

**LETTER TO LEON VALLEY CITIZENS**  
**From Mayor Chris Riley**  
**April 5, 2024**

**CITY COUNCIL MEETING –April 2, 2024**

The following are highlights of council actions from the April 2<sup>nd</sup> council meeting, which began at 6:00 p.m., rather than 6:30 pm, due to an executive session at the end of the meeting to discuss the city owned property in Seneca West.

**PRESENTATIONS**

**Presentation on the Redesign of the Forest Oaks Swimming Pool Facility** – The Council has decided to operate only the Forest Oaks pool and to close the Community Pool on Poss Road this summer. The long term plan is to get consensus from the council and community on what the re-design of the Forest Oaks pool will look like. If and when the Forest Oaks pool undergoes renovation, the Community Pool will reopen and be the back up pool to allow for swimming when the Forest Oaks pool is being renovated. The concepts are costly and funding has not been determined. At Council’s direction, Melinda Moritz, Public Works Director presented three redesign proposals for the Forest Oaks pool:

**Concept A:** keep existing pool & replaster, demolish baby pool, all sidewalks and clubhouse. Construct new buildings: 703 sq. ft. community room, lifeguard office, restrooms, mechanical room. Add splash pad, water slide, in-pool rock climbing wall, shower tower, shade canopies and add patio on hill. Add pickleball to tennis courts. **Cost: \$2.939 million.**

**Concept B:** Build new zero entry pool with tanning shelters. Add all features of Concept A above; enlarge community room to 1270 sq. ft. **Cost: \$3.638 million**

**Concept C:** Is the same as Concept A, except there is no meeting room and an addition of a pavilion on the hill for pool parties. **Cost: \$2.694 million.**

Staff heard comments from Council and will come back with **Concept D** with costs. This concept will be discussed during the budget process this summer with suggestions on funding. You can review the pool concepts presented online under the April 2<sup>nd</sup> agenda packet. Citizen opinions will be important as to which direction the Council chooses.

**Presentation on Proposed Capital Plans for Fiscal Year (FY) 2025:**

City Manager Caldera presented the “wish list” of equipment requests by all departments for the FY 25 budget. *The General Fund total was \$3.227 million.* This included the cost of Phase 2 for the Hike & Bike trail (\$2.217 million). (The city will receive 80% reimbursement (\$1.76 million) from a TXDOT grant). *The Enterprise Fund (water company) capital request is \$1.140. million,* which includes \$1 million for the replacement of water and sewer mains and \$140,000 for purchasing water rights. *The Traffic Safety fund (from red light cameras) capital request is \$65,000* to replace a patrol vehicle. *The Community Center fund is requesting \$160,000* to renovate the bathrooms in the Conference Center.

**VIA Metropolitan Transit Service Update** was given by Tom Marks, VIA’s Chief Government and External Affairs Officer. Leon Valley currently has 220,630 bus boardings per year with 105 stops (44 of them are sheltered). VIA Trans service has 159 active clients in our city with a total of 38,863 trips in 2023. Revenues from sales tax, passenger and VIA Trans fares totals \$1.787 million per year. Expenses from the bus and VIA Trans service provided is \$2.595 million. VIA’s annual subsidy for Leon Valley thus totals over \$800,000. VIA also sponsored our 4<sup>th</sup> of July and Earthwise Living Day shuttle service in 2023 and 2024.

**REGULAR AGENDA**

**Discussion on an Ordinance Approving VIA’s Decision to Impose a Tax on Telecommunications Services** – the sales tax approved by voters in 1997 to establish VIA Metropolitan Transit Authority is currently not being applied to telecommunication services. VIA is proposing an ordinance that repeals the exemption and allows collection of sales use tax on receipts from the sale of telecommunication services within the city as allowed under section 321.210 of the Texas Tax Code. Council has requested more information from VIA as to what the annual cost to citizens and businesses in Leon Valley will be. VIA must obtain approval of this ordinance from all 7 original suburban member cities. After obtaining ordinances from these suburban cities, they will submit to the City of San Antonio for final passage of the ordinance. VIA estimated if all cities support this requested action, it will yield them an additional \$11 million for operating the bus system.

**Public Hearing on a Request to Re-Zone 27 acre tract of land from R-1 Single Family Home to a Planned Development District (PDD) with R-6 Garden Home District Base Zoning at 6518 Samaritan Drive.** On March 19<sup>th</sup> the Council directed staff to give expanded notification of this zoning request to all residents in the Seneca West subdivision and within 500 feet of the development. Because of this action, another public hearing was required as a first read. During the Public Hearing, 13 residents spoke against the rezone change to R-6 (166 garden homes with variances) but expressed support for the existing R-1 (104 homes could be built). Two letters in opposition were also read. At the April 16<sup>th</sup> council meeting, council will approve or deny this re-zoning request.

**Authorization of a Budget Adjustment from the General Fund Reserve in the Amount of \$84,232 for Repairs to the Kinman House Foundation and the Police Department Sally Port Roof** - the Kinman House was originally built in the 1930's. While performing make ready service for the new tenant, Poppy's, it was discovered the foundation is sinking and needs new piers. Cost: \$37,307. The Police Department was remodeled in 2016, however the portion of roof above the sally port remained. A new roof was installed but did not have the required waterproofing. The beams and plywood have had repeated water damage and must be replaced. **Cost: \$46,925.** The Council authorized a budget adjustment to fund these repairs; this authorization will be finalized at the April 16, 2024 council meeting.

**Public Hearing on a Request to Consider a Specific Use Permit (SUP) for a Police Supply Business as Required in a B-3 Commercial District (West Loop Business Park)** – the applicant only sells his products (ammunition, firearms, and law enforcement equipment) to first responders. He will need to obtain a certificate of occupancy prior to operating his business (Kiesler Police Supply). The Council indicated approval of this request which will be finalized at the April 16<sup>th</sup> council meeting.

**Public Hearing to Consider Request for a Specific Use Permit (SUP) To Construct an Automatic Carwash on 2 Vacant Lots at 5420 Grisson Road.** The SUP is required since this new construction abuts residential zoning districts (apartment complex). The site plan meets all requirements for traffic impact, lighting, parking and landscaping. The Council indicated approval of this request which will be finalized at the April 16<sup>th</sup> council meeting.

**Public Hearing to ReZone an Approximately 0.8540 Tract of Land from R-3 (Multi Family Dwelling) Zoning District to a Planned Development District (PDD) with R-2 (Duplex – Two Family Dwelling)** – this is a request to build seven duplexes, totaling 14 units on one tract. This development is next to the Silos on Huebner Road. All requirements for landscaping and parking have been met. A traffic impact analysis (TIA) worksheet provided indicated the development will create less than 100 peak hour trips, so no further analysis is needed. The Council indicated support for this rezone request, to be finalized at the April 16<sup>th</sup> council meeting.

### **EXECUTIVE SESSION**

Deliberations on Real Property on Samaritan Drive, Leon Valley Texas, 19.6 acres of city owned land in the Grass Hill Estates subdivision. No action was taken by Council.

Our next city council meeting is scheduled for **Tuesday, April 16, 2024 at 6:00 p.m.** at city hall, due to a possible executive session.

### **F.Y.I**

**Monday, April 8<sup>th</sup> – Solar Eclipse** starts at 12:14 pm, totality at 1:27 pm, ending at 2:55 p.m. The library may still have viewing glasses. Call them at (210) 684-0720. Let's hope for clearing skies! There are no city events planned related to the eclipse on Monday.

**Saturday, April 13<sup>th</sup> – Homestead Under the Stars at the Huebner-Onion Homestead from 6:30 – 9:30 pm.** Parking at city hall. Tickets are \$35 for members; \$45 for non-members. Dinner, music, door prizes and raffle. For tickets and more information go to [leonvalleyhistoricalsociety.com](http://leonvalleyhistoricalsociety.com)

Thank you for choosing to live in Leon Valley. We on the council are volunteers and are here to serve you and your family in any way. Please do not hesitate to call me or any councilmember if we can assist. It is an honor and privilege.

Sincerely, Chris  
(210) 618-2092