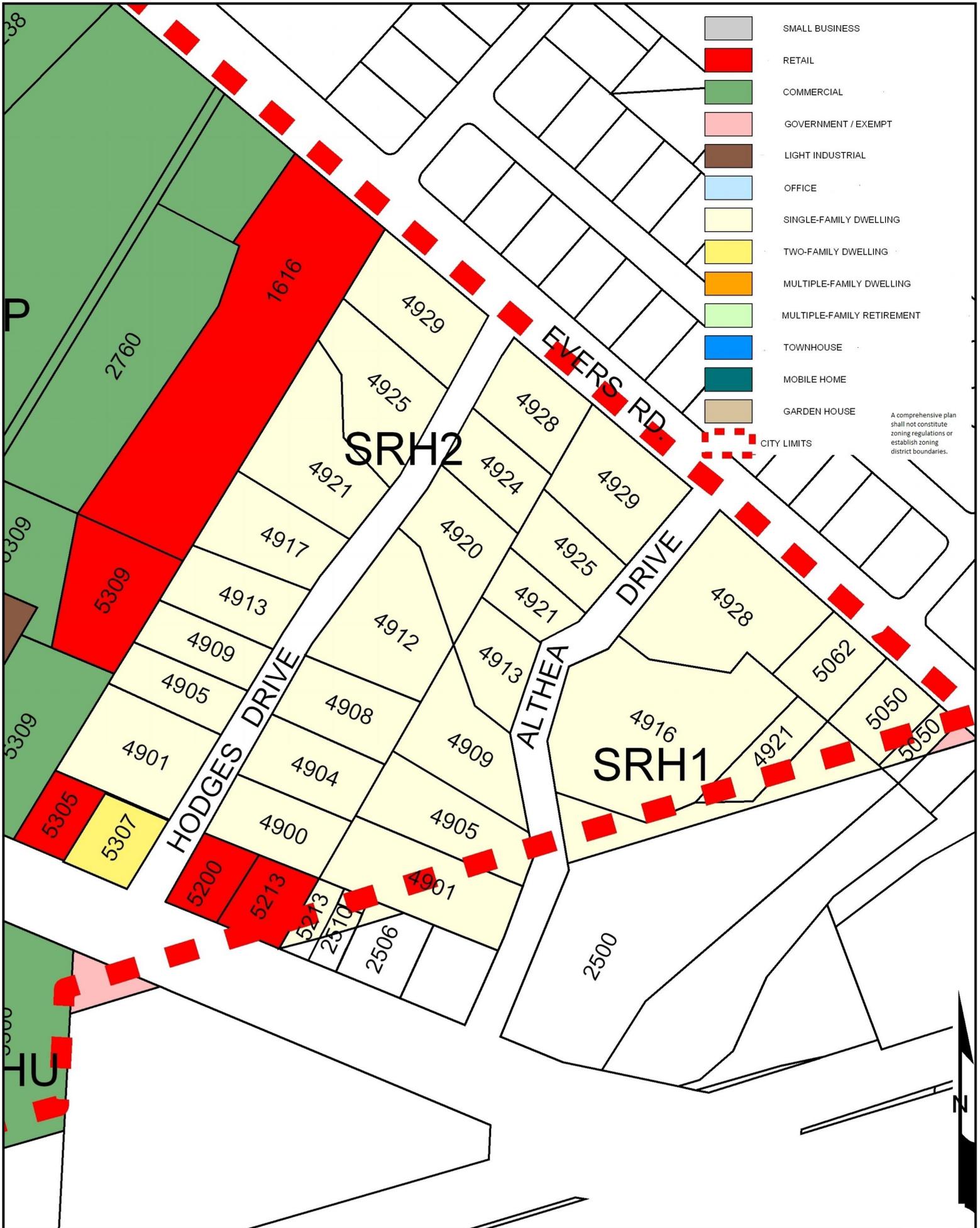


- SMALL BUSINESS
- RETAIL
- COMMERCIAL
- GOVERNMENT/EXEMPT
- LIGHT INDUSTRIAL
- OFFICE
- SINGLE-FAMILY DWELLING
- TWO-FAMILY DWELLING
- MULTIPLE-FAMILY DWELLING
- MULTIPLE-FAMILY RETIREMENT
- TOWNHOUSE
- MOBILE HOME
- GARDEN HOUSE

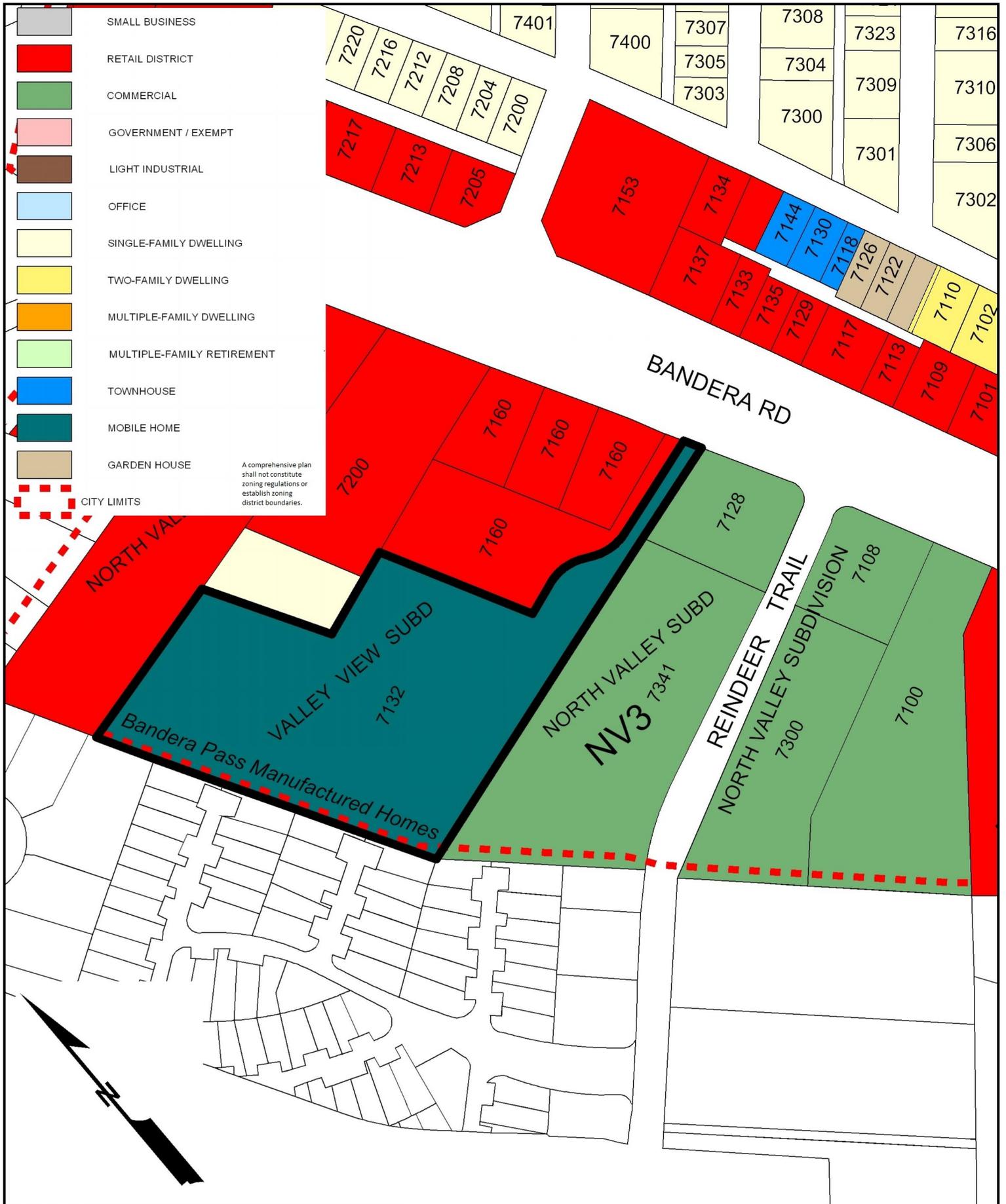
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

MAY 2017 AMP

12N HODGES AREA



13N BANDERA PASS AREA



15N SHADOW MIST AREA



16N RIDGE AT LEON VALLEY AREA UNITS 1-3

