

Request to Expend Funds  
Zarzamora Creek  
Clean up

Roque Salinas, MPA  
Economic Development Director  
City Council Meeting  
February 18, 2025

# Summary

- Question: Should the City Council authorize the City Manager to use existing funds from the Economic Development Department & Stormwater Fund for maintenance of Zarzamora Creek?
- Options:
  - Approval
  - Denial
  - Other
- Declaration
  - Assuring the creek is cleaned & mowed consistently adheres to BMP's for Stormwater Management & protects existing businesses

# Purpose

- The condition of the Creek (near Loop 410 & Bandera Rd) is causing negative economic impacts, health concerns, & safety risks for adjacent business owners, their staff, & their customers
- Legal owner is a corporation no longer in business & attempts to contact/cite them have been fruitless
- Aesthetic condition is an economic development concern
  - Large businesses like HEB, LA Fitness, and Office Max, directly adjacent to the creek, express their displeasure in the amount of overgrown brush, downed trees, trash, homeless people, & debris in the creek, making their business properties look unkempt (customers think the creek is owned by HEB)

# Background

- The public safety concern is the number of homeless people & their activities in the creek, with the adjacent childcare facilities & schools, including the SST Discovery School and Emmazing Play
- Creek is not owned by the city, but we try to maintain it in accordance with Best Management Practices (city's MS4 Stormwater Permit)
  - Recently TXDOT mowed the creek, and in February city will partner with SARA to clean up the trash & mow the area again (Basura Bash)
- Public Works Department mows the creek 2X annually, but staffing shortages limit frequency of maintenance, resulting creek frequently being overgrown, trashy, & an attractive nuisance

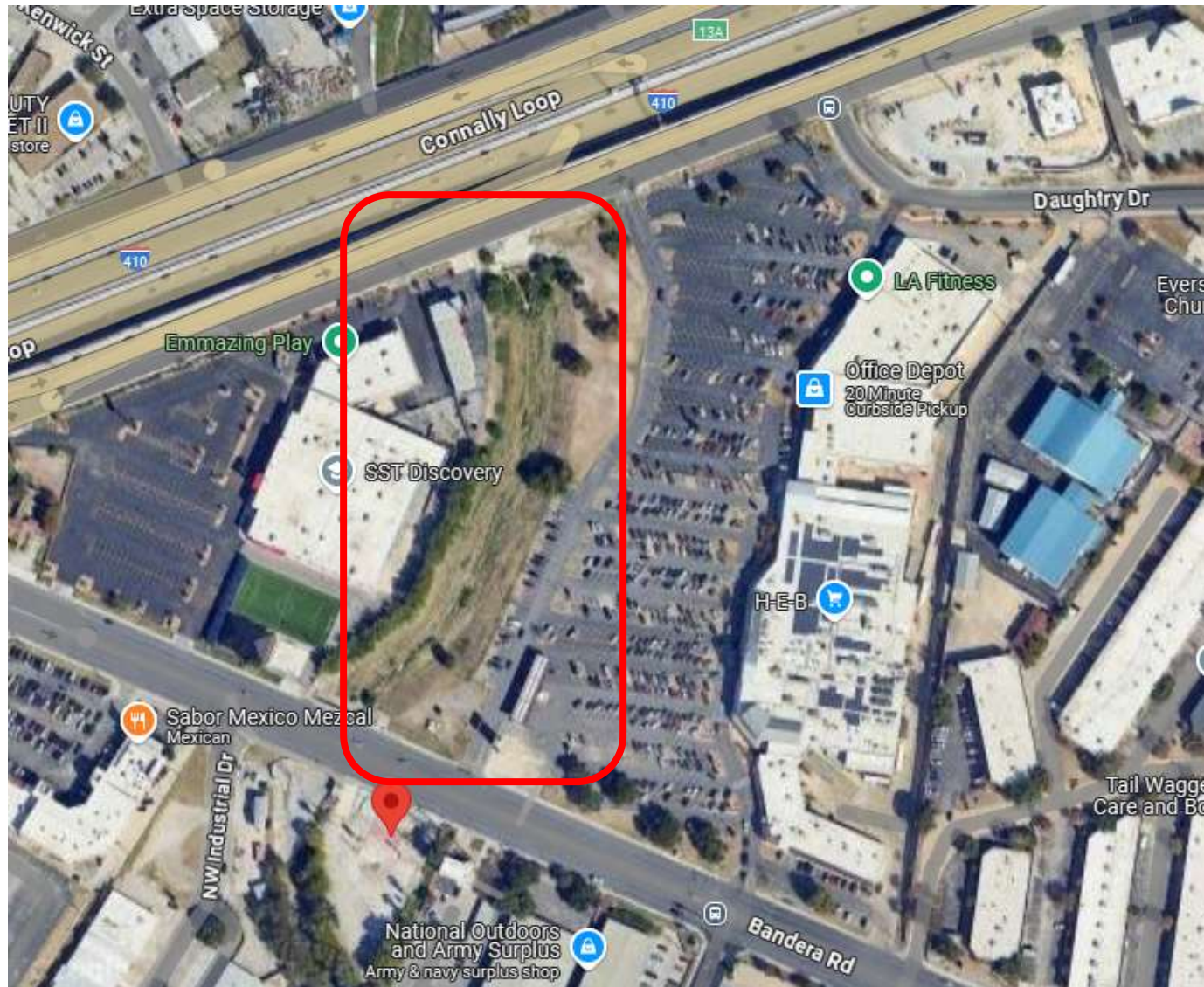
# Background

- Proactive measures near creek in past 12 months include demolition of abandoned buildings used as shelters by the homeless population & associated with other significant problems, such as trash, fires, and substance use
- Properties include:
  - Comfort Café at 5616 Bandera Road
  - Sonic restaurant at 5630 Wurzbach Road
  - Veterinary hospital at 5721 Bandera Road (corner of Loop 410 and Bandera)

# Zarzamora Creek Aerial View

Zarzamora  
Creek

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# Business in the area

- LA Fitness
- Office Depot
- I Brownbar
- Heb
- Subway
- Sally Beauty
- Topaz Dentistry
- H&R Block
- Gamestop
- GreatClips
- Vicky Nails
- Cabinet Bazaar
- SST Discovery School
- Boost Moblie
- Emmazing Play
- Tint World
- Custom Sounds
- Home improvement warehouse

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 Leon Valley, Texas

Google Street View

Jun 2014 See latest date



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Leon Valley, Texas  
Google Street View  
Apr 2019 See latest data







# Fiscal impact

- Funding:
  - Economic Development Project \$10,000
  - Stormwater Maintenance funds \$ 7,500
  - Total \$17,500

# Recommendation

- Staff recommends approval of this request