



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, December 20, 2022 at 6:00 PM

**MINUTES**

**The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.**

**Citizens May E-Mail Public Comments To [citizenstobeheard@leonvalleytexas.gov](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.**

**1. Call to Order; Determine a Quorum is Present, Pledge of Allegiance**

**PRESENT**

Mayor Chris Riley  
Council Place 1 Benny Martinez  
Council Place 2 Josh Stevens  
Council Place 3 Jed Hefner  
Mayor Pro Tem, Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:01 PM and announced that a quorum of City Council was present in Council Chambers.

Mayor Riley asked the very festive Councilor Will Bradshaw to lead the Pledge of Allegiance.

**2. The City Council Shall Meet in Executive Session to Discuss the Following:**

**1. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Lease Agreement between Ms. Bania Artiaga and the City of Leon Valley**

Mayor Riley read aloud the agenda caption for Item 2.1 and Item 2.2.

The City Council went into Executive Session at 6:03 PM

### 3. Reconvene into Regular Session

The City Council reconvened into Open Session at 6:56 PM

Mayor Chris Riley introduced and welcomed Troop 515 out of St. Thomas Episcopal Church.

### 4. Citizens to be Heard

None

### 5. Possible Action on Issues Discussed in Executive Session If Necessary

No action was taken.

### 6. Presentations

#### 1. Presentation, Discussion, and Staff Direction on Budget and Procurement Method for Proposed Skate Park - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director along with Yann Curtis, Co-Owner and Co-Founder of SPA Skateparks gave a brief presentation on a proposed skate park. This item will be presented and discussed at the January 28, 2023 Annual Town Hall Meeting.

#### 7. Announcements by the Mayor and Council Members. At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

Announcements were made by members of City Council.

### 8. City Manager's Report

Crystal Caldera, City Manager reminded everyone that the City Manager's report was printed out on the table and could also be found on the City's website.

City Manager Caldera polled the members of City Council about a date and time for a groundbreaking at the Hike and Bike Trails. There was a consensus to hold the groundbreaking on January 05, 2023 at 2:00 PM at the trail head. More information is to come.

City Manager Caldera also gave information on available warming centers. The nearest warming center will have kennels available for animals. Via is also available for free transportation to the warming centers.

#### 1. Upcoming Important Events:

**Regular City Council Meeting, Tuesday, February 7, 2023, at 6:30 PM, in Council Chambers.**

**Filing for a Place on the May 06, 2023 City of Leon Valley, General Election for Council Place 1, Council Place 3, and Council Place 5, Wednesday, January 18, 2023 through 5:00 PM on Friday, February 17, 2023.**

**Annual Town Hall Meeting, Saturday, January 28, 2023, at the Leon Valley Conference Center.**

**Miscellaneous other events and announcements.**

**2. Presentation, Discussion and Possible Action on the Draft, January 28, 2023 Annual Town Hall Agenda**

City Manager Caldera stated that she would add an item for pickle ball and skate park to the Annual Town Hall Meeting agenda. This will be the only voting item on that agenda. Councilor Josh Stevens asked that demographics be added to that survey.

**9. Consent Agenda**

A motion was made by Councilor Josh Stevens to approve the Consent Agenda as presented. The motion was seconded by Councilor Rey Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Stevens, Council Place 3 Hefner, Mayor Pro Tem, Council Place 4 Orozco, Council Place 5 Bradshaw

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. 12-06-2022 Regular City Council Meeting Minutes**
  - b. 11-16-2022 Planning & Zoning Commission Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. 10-13-2022 Park Commission Meeting Minutes**
  - b. 11-16-2022 Planning & Zoning Commission Meeting Minutes**
  - c. 11-09-2022 Earthwise Living Committee Meeting Minutes**
- 3. Presentation, Discussion and Possible Action on a Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2022 Tax Year - Y. Acuna, Assistant Finance Director**
- 4. Presentation, Discussion and Possible Action on a Resolution Approving the City of Leon Valley Investment Policy for Fiscal Year 2023 - Y. Acuna, Assistant Finance Director**

**10. Regular Agenda**

- 1. Presentation, Public Hearing, and Discussion on an Ordinance Authorizing a Zoning Change from B-1 Small Business District, with SO, Sustainability Overlay**

**District Zoning to R-3 Multi-Family Dwelling District of a 0.854-Acre Tract of Land Located in the 7500 Block of Huebner Road Between Hoofs and Evers (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Melinda Moritz, Public Works Director presented this item as a first read.

Those who spoke on this item were: Erick Matta (Leon Valley); and Samir Chehade (Canada/Developer)

Mayor Chris Riley opened the Public Hearing at 7:48 PM; there being no public comment, Mayor Riley closed the Public Hearing at 7:48 PM.

There was a consensus among members of City Council to place this item on the January 17, 2023 Consent Agenda.

- 2. Presentation and Discussion on an Ordinance Authorizing the City Manager to Execute a Contract Amendment and Accept an Additional \$400,000 from Bexar County, and Authorize a Budget Adjustment From the Stormwater Fund Reserve in the Amount of \$400,000 to Provide Additional Funding for the Construction of the Seneca West Drainage Project (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director presented this item. There was a consensus among members of City Council to place this item on the January 17, 2023 Consent Agenda.

City Manager Caldera request that Agenda Item 10.4 be moved up now on this agenda.

- 3. Presentation and Discussion on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 13 Tree Preservation, Article 13.02 Tree Preservation Ordinance to Remove Definitions and Add a Definition, Direct the Park Commission to Assume the Duties of the Tree Advisory Board, Correct the Responsible Department References, and Give Variance Approval Duties Directly to the City Council (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director presented this item for a first read.

There was a consensus among members of City Council to place this item as well as appointments to the Park Commission on the January 17, 2023 Consent Agenda.

- 4. Presentation, Discussion, and Possible Action on an Ordinance Authorizing the City Manager to Enter into an Agreement Between the City of Leon Valley and Meritage Homes of Texas, LLC For Real Property Consisting of Approximately 21.35 Acres Identified as 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.'s 217816, 217817, 217818, 217819, 217820, 217281,**

**217838, 217840, 217843 - City Manager Dr. Caldera (1st Read as Required by City Charter)**

City Manager Caldera presented this item and stated that this would be discussed in Executive Session at the end of this meeting.

**11. Citizens to be Heard**

Those who spoke at this time were: Samir Chehade (Canada/Developer)

**12. Requests from Members of City Council to Add Items to Future Agendas**

**1. Presentation, Discussion, and Possible Action on City Manager's Future Agenda Items**

City Manager Caldera and Mayor Chris Riley sought input from members of City Council to pare down the list.

**13. The City Council Shall Meet in Executive Session to Discuss the Following:**

**1. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Purchase and Sales agreement between Meritage Homes and the City of Leon Valley**

Mayor Riley read aloud the agenda caption for Item 2.2 once again.

The City Council went into Executive Session at 8:17 PM

**14. Reconvene into Regular Session**

The City Council reconvened into Open Session at 9:00 PM

**15. Possible Action on Issues Discussed in Executive Session If Necessary**

No action was taken.

**16. Adjournment**

Mayor Riley announced that the meeting adjourned at 9:01 PM.

**These minutes approved by the Leon Valley City Council on the 17th of January, 2023.**

**APPROVED**

---

**CHRIS RILEY  
MAYOR**

**ATTEST:** \_\_\_\_\_  
**SAUNDRA PASSAILAIGUE, TRMC**  
**CITY SECRETARY**

DRAFT