



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 15, 2025 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. 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 Betty Heyl
Mayor Pro-Tem, Council Place 3 Philip Campos
Council Place 4 Rey Orozco
Council Place 5 Will Bradshaw

Mayor Chris Riley called the meeting to order at 6:00 PM and confirmed that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 5, Bradshaw, to lead the Pledge of Allegiance.

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

Mayor Riley read aloud the caption for Agenda Item 2.1 and Agenda Item 2.2

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: Legal Description: CB 4445 P-29G ABS 741 Approximately located 7430 Huebner Rd Leon Valley Texas 78238 also known as the Silo Property - Dr. C. Caldera, City Manager**
- 2. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 regarding Lease Agreement between the City of**

Leon Valley and SanBlanc Holdings, LLC DBA Poppy's Cafe - Dr. C. Caldera, City Manager.

The City Council went into Executive Session at 6:02 PM.

3. Reconvene into Regular Session

The City Council reconvened into Open Session at 6:30 PM.

- 4. Citizens to be Heard** - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.

Those who spoke at this time were Beth Mursch and Olen Yarnell.

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

No action was taken at this time.

6. Presentations

- 1. Presentation of the 2024 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director**

Regina Reed, Library Director, presented this item. Cindy Alvarez, Assistant Library Director, and Angelina Corona, Library Assistant II, were also present as Mayor Chris Riley presented the 2024 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award.

- 2. Presentation and Discussion of the Monthly Financial Report Ending March 31, 2025 - C. Goering, Finance Director**

Carol Goering, Finance Director, presented this item.

- 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.

Mayor Chris Riley and members of the City Council shared announcements.

8. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print on the table in the foyer and posted on the City website.

She added information about virtual meetings that TxDOT will be holding regarding bikes on roadways. More information about these meetings are outside on the table and will be posted online.

1. Upcoming Important Events:

- **Regular City Council Meeting, Tuesday, May 06, 2025, at 6:30 PM, in City Council Chambers.**
- **Library Volunteer Party, Wednesday, April 23, 2025, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.**
- **Last Day to Register to Vote for the May 03, 2025 General Election, Thursday, April 03, 2025.**
- **Last Day to Register to Apply for a Mail Ballot for the May 03, 2025 General Election, Tuesday, April 22, 2025.**
- **Coffee with the Mayor and City Council, Saturday, April 26, 2025, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**
- **Early Voting in Personal Appearance, Tuesday, April 22-Tuesday, April 29, 2025.**
- **General Election, Saturday, May 03, 2025, voting from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.**
- **Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.**
- **Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.**
- **Miscellaneous other events and announcements.**

- 9. Consent Agenda** - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

A motion was made by Council Place 3, Campos to approve the Consent Agenda as presented. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. 04-01-2025 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2025 - C. Goering, Finance Director**
- 3. Presentation, Discussion, and Possible Action of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant (CDBG) Program for Fiscal Year 2025 - D. Dimaline, Assistant Public Works Director**

4. **Discussion and Possible Action on a Resolution Appointing a Member to the Park Commission; and a Member to the Bandera Road Site-Community Advisory Group - S. Passailaigue, City Secretary**

10. Regular Agenda

1. **Presentation, Discussion, Public Hearing, and Possible Action on an Ordinance on a Request to Rezone Approximately 6.8 Acre of Land, From R-1 Single-Family Dwelling District to Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as the Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of lot 10, and the Southwest 400' of Lot 3, CB 5874 (1st Read was Held on 04-01-2025) - S. Huerta, Planning and Zoning Director**

Dr. Crystal Caldera, City Manager, prefaced this item by explaining a procedural change this evening to this and the next item. City Manager Caldera explained that the City Council would be voting on the zone request first, followed by each variance separately. Art Rodriguez, City Attorney, added that this is being done this evening to maintain clarity in the record.

Susana Huerta, Planning and Zoning Director, presented the zone request which the Planning & Zoning Commission recommended denial, and each variance which was followed by brief discussion.

Samir Chehade, Developer/ Applicant, presented his proposed project.

Mayor Chris Riley opened the Public Hearing at 7:43 PM.

Those who spoke were Vanessa Egle, Carlos Alonzo, Mr. Segovia, Olen Yarnell, Beth Mursch, Marcy Daugherty, Kay Wright, Abraham Diaz, Teresa Moser, Mary Frances Uptain, Erick Matta, Joan Marcotte, Kimberly Beckman, Tina Chasan, and Leonard Mazuka.

Mayor Chris Riley closed the Public Hearing at 8:30 PM.

(Each of the following motions will have a roll-call vote.)

A motion was made by Council Place 5, Bradshaw, motioned to approve Agenda Item 10.1 to rezone approximately 6.8 acre of land, from R-1 Single-Family Dwelling District to a Planned Development District (PDD), with R-3 Multiple-Family Dwelling Base Zoning District as requested; and address the variances separately. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 4 Orozco, Council Place 5 Bradshaw

Voting Nay: Mayor Pro-Tem, Council Place 3 Campos

The motion passed.

Variance No. 1 - Lot regulation – minimum unit size area after the first three (3) units be decreased from 1,200 to 600 square feet.

A motion was made by Mayor Pro-Tem, Council Place 3 Campos, motioned to deny as requested. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco
Voting Nay: Council Place 1 Martinez, Council Place 2 Heyl, and Council Place 5 Bradshaw

The motion failed.

A motion was made by Council Place 5 Bradshaw, motioned to approve as requested. The motion was seconded by Council Place 2 Heyl.

Voting Yea: Council Place 2 Heyl, Council Place 4 Orozco, Council Place 5 Bradshaw, Council Place 1 Martinez

Voting Nay: Mayor Pro-Tem, Council Place 3 Campos

The motion passed.

Variance No. 2 – Minimum height increased from three (3) stories to four (4) stories.

A motion was made by Council Place 2 Heyl, motioned to approve as requested. The motion was seconded by Council Place 1 Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 5 Bradshaw

Voting Nay: Council Place 4 Orozco, and Mayor Pro-Tem, Council Place 3 Campos

The motion passed.

Variance No. 3 – Minimum Parking Spaces for two bedrooms decreases from two (2) to one and the one half (1 ½) – Request withdrawn by applicant.

Variance No. 4 – Request to provide only two parking spaces for townhouses with more than two bedrooms.

A motion was made by Council Place 2 Heyl, motioned to approve as requested. The motion was seconded by Council Place 5 Bradshaw.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 5 – Reduce minimum setbacks from 20-feet to 5-feet in the front, 25-feet to 5-feet in the rear, and from 15-feet to 4-feet between buildings.

A motion was made by Mayor Pro-Tem, Council Place 3 Campos, motioned to deny as requested. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Mayor Pro-Tem, Council Place 3 Campos

Voting Nay: Council Place 1 Martinez, Council Place 2 Heyl, Council Place 4 Orozco, and Mayor Pro-Tem, Council Place 3 Campos, Council Place 5 Bradshaw

The motion failed.

A motion was made by Council Place 1 Martinez, motioned to approve as requested. The motion was seconded by Council Place 5 Bradshaw.

Voting Yea: Council Place 2 Heyl, Council Place 4 Orozco, Council Place 5 Bradshaw, Council Place 1 Martinez

Voting Nay: Mayor Pro-Tem, Council Place 3 Campos

The motion passed.

Variance No. 6 – Reduce landscaping requirements from 35% of property and 5% in plantings to 10% of property and 2% of plantings.

A motion was made by Council Place 2 Heyl, motioned to approve as requested. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 2 Heyl, Council Place 4 Orozco, Council Place 5 Bradshaw, Council Place 1 Martinez

Voting Nay: Mayor Pro-Tem, Council Place 3 Campos

The motion passed.

Variance No. 7 Staff recommends that the language be removed from the applicant's Project plan.

A motion was made by Council Place 5 Bradshaw, motioned to approve as amended. The motion was seconded by Council Place 1 Martinez.

Council Place 5 Bradshaw amended his motion to approve the layout of the site plan and all stated code modifications required to build it shall be allowed by right. The amended motion was seconded by Council Place 4 Orozco.

The motion was amended once more by Council Place 5 Bradshaw to add amended Exhibit B, revision 4

The final amended language reads as follows: The development of the Multi-family project with a Site plan substantially similar to the illustration attached in Exhibit "B" also

known as Revision 4 ("Site Plan"). The layout of the Site Plan and all stated modifications required to build it shall be allowed by right.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 8 Staff recommends that the language be removed from the applicant's Project plan.

A motion was made by Council Place 4 Orozco, motioned to approve Variance No. 8 leaving B and C in the project plan, and amending D to read "The Tree Preservation and Mitigation Plan attached herein as Exhibit "J" shall be allowed by-right to enable the construction of the Site Plan and any Tree Mitigation Fees to be paid at the time of platting." The motion was seconded by Council Place 1 Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

2. Presentation, Discussion, Public Hearing, and Possible Action on an an Ordinance Amending Ordinance 2021-54 for a Zone Change Request from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on Approximately 2.85 Acres at 6758 Poss Road; and More Specifically Described as CB 5784, Block 4, Lot 64, Quality Subdivision (1st Read Was Held on 04-01-2025) - S. Huerta, Planning and Zoning Director

Susana Huerta, Planning and Zoning Director, presented the zone request which the Planning & Zoning Commission recommends for approval, and each variance which was followed by brief discussion.

Samir Chehade, Developer/ Applicant, presented his proposed project.

Mayor Chris Riley opened the Public Hearing at 10:01 PM.

Those who spoke were Vanessa Egle, Beth Mursch, and Erick Matta.

Mayor Chris Riley closed the Public Hearing at 10:10 PM.

A motion was made by Mayor Pro-Tem, Council Place 3 Campos, motioned to amend Ordinance 2021-54 for a zone change request from PD Planned Development District, with B-3 Commercial District and No SO, Sustainability Zoning to PD Planned Development District with R-3 Multiple-Family Dwelling Base Zoning District on

approximately 2.85 Acres at 6758 Poss Road; and address the variances separately. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 1 - Lot regulation – minimum unit size area after the first three (3) units be decreased from 1,200 to 400 square feet.

A motion was made by Council Place 5 Bradshaw, motioned to approve as presented. The motion was seconded by Mayor Pro-Tem, Council Place 3 Campos

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 2 – Minimum Frontage on Public Right-of-Way reduced from 95-feet to no minimum.

A motion was made by Council Place 1 Martinez, motioned to approve as presented. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 3 – Minimum floor space decreased from 600 square feet to 400 square feet.

A motion was made by Council Place 4 Orozco, motioned to approve as presented. The motion was seconded by Council Place 1 Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 4 – Minimum height increased from three (3) stories to four (4) stories. A motion was made by Council Place 5 Bradshaw, motioned to approve as presented. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 5 – Reduce minimum setbacks from 20-feet to 10-feet front, 25-feet to 10-feet rear, and 15-feet to 5-feet between buildings.

A motion was made by Council Place 1 Martinez, motioned to approve as presented. The motion was seconded by Council Place 2 Heyl.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 6 – Minimum parking spaces for two bedrooms decreased from two (2) to one and one half (1 ½).

A motion was made by Council Place 2 Heyl, motioned to approve as presented. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 7 – Request to provide only two parking spaces for apartments with more than two bedrooms.

A motion was made by Council Place 5 Bradshaw, motioned to approve as presented. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 8 – Minimum landscaping requirements reduced from 35% of property and 5% plantings to 10% of property and 2% plantings.

A motion was made by Council Place 4 Orozco, motioned to approve as presented. The motion was seconded by Council Place 1 Martinez.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Variance No. 9 Staff recommended the removal of language in the applicant's project plan.

A motion was made by Council Place 5 Bradshaw, motioned to approve as amended. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

The amended language reads as follows: B. Supplemental Use Regulations.

Additional allowed uses: the following uses shall be permitted by right on the property, in addition to the uses permitted in Section A, base Zoning:

- i. The development of a lofts/ apartments project with a Site Plan substantially similar to the one illustrated in attached Exhibit B.1 (Rev3). The Layout it the Site plan and all stated modifications required to build it shall be allowed by right.
- ii. The development of a loft/apartments project with a site plan substantially similar to the one illustrated in attached Exhibit B2 (Rev3). This Site Plan allows for an optional building extension to accommodate a design change shall the applicant is successful at vacating the CPS and SAWS utilities easements on the property. The layout of the Site Plan and all stated modifications required to build it shall be allowed by right.

Variance No. 10 Staff recommended the removal of language in the applicant's project plan.

A motion was made by Council Place 5 Bradshaw, motioned to approve as amended to include A, B, C, and D with approval of city engineer and meeting of city code requirements. The motion was seconded by Council Place 4 Orozco.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

3. Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A11.000 Water and Sewer Rates, Section A11.001 (a), (c), (g), and (q) to Increase Water and Sewer Rates and Revise Tier Structures (1st Read as Required by City Charter) - M. Moritz, Public Works Director

A motion was made by Council Place 1 Martinez, motioned to continue the meeting. The motion was seconded by Mayor Pro-Tem, Council Place 3 Campos.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

Melinda Moritz, Public Works Director, presented the item.

There was a consensus to place this item on the May 6th Consent Agenda for second read.

Olen Yarnell spoke on this item.

4. Presentation, Discussion, and Possible Approval of a Resolution Authorizing the Use of Eminent Domain to Acquire a Portion of Zarzamora Creek, a Property Described in the Bexar County Real Property Records at Volume 4725, Pages 1637-1697 and Bexar County Appraisal District Property Identification No. 217323, Said Property Owned Wholly or Partially by the Deland Two Corporation - M. Moritz, Public Works Director

Melinda Moritz, Public Works Director, presented the item.

A motion was made by Council Place 5 Bradshaw, motioned to approve the resolution and that the City of Leon Valley authorize the use of the power of eminent domain to acquire property described as: The property described in the Bexar County real property records at Volume 4725, pages 1637-1697 and Bexar County Appraisal District Property Identification No. 217323, said property owned wholly or partially by Deland Two Corp for necessary fee simple acquisition for the purpose of, among other municipal purposes, including but not limited to a water works system, including drainage and emptying facilities, and other public uses. The motion was seconded by Council Place 4 Orozco.

Mayor Chris Riley asked for a roll call vote.

Voting Yea: Council Place 1 Martinez, Council Place 2 Heyl, Mayor Pro-Tem, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Bradshaw

The motion passed.

5. Presentation and Discussion of an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025 from the Economic and Community Development Reserve Fund in the amount of \$8,500 for the Purpose of Increasing the Police Forfeiture Fund to Provide Funding for the Capital Acquisition of a Vehicle. (1st Reading as Required by City Charter) - R. Salinas, Executive Director

Roque Salinas, Executive Director, presented the item.

Olen Yarnell spoke on this item.

There was a consensus to place this item on the May 6th Consent Agenda for second read.

11. Requests from Members of City Council to Add Items to Future Agendas – Per Section 3.10 (A) of the City of Leon Valley’s Code of Ordinances, at a Meeting of City Council, a Member of City Council May Place an Item on an Agenda by Making a Motion to Place the Item on a Future Agenda and Receiving a Second. No Discussion Shall Occur at the Meeting Regarding the Placement of the Item on a Future Agenda.

None

12. Adjournment

Mayor Riley announced that the meeting adjourned at 11:04 PM.

These minutes were approved by the Leon Valley City Council on the 6th of May, 2025.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

DRAFT