



# THE CITY OF BALCONES HEIGHTS

APRIL - MAY  
2022



# The View

FROM THE HEIGHTS

[BHTX.GOV](http://BHTX.GOV)

## SHERIFF SALAZAR HOSTS FIRST ANNUAL RODEO BREAKFAST AT DAVE & BUSTER'S

The first-time event, complete with drive-thru, bands, and lots of food vendors, held on Saturday, February 19, 2022 at Balcones Heights' own Dave & Buster's, was a huge success.

Balcones Heights Police and Fire Departments were on site, as were Mayor Suzanne de Leon, City Councilwoman Gloria Cantu, and City Councilman Juan Lecea were among the many, many volunteers.

More pictures on page 7



*Balcones Heights Mission Statement: Balcones Heights is a community working together to provide a safe and hospitable environment through quality services.*

# The View

FROM THE HEIGHTS

Brought to you by  
The City of Balcones Heights

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 BalconesHeights

 BalconesHeights

 210.957.3000



## MARCH 2022

**March 24:** City Plan 2030 Master Plan Update.  
Refreshments 5:30, Meeting begins 6:00 PM.  
Complete survey at [bhtx.gov](http://bhtx.gov)

**March 28:** City Council Meeting, 6:00 PM,  
Balcones Heights Justice Center

## APRIL 2022

**April 4 - 8:** Spring Bulk Pickup  
(All items out before 7:00 AM on April 4)

**April 8:** City Offices Closed,  
Battle of Flowers Holiday

**April 14:** Neighborhood Watch Meeting,  
6:00 PM, Balcones Heights Justice Center

**April 20:** Eco. Dev Corp. Meeting, 5:30 PM,  
Balcones Heights Justice Center

**April 25:** City Council Meeting, 6:00 PM,  
Balcones Heights Justice Center

## MAY 2022

**May 18:** Eco. Dev Corp. Meeting, 5:30 PM,  
Balcones Heights Justice Center

**April 23:** City Council Meeting, 6:00 PM,  
Balcones Heights Justice Center



## IMPORTANT NOTICE FOR MAY

Dogs and cats will be required to be microchipped beginning **Monday, May 30, 2022**. Annual registration and “dog tags” will no longer be required. Rabies vaccination requirement is still in effect. More information can be found at [bhtx.gov](http://bhtx.gov).

*\*Date and Time subject to change, please visit [bhtx.gov](http://bhtx.gov) and the City's Facebook for updates.*



**FREE EVENT**

*Featuring...*

**USAF Thunderbirds • Tora! Tora! Tora! • F-35A  
Lightning II Demo Team • USMC MV-22 Demo  
Shockwave Jet Truck • C-17 Globemaster III Demo  
F/A-18 Rhino Demo Team & many more!**

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# CODE ENFORCEMENT: WHAT, WHY & HOW

What exactly is a code violation? Does every investigation result in finding a violation? Not necessarily. There is an old adage in Code Enforcement – “we don’t ticket ugly.” Simply put, just because something looks unsightly, it does not always equate to a violation of the Code of Ordinances.

Some complaints are not visible from public view. Your neighbor may have some violations in their backyard, but if they cannot be seen from public view, the Code Enforcement Officer cannot address the violation. If sufficient information exists, the Code Enforcement Officer maybe able to obtain an administrative search warrant to enter the property and gather evidence of a violation. The Code Enforcement Officer cannot enter your backyard to see what is in your neighbor’s yard.

Many of the complaints received by the Code Enforcement Officer are civil matters between two property owners. Civil matters include, but are not limited to, trees overhanging someone’s yard or roof, leaves blowing into your yard, fences leaning into your property, landscaping issues and conflicts

related to property boundaries. These matters cannot be handled by the Code Enforcement Officer. Mediation or a hearing in a Justice of the Peace Court or other court of jurisdiction are the remedies for civil matters.

The Code Enforcement Officer works closely with residents and business owners to keep properties within the city well maintained. Maintenance is to ensure that properties are safe and that they do not detract from the aesthetics of the neighborhood or commercial districts. The desired result is to provide a safe and clean environment and inspire pride in the community.

Addressing code violations with property owners requires tact and diplomacy. Citizens or business owners are notified of the violation through a courtesy phone call, by face-to-face conversations, with a door hanger or letter mailed to the property owner. Fortunately, most citizens are appreciative of the gentle reminder or notification process and take corrective action in the prescribed time. However, in some cases, a firm letter is necessary. Code Enforcement Officers understand

that life is happening for everyone. Sometimes, there are events in the property owner’s life that prevents them from taking corrective action in the allotted timeframe. Illness, being out of town, sourcing of needed materials to address maintenance issues are all reasons that a property owner might need additional time. But if the property owner does not respond to the notices of violation, citations (court summons) will be issued.

If you receive a notice of violation, take the time to make the correction. If you are in a situation and need additional time, reach out to the Code Enforcement Officer to discuss your situation. If you receive a court summons, contact the court for available options.

Life has another adage – “No one likes to be told what to do!” Most of us agree with that sentiment, but sometimes a gentle reminder is needed to keep neighborhoods and businesses clean, safe, and viable.

If you have a concern or question related to code enforcement, contact Code Enforcement Officer Luther Perez at 210-957-3546, or email at [lperez@bhtx.gov](mailto:lperez@bhtx.gov).

# Bulk Item Information

**Bulky items/brush collections are provided two times a year (Spring & Fall).**

**Spring bulk/brush collection for 2022 is Monday, April 4 - Friday, April 8.**

**ALL ITEMS MUST BE OUT NO LATER THAN MONDAY, APRIL 4 AT 7AM.**

Bulky item collection is provided to all city residential solid waste rate payers. If you are a resident and current on your account, you are eligible to receive this service. To find out if you are current on your account contact C-6 Disposal at (830) 375-0066.

## VIOLATIONS

Residents will be in violation if any of the conditions listed BELOW are not followed.

## BULK/BRUSH PILE GUIDELINES

- Bulk/brush items must be placed appropriately and ready to pick up no later than 7:00 AM on the Monday of the designated week. Once the truck has passed, it will not return.
- Piles are limited to 8 cubic yards (6' height x 6' width x 6' length). See photo for a visual of those size limits.
- Bulk/brush items must be within two (2) feet of the curbside.
- Please do not block sidewalks.
- Do not place bulky item piles in front of parked cars, near fences, trees, mailboxes, beneath overhead wires or power lines, low-hanging tree limbs, or on top of water meters.
- Residents electing to use landscaping or lawn maintenance service to trim trees should have that contractor take the trimmings with them.

6' height x 6' width x 6' length



Bulky/Brush piles are limited to 8 cubic yards

## BULKY ITEMS INCLUDE:

- stoves
- refrigerators
- water tanks
- washing machines
- discarded bathroom fixtures
- household furniture
- mattresses
- television sets
- common household waste material
- Large items such as swing sets, playscapes, basketball goals, trampolines, etc. must be disassembled.

## BULKY ITEMS DO NOT INCLUDE:

- household hazardous waste
- medical waste
- infectious waste
- motor oil
- tires
- batteries
- paint
- construction debris
- remodeling debris
- demolition debris
- roofing material
- dead animals
- animal waste
- rocks or dirt
- stable matter

## BULKY ITEM DISPOSAL ALTERNATIVE PICKUP:

Residents do not have to wait to receive their bulky item collection to get rid of bulky items. C6 Disposal offers other services to dispose of these materials (billed separate of quarterly residential trash bill).

## MISSED COLLECTION DUE TO LATE SET OUT:

If you missed your scheduled collection, call C6 Disposal at (210) 375-0066 as soon as possible to learn about other disposal options.

- **Brush left curbside by Commercial Tree Trimmers or Landscapers will not be collected as part of this pick up.**

**QUESTIONS? CONTACT C-6 DISPOSAL SYSTEMS, INC. AT (210) 375-0066  
OR EMAIL C6@C6DISPOSAL.COM**

# COUNCILMEMBER STEPHEN LARA RE-ELECTED TO SAWS COMMITTEE

Balcones Heights City Councilmember, Place 1, Stephen Lara was reappointed to the San Antonio Water System's Rate Advisory Committee. The committee is comprised of a diverse, cross section of customers who review current water and wastewater rates and other SAWS fees and make recommendations regarding future rate structures.



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## COMMUNITY DEVELOPMENT UPDATE

**Springtime is fast approaching making it time for spring cleaning and road construction projects.**

The Pleasant Drive reconstruction project is currently in the bidding process. The construction will begin in the May-June timeframe. The project will include replacement of all underground utilities, new five-foot sidewalks, driveway approaches and replacement of the curbs, gutters, and roadway.

Street projects are a necessary inconvenience, but the improvements will enhance the safety for vehicles and pedestrians. Rogier's Park will be accessible to the public from

Vivian Lane and the available off-street parking.

The Hillcrest Drive reconstruction project is moving further into the preliminary work.

Staff with HRM Land Acquisition Solutions, a consulting firm working with the City has spent the past few months contacting the property owners to allow surveyors to enter the properties to gain needed survey data. The city engineer is proceeding with the roadway designs. Community meetings will be held in the upcoming months to give the public opportunities to view the project designs and to ask questions. Actual construction is slated for late 2023 and the project will last approximately eighteen months.

The City is again applying for a Community Development Block Grant (CDBG) through Bexar County Economic and Community Development. City Council selected the 300-block of Crestview Drive for the next project. It is with CDBG funds that the City can obtain funding to improve residential streets which enhance the quality of life in neighborhoods.

Just a reminder, if you are planning maintenance or improvement projects, please check with Community Development to determine if you need a permit. If you just have a random question, give us a call or send us an email.

Janet Thelen  
(210) 957-3545  
jthelen@bhtx.gov

# ECONOMIC DEVELOPMENT CORPORATION UPDATE

The Balcones Heights Economic Development Corporation (EDC) Board has held monthly meetings during January, February, and March. The major topics included a presentation by Wonderland of the Americas (WOTA) managing partner Sid Weiss. Mr. Weiss presented the new marketing video, provided an overview of leasing dynamics, and—in Executive Session—updated the Board on major pending lease negotiations.

The Board approved a new agreement with Clayton Binford, McCall, Parkhurst & Horton. The agreement, which provides ongoing legal counsel regarding navigating

the EDC's WOTA partnership agreement, can be terminated by either party. The contract's monthly cost is \$3,000.

There was discussion on the eventual move of City "essential services" to B-61 in WOTA. City Administrator David Harris and EDC Executive Director Lorenzo Nastasi will be presenting the first outline of a potential plan at a future meeting. (The impact of subleasing space was also discussed.) Preliminary meetings have been held with an architect for space planning purposes. The current loan/financing was not an income producing property, and any

move to sublease could result in an entirely new financing agreement.

There was also discussion regarding the pending rebranding of Balcones Heights and the potential parallel rebranding of WOTA. Mr. Nastasi will present a preliminary discussion outline at the February meeting.

Mr. Nastasi discussed the intersection of the City's Strategic Plan, and its impact on forward direction of the EDC. The prospect of a joint workshop with City Council and the EDC Board was discussed, and it was agreed that may be an appropriate step.

## BALCONES HEIGHTS SERGEANTS COMPLETE TEXAS SERGEANT ACADEMY

Four Police Sergeants graduated from the Texas Municipal League Intergovernmental Risk Pool's Texas Sergeant Academy, a program designed to equip and inspire new supervisors and reinvigorate senior supervisors for the challenges of the fast-paced and fluid world of law enforcement leadership. Sergeants Herrera, Galan, Dominguez, and Smith attended the event in January in Schertz. Topics covered included the following:

- Accountability
- Case Law Update and Supervisory Responsibility
- Dealing with Difficult Employees
- Diversity through Ethical Leadership
- Employee Motivation and Counseling
- Followership
- Leadership 101
- Leadership Styles and Communication
- Policing and Social Justice
- Preventing Sexual Harassment
- Responding to Critical Incidents
- Risk Management
- Role Identification and Transition
- Special Investigative Issues
- TCOLE Rules



*L to R: Herrera, Galan, Dominguez, Smith*

# FIRST ANNUAL SHERIFF SALAZAR RODEO BREAKFAST



## THE MAY 2022 CITY ELECTION HAS BEEN CANCELLED AS ALL THE INCUMBENTS DREW NO OPPOSITION.

*Congratulations to Mayor Suzanne de Leon, Councilmember Stephen Lara, and Councilmember Gloria Cantu!*



## BALCONES HEIGHTS COMMUNITY MEETING CITY PLAN 2030

### Balcones Heights Stakeholders Input Opportunity

Mayor Suzanne de Leon and City Councilmembers Invite Residents, Business Owners & Operators, and Property Owners to attend this opportunity to help plan the future of Balcones Heights.

Complete your survey online at [bhtx.org](http://bhtx.org)

**THURSDAY, MARCH 24, 2022**

Refreshments: 5:30 PM

Meeting Begins: 6:00 PM

**BALCONES HEIGHTS  
JUSTICE CENTER/CITY HALL  
3300 HILLCREST DRIVE**



City of Balcones Heights  
4522 Fredericksburg Rd. Suite A-22  
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**HEIGHTS**  
**JAZZ**  
**FESTIVAL**  
**28TH SEASON**

**FRIDAY, JULY 15, 2022**

7:30 p.m. – 10:30 p.m.

**FRIDAY, JULY 29, 2022**

7:30 p.m. – 10:30 p.m.

**THE AMPHITHEATER**  
**AT WONDERLAND OF THE AMERICAS**

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WONDERLAND  
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