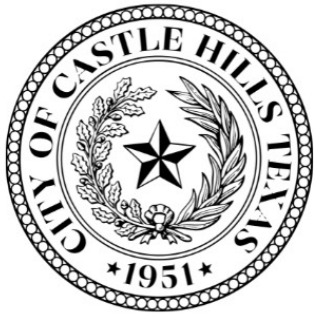


May / June 2025



The Castle Hills Reporter



The City of Castle Hills is a timeless community that evokes an engaging sense of quality, friendliness, and creativity in a contemporary setting, with homes and businesses nestled in nature's beauty, conveniently located in the heart of America's 7th largest city.

A bi-monthly newsletter for the residents of the City of Castle Hills published by Neighborhood News, Inc.



CITY COUNCIL

- JR Trevino..... Mayor
- Jason Smith..... Place 1
- Denise Haley Place 2
- Kurt May Place 3
- Jack Joyce.... Mayor Pro Tem, Place 4
- Beth DainesPlace 5

CITY STAFF

- Gilbert Perales**
Interim City Manager,
(210) 293-9673
- Nichole Heinrich**
City Secretary, (210)293-9681
- Nora Davis**
Finance, (210) 293-9674
- James “Jim” Ladewig**
Fire Chief
(210) 342-2341, ext. 217
- Police Chief**
Vacant
- Rick Harada**
Public Works & Animal Control
Department Director
(210) 293-9676
- ALL EMERGENCIES, EMT, FIRE & POLICE CALL 911**
Non-emergency (210) 342-2341

Monthly Meetings

- All meetings are held at City Hall unless otherwise posted.
- City Council**
2nd Tuesdays, 6:30 p.m.
- Architectural Review Committee**
1st Wednesday, 7:00 p.m.
Upon Request
- Board of Adjustment**
4th Monday, 5:30 p.m.
Upon Request
- Zoning Commission**
1st Tuesday, 6:30 p.m.
Upon Request
- Crime Control & Prevention District**
3rd Monday, 5:30 p.m.
Quarterly or as needed

MESSAGE FROM THE MAYOR



Happy Summer!

Things have certainly been busy at the City of Castle Hills. As you all know we are in transition with Mr. Rapelye leaving the City Manager position. Fortunately, there was good amount of preparation in advance of his departure. You may have heard that the City engaged an Interim City Manager, Mr. Gilbert Perales. Mr. Perales has over 30 years of City Manager experience all over the state; working with cities ranging from Balcones Heights to Dallas. He has developed a reputation as working as a stabilizer in cities all over Texas. While Castle Hills is stable thanks to good leadership and good governance, a steady hand in the Interim City Manager role will ensure that operations carry on smoothly.

Taxpayer Representation

As many of you all know, there are many legal tools written into law on a local, state, and federal level. With each tool comes an opportunity to do good things and like anything else, there is an opportunity for misuse. Many years ago, the Texas Legislature come up with a tool to allow housing developers to provide a quality product in an area that might not financially make sense. In other words, a project may cost too much to build, and the market rents don't make it feasible to make a return on the investment. The impetus to the tool was to help address empty or dilapidated properties. By not paying property taxes or sales taxes, it would end up being financially feasible and a net positive to the community. This tool is what is called a Public Facility Corporation or PFC. This has allowed developers to provide a quality housing product that might otherwise be built by the cheapest means possible.

In 2023 the abuse and misuse became proliferate and the tools were being used in manners unintended. For example, developers would come in and take an occupied property off the tax role. This can be particularly painful when it comes to governmental budgets; whether it is city, county, river authority, hospital district, or school district. In 2023, the Texas Legislature had a bill to help address the unintended use of taking developed properties off the tax roll. Thankfully, that particular loophole was closed.

Fast forward 2 years and we have a different issue but the same problem. There is ANOTHER tool called Housing Finance Corporations. The issue here is very similar but it allows other governmental agencies across the state to take properties off the tax roll. For example, Castle Hills could have a multifamily development in Amarillo. In most cases Castle Hills or the sponsoring organization would be financially compensated. You can see where one entity's attempts to be profitable could be at the detriment of another governmental entity. Fortunately for the 89th legislative session, State Representative Cecil Bell filed a bill to help address this very issue. Representative Bell serves as the Chairman of the Intergovernmental Affairs Committee which is where House Bill 1585 was heard. It was a privilege to be able to speak for Castle Hills taxpayers at our State



Capitol, to ensure that we are not taken advantage of as other organizations attempt to profit. Fortunately, House Bill 1585 advanced out of the Committee on March 25th. Unfortunately, the road to an adoption of a bill is long, treacherous, and filled with many pitfalls. We will be doing our best to continue to advocate where appropriate and keep you apprised of progress.

Short Term Rentals

Many of you all may have seen chatter around Short Term Rentals in Castle Hills. Similar to the above story, there is always potential for problems. Around 2020 we adopted a Short-Term Rental ordinance to provide guidance to those that wished to use a portion or all of their properties for STRs. In the last 5 years the market has evolved substantially. Now some people are doing this as a full-time business, pools are being rented, and even storage space is available for rent.

Castle Hills City Council agreed that we needed to get a handle on the STRs before they negatively impacted our community. You are probably asking what exactly does that mean. Let's get into the details. Castle Hills currently has an ordinance in place that only allows for 1 STR per 12 properties. So, if there are only 23 properties on your street, that means that there can only be 1 STR. We have noticed that there are some STRs that are operating without a permit. You can anonymously report it online or send it to our Code Enforcement Officer RMeyers@CastleHills-TX.Gov . Please keep in mind that you need to include the listing information so that we have proof to address it. If you want to know which properties are currently licensed to have an STR, that list is on the City website under the "Permits" page. The information is on the right-hand side.

Part of our plan to address the STRs includes a 120-day moratorium on applications for new STRs. This action was taken in early April so that will give our Zoning Commission plenty of time to review our ordinances. Part of the Zoning Commission's process will include public hearings on feedback. During a small group meeting there were a lot of issues that were brought forward that residents have been dealing with, if they live next to an STR. Please keep in mind that our existing City ordinances have a wide variety of protections in place to protect you. Whether it is excessive noise or

trash left outside, our existing ordinances will allow us to address these issues.

Lastly, there is one overarching issue. In the 6 years of service to the City as your Mayor, we have had numerous isolated issues across the City. The issue that affects you the most is always your priority, which is understandable. Please understand that your priorities are that of the Council as well. We exist to serve you. As we address issues there are almost always numerous variables, many of which we don't know, that must be taken into consideration before we can address an issue. These can be legal implications, unintended consequences, or as simple as what we are legally allowed to do as prescribed by our State Constitution. It is with great pride to say that almost every issue that residents have approached us about, we have been able to address. Most importantly, we have done it diplomatically. People should know that Castle Hills is welcoming but most importantly they should know that we are always going to take care of our residents. Thank you for your patience and grace as we work to give you the Castle Hills that you deserve.

We look forward to seeing you in the Commons over the Summer!

Yours in service,

JR Treviño, Mayor

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From Detention to Patrol: Officer Trejo’s Journey of Service and Strength



For Officer Sarah Trejo, wearing the badge is more than a job—it’s a deeply personal calling rooted in family, community, and the desire to lead by example. Her law enforcement journey began at the Bexar County Sheriff’s Office where she served as a Detention Officer. Though her time there was brief, she developed a strong foundation in the realities of the criminal justice system, working tirelessly behind the

scenes to maintain safety and order. But she knew she had more to give.

Driven by a desire to serve her community in a more direct way, Officer Trejo transitioned from the walls of the detention center to the streets, stepping into the demanding but rewarding role of a patrol officer. The move was challenging, but for someone as determined and purpose driven as Trejo, it was a natural evolution.

Born and raised in San Antonio TX, Officer Trejo comes from a tightly knit family. She was brought up by two loving parents alongside her two older brothers—an upbringing that taught her strength, resilience, and the value of hard work. That foundation has served her well, not only in her career but in her most important role of all: being a mother.

As a mom to two young energetic boys, Officer Trejo finds inspiration and calling in her children every day. They are her motivation to excel throughout her day, her reason for staying strong through the toughest shifts. She strives to be a role model they can look up to—someone who faces challenges head-on, who leads

with heart, and who serves her city with pride and compassion.

Outside of her uniform, Officer Trejo leads an active lifestyle. A regular at the gym and an avid runner, she believes in staying physically and mentally sharp—not only for the demands of the job, but for herself and her family. Her free time is spent surrounded by the people who matter most: close friends and family who support her through every stage of her journey.

Officer Trejo represents the strength, dedication, and heart that define the very best of law enforcement. With deep roots in San Antonio and a fierce commitment to her community, she continues to protect and serve with pride.

When asked what led her to the Castle Hills Police Department, Officer Trejo shared that she chose the agency because it gives her the opportunity to truly connect—with families, local organizations, and the community she’s proud to serve.

Thank you, Sponsors!

The Castle Hills Community Organization and Fiesta Castle Hills wish to thank all our sponsors for supporting this wonderful event. We certainly couldn’t be admission free and so much fun without the help of our sponsors, Friends of Fiesta and volunteers. We especially thank our Premier Sponsors who underwrote several of the areas at our event - Band, Parade, Inflatables, Petting Zoo, Castle Hills Cantina, and Comfort & Safety.



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COUNCIL COMMENTS



JASON SMITH PLACE 1

Hello, neighbors.

In this issue, I wanted to drop a quick note on the Speed Assessment and Winston Lane Traffic Calming Studies commissioned by the City. We received the results late last year and, for the most part, the studies found that drivers were either maintaining or within a reasonable speed above or below applicable speed limits. The notable exception was Winston Lane where as many as 12% of the drivers observed were at speeds 3 miles an hour or more over the speed limit.

At the February meeting, the Council heard comments from residents of Winston Lane about the measures they would like to see taken to calm traffic. Our engineers provided several design concepts and proposed locations for the traffic calming devices (basically, fancy speed humps). Based on resident input, we directed the City Manager to meet with the engineers to come up with other options based on resident suggestions. Once we have those options, we'll work with the residents to find one that works both for them and the City. I'll keep you apprised of how that turns out. In the meantime, please feel free to reach out with any questions, comments, or concerns that you have about this or any other City matters. Thank you.

Jason Smith

Alderman, Place 1

(210) 643-9214

jsmith@castlehills-tx.gov



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DENISE HALEY PLACE 2

Dear Neighbors,

Castle Hills residents and visitors from around the city, the country, and the world enjoyed Fiesta Castle Hills on Saturday, April 26th - the Parade, all the great food, drink and vendor booths, and perfect weather. What a good time it was! Thanks and congratulations to the Fiesta Castle Hills leadership team and to the sponsors for putting together this signature event.

"LOVE IT ... HERE." went international that day, as a lovely couple visiting from Germany stopped by the logo merch booth and took souvenir logo mugs home with them. How about that? Closer to home, yard signs were given to many Castle Hills residents. Other items given to share our branding are window cling decals and stickers. Mugs, visors and shirts in youth sizes XS-XL and adult sizes S-XL (XL is on reorder) are available for suggested donations of \$10 for mugs, visors and youth shirts and \$15 for adult shirts. Donation proceeds will be used for improvements to the Commons. Call me or send me an email (see below) to get your yard sign or



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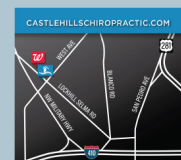
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other merchandise and show the world that you “LOVE IT ... HERE.”

Also in April, we introduced LOVE NOTES, our e-newsletter that features highlights of Castle Hills, including fun facts, business profiles, and Meet the Castle Hills team articles. Sign up for delivery to your inbox at info@castlehills-tx.gov.

Several of us recently viewed a webinar, “Branding in an Entrepreneurial City - Crafting a Unique Identity for Success” presented by the Texas Municipal League (TML). Jim Hunt, a renowned author, speaker, CEO of Amazing Cities, and a former mayor and past President of the National League of Cities, shared his insights and experience and recommendations regarding branding projects. His comments about the process and the positive outcomes from branding closely mirrored the process we had conducted. There’s always more to learn, though, and I picked up a few ideas to add to what we are doing. His comments about what branding can do for a community, including providing an identity, increasing community pride, making the city attractive to current and prospective residents, businesses, as well as visitors, which can also result in increased economic development, were also many of the goals of our community members during the discovery sessions held last summer.

During those discovery sessions, community members also shared what they love about Castle Hills. There were many repeat answers -- convenient location, safety, neighborhoods, trees, architecture, community spirit, nice people, schools, restaurants and creativity, to name only a few -- which also explains the “...” in our tagline to encompass them all. My answer to what I love about Castle Hills is all the people who in their own way put the “LOVE” in “LOVE IT ... HERE.” -- neighbors all around the city who care for each other, City staff who help make life better and safer, City board and commission members, Councilmember colleagues, and community members who add to our quality of life. Then there is our community of “daytime citizens” - our businesses, including corporate headquarters, medical, professional, retail, service, and culinary of all kinds, and our faith and not-for-profit communities - who add to the richness and character of our city and contribute to community spirit.

One last thing. There are many opportunities to put the “Involve” in “Involvement” and even more “LOVE” in “LOVE IT ... HERE.” Let’s talk about your ideas for what that might look like for our community and for you. We’ll put the “Storm” in “Brainstorm!” I’m a phone call, email, or visit away.

Move Over, Go Spurs Go! LOVE IT ... HERE. is in Castle Hills - where Community Matters. Always.

Denise Haley

dhaley@castlehills-tx.org | (210) 596-9686



KURT MAY PLACE 3

Thank you for granting me the opportunity to serve another two-year term as your Councilman. I am grateful to serve this community because I really do “love it here.” I look forward to working with our residents who have great ideas, lives worthy of celebration, and who are motivated to sustain a bright future.

As the summer approaches, the City Council will begin the process of setting the budget for the next fiscal year. This is the time of year we assess the priorities of the city residents, the long-term needs for city infrastructure improvements, and how these priorities factor into the tax rate. It is with that in mind that I encourage residents who wish to serve on committees, boards, and commission, or contribute to the discussions at City Council meetings to come to the meetings. They are posted on the sign in front of City Hall and can be found on the city website.

Summer is also an active time for our volunteer organizations that plan community events like concerts on the commons. A complete list of the CHCO sponsored events can be found in the prior issue of the Castle Hills Reporter and the city’s website. Another organization that will need volunteers this summer is the Castle Hills Historical Society. This is the summer that the history of our city will be written, and plans for our city’s 75th Founding Anniversary celebration will be finalized. Several chapters of that history are being written now.

The historical society has received numerous news articles, photos, and programs from decades of community organizations. Thank you. Currently the greatest need for completing the history is a commitment from volunteers to organize the information and continue collecting the stories of those living in our city. Please contact me or the city if you wish to participate in the plans to celebrate our city’s founding in 2026. As always, I look forward to hearing from you.

Kurt May, Councilman, Place 3

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JACK JOYCE
PLACE 4, Mayor Pro Tem

Friends and Neighbors,

We have much to be thankful for as we have once again celebrated a cheerful Fiesta together. The parade and festival were a great success, and we owe a huge debt of gratitude to organizers Judy Crawford and Norma McClelland. We should be especially grateful to Judy, Norma, their family members, Mayor Trevino, members of the Juettemeyer family, the Harris and Berain families, and Matthew Daines for spending the Thursday before the festival spreading mulch over the muddy areas of the Commons. This was a great help in preventing the festival from becoming a muddy mess after the recent rains. Many thanks also to the numerous volunteers and staff members who helped make our Fiesta enjoyable for so many.

There is also much to celebrate as we begin to enjoy the fruits of the Comprehensive Plan. Completed now are the two pavilions in the Commons. These beautiful structures, featuring blue metal roofs and stone columns, will provide shade from the brutal Texas sun for many concert goers, Fiesta revelers, and picnickers alike. There are many who contributed to the completion of these pavilions, including Judy Crawford and Norma McClelland for design input, Mayor Trevino and City Council, the Parks and Projects Commission, former City Manager Ryan Rapelye, Halff Engineers, designers of the project, the CHCO Art Committee for color selections, contractor Carlos Abelar, and interim city manager Gilbert Perales for bringing the project across the finish line before Fiesta. Looking ahead, Parks and Projects is working on a policy that will allow residents to rent the pavilions for their own use. Stay tuned.

The branding project, a top Comp Plan priority, is complete and a great success. The “Love it....Here” tagline and logo have been well received and will soon be seen on signs at key points around the city. Thanks to Councilwoman Denise Haley for her great work with consultant Creative Civilization, who did a terrific job on the project. Also, many thanks to those many community members and businesses whose generous contributions will pay for items such as the pole flags, street signs, and other items. Our new brand identity will be a great help to economic

development, another top Comp Plan priority.

The Economic Development Committee has been working for over a year, has solicited community and professional input, and is now preparing a draft Economic Development Plan for our City. It will be presented to Council soon, and comments from all are welcome. Mr. Perales is nearly complete with negotiating the fee with Page Architects for a conceptual design of City Hall. The purpose of this project is to find the best option for fixing City Hall, whether a renovation, addition, or perhaps a new building. The community will have multiple opportunities for input as the architects progress through their process.

Finally, a word about short-term rentals (STRs), as there has been concern expressed about some of these not adhering to the requirements of the City’s ordinance. At the April meeting, City Council passed a 120-day moratorium on issuance of new permits for STRs and referred the issue to the Zoning Commission, charging them with taking a close look at the ordinance to see if it has stayed current with the evolution of the STR, and recommending any needed changes. I would love to hear your thoughts on these topics. Feel free to contact me.

Jack Joyce
jjoyce@castlehills-tx.gov | 210-827-7222



BETH DAINES
PLACE 5

Dear Castle Hills Friends and Neighbors,

As the days grow longer and the school bells ring for the last time this year, Castle Hills enters its summer rhythm. This season is a perfect time to connect. Whether it's hosting a party, pitching in at a neighborhood event, or joining the committee planning for our city's 75th anniversary next year, there's a place for everyone to be a part of the community.

In our household, we’re experiencing a big transition - our oldest son is graduating high school. We’re feeling the joy, the pride, and the ache that comes with watching a chapter close. He has so much ahead of him, and while we don’t know exactly what’s next, we know he’s ready. Many Castle Hills families are experiencing these transitions, from elementary school to middle school, entering high school, or leaving behind a favorite teacher.

That sense of transition is true for the City of Castle Hills, too. We’re looking forward to our 75th anniversary next year, and planning is already underway. It’s a milestone that invites us to honor where we’ve been and imagine what’s next. We would love to hear your stories about growing up here, owning a business here, or just Loving It, Here! So whether you’re planting roots or watching your kids spread their wings, let this summer be a time of both gratitude and engagement. There’s room for everyone at the table, and your voice—your effort—matters here.

Beth Daines | 210-394-5752

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CASTLE HILLS FIRE DEPT.

By Chief Jim Ladewig



SUMMER SAFETY

The Texas summer is just around the corner and so are the hot dry days. It's important to prepare for those outdoor activities. Whether you're spending the summer months at the pool, doing yard work, traveling to the beach or going on vacation, knowing how to stay safe is vital for all ages. Here are some safety tips for keeping everyone in your family healthy and safe this summer.

- Be prepared for anything by checking the weather before you head outside.
- The weather can be unpredictable. It's important to adequately prepare for the weather and your surroundings, especially if you are traveling far from home. (And, keep that cell phone nearby in case of an emergency!) Knowing what the weather will be like can also help you determine what to bring to help keep you safe, protected from the sun, and hydrated.
- Lather on sunscreen anytime you're outdoors.
- Unprotected skin can quickly burn in the sun, which can cause immediate and long-term damage. Sunburn is a common summer injury, but early and frequent exposure to the sun can also lead to skin cancer, including melanoma, which can be deadly. Wearing sunscreen is one of the best summer safety tips to ensure you stay healthy now and in the future.
- Wear the right clothing and accessories.
- Where you're going should affect what you choose to wear. What you'd wear to the beach should be different than what you'd wear on a summer hike on a hot day. In either case, you may want to wear more than you think you'd need. Many people wear less clothing in the summer sun, but it's a good idea to opt for more skin coverage when possible. Many articles of clothing now have a UPF rating, which indicates they provide additional skin protection from the sun. Light-colored and lightweight clothes can also help reflect the sun, keeping you cool and safe.
- Pack a refillable water bottle and first aid kit.
- Staying hydrated is extremely important, especially with increased outdoor activity over the summer. Drink plenty of fluids, regardless of how active you are, especially in dryer climates or higher altitudes. Don't wait till you are thirsty to drink, as that's a sign you're already low on fluids. In addition, avoid sugary or alcoholic drinks which can actually cause you to

lose more body fluid. Don't forget to keep your pets hydrated too, giving them plenty of fresh water and shade. It's also a good idea to pack a personal first aid kit to help tend to common summer injuries. You can buy a pre-assembled first aid kit online or build your own.

- Know the risks and signs of heat exhaustion.
- Heat-related illnesses, like heat exhaustion or heat stroke, occur when the body can't properly cool itself. During extreme heat, a person's body temperature can rise faster than the body can cool it down, leading to damage to the brain and other vital organs. Warning signs can vary but may include feelings of dizziness, muscle cramping, weakness, fatigue, confusion, and nausea. If you notice any of those and generally feel unwell, go indoors immediately. Rest in a shady or air-conditioned place, drink water, and blot your skin with cool water to help lower your body temperature.
- Never leave your pets or children unattended in a car.
- It only takes about two minutes for cars to heat up to lethal levels, so it is critical that you never leave a young child or animal alone in your vehicle at any time. We're all capable of making mistakes or forgetting where we're going or why, but there are a few things you can do to remind yourself that you bring everyone with you. If you have children in car seats, one thing you can do is put something you need, like your purse, wallet, phone, or shoes, in the back seat next to your child. This will help you remember to check the back seat and bring your children with you. It may sound silly but if there's a family emergency or a change in routine, it could help save a life.

Castle Hills Fire Dept. hopes you enjoy your summer and stay safe!

Chief Jim Ladewig





MEMORIAL DAY
Remember & Honor

**CITY OFFICES
CLOSED MEMORIAL
DAY MAY 26, 2025**

TRASH AND RECYCLING PICK-UP HOLIDAY SCHEDULE:

- Southside trash pick-up is Tuesday, May 27th and Thursday, May 29th
- Northside trash pick-up is Wednesday, May 28th and Friday, June 30th
- Southside Recycling pick-up is Wednesday, May 28th
- Northside Recycling pick-up is Thursday, May 29th

NO BRUSH OR LEAF PICK-UP the week of May 26th - May 30th

Normal trash and Leaf pick-up will resume the week of June 2nd

Brush pick-up will resume on Wednesday, June 4th

NORTH OF LOOP 410	5/26 MON	5/27 TUE	5/28 WED	5/29 THU	5/30 FRI
					
SOUTH OF LOOP 410	MON	TUE	WED	THU	FRI
					

Weathering the Ongoing Drought Together



From individual yards to whole neighborhood landscapes, the drought is affecting everyone. SAWS wants to work with homeowner and neighborhood associations to promote balanced, beautiful landscaping options that will help get us through the challenging summer season.

Let's Work Together

SAWS is hosting five workshops for neighborhood associations to talk about drought and home landscapes – and how we can help you promote your landscape expectations, and the programs SAWS offers to homeowners.

Earn \$250 for Your Organization

When you attend and partner with us, you can earn \$250 by helping homeowners learn how to save water and beautify their landscapes at the same time!

It's easy – share content in your community's newsletters that will help homeowners manage their landscapes during this drought season. Learn all the details by signing up today!

Workshop Dates

Sign up for one of five scheduled workshops – visit www.gardenstylesanantonio.com/resources/homeowner-and-neighborhood-associations to register:

- May 15, 6-7:15 p.m., Online (Webex)
- May 19, 8:30 - 10 a.m. at SAWS Headquarters (breakfast provided)
- May 21, 8:30 - 10 a.m. at San Antonio Botanical Garden. Breakfast and with short presentation and tour of WaterSaver Community included.
- May 29, 6 - 7:30 p.m. at SAWS Headquarters (dinner provided)
- June 5, 6 - 7:15 p.m., Online (Webex)

Let's all work together to weather the ongoing drought.



GARDEN STYLE
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Time Dated



2025 Castle Hills Events *Events subject to change, please check City website for updates - www.cityofcastlehills.com

June 21 Splash Day/Water Funstival! - (10:00am - 1:00pm) - The Commons

July 18 to July 26 - School Supply Drive for Castle Hills Elementary & Jackson-Keller Elementary - City Hall Lobby

July 26 - Bingo Night - (6:30 - 8:00pm) - Community Room

August 17 - Ice Cream Social (4:00pm - 6:00pm) - Community Room

September 20 - Family Day Cook-Out - (6:00pm to 8:00pm) - The Commons

October 4 - Shred Event - (9:00am to 11:00am) - City Hall

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Hours of Operation:
Mon - Fri: 8:00 am - 6:00 pm
Sat - 8:00 am - 5:00 pm
Sun - Closed

 **Scan to Sign Up
For Reminders**

EXPRESS CARE 
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