



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, May 06, 2025 at 6:30 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 Betty Heyl  
Council Place 4 Rey Orozco  
Council Place 5 Will Bradshaw

**EXCUSED**

Mayor Pro-Tem, Council Place 3 Philip Campos

Mayor Chris Riley called the meeting to order at 6:30 PM and confirmed that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 1, Martinez, to lead the Pledge of Allegiance.

**2. 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 Kathy Hill and Lyn Joseph.

### 3. Presentations

#### 1. **Presentation, Discussion, and Direction to Staff on the Repurposing of the Leon Valley Community Pool Facility - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item.

Those who spoke on this item were Tina Chasan, Maria Gamboa, Kathy Hill, Richard Blackmore, Frank Gonzalez, Ms. Garza, and Abraham Diaz.

There was consensus among the members of City Council to add this item to the May 31, 2025, City Council-Manager Retreat.

#### 4. **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.

### 5. 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 asked that City Council members submit any items for the May 31, 2025, City Council-Manager Retreat by May 14<sup>th</sup>; She also congratulated Sandra Passailaigue, City Secretary, for receiving the Texas Municipal Clerks Association's 2024–2025 Municipal Clerk's Office Achievement of Excellence Award.

#### 1. **Upcoming Important Events:**

- **Regular City Council Meeting, Tuesday, May 20, 2025, at 6:30 PM, in City Council Chambers.**
- **Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.**
- **Movie-in-the-Park, Friday, May 30, 2025, at dusk, at the Leon Valley Veterans Park.**
- **Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.**
- **July 4th Celebration, Thursday, July 04, 2025, from 6:00 PM until 10:00 PM, at Raymond Rimkus Park.**
- **Miscellaneous other events and announcements.**

#### 6. **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.

Council Place 5, Bradshaw, asked to pull Consent Agenda Item 6.3, and Council Place 1, Martinez, asked to pull Consent Agenda Item 6.4 for discussion.

A motion was made by Council Place 1, Martinez to approve the Consent Agenda 6.1, 6.2, and 6.5 as presented. 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

The motion passed.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **04-15-2025 Regular City Council Meeting Minutes**
  - b. **04-26-2025 Coffee with the Mayor and City Council Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **10-23-2024 Citizens Police Advisory Committee Meeting Minutes**
  - b. **01-29-2025 Citizens Police Advisory Committee Meeting Minutes**
  - c. **02-25-2025 Planning & Zoning Commission Meeting Minutes**
  - d. **03-13-2025 Park Commission Meeting Minutes**
  - e. **03-13-2025 Library Advisory Board Meeting Minutes**
  - f. **03-25-2025 Planning Zoning Commission Meeting Minutes**
3. **Discussion and Possible Action of a Resolution of the City of Leon Valley, TX., City Council Appointing a Member to the Board of Adjustment - S. Passailaigue, City Secretary**

## **7. Regular Agenda**

1. **Discussion and Possible Action on 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 was Held on 04-15-2025) - M. Moritz, Public Works Director**

Council Place 5, Bradshaw, spoke in opposition to the proposed water rate increase.

Council Place 1, Martinez, made a motion to adopt the ordinance, with a caveat that there be a review of the rates in two (2) years. Council Place 4, Orozco, seconded the motion.

Mayor Riley asked for a roll call vote.

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

The motion passed.

Those who spoke at this time were Yvonne Orozco and Tina Chasan.

2. **Discussion and Possible Action 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 Read was Held on 04-15-2025) - R. Salinas, Executive Director**

Council Place 1, Martinez, spoke in opposition to the source of funds for the truck purchase.

Council Place 1, Martinez, made a motion to deny the item. The motion died for lack of a second.

Council Place 5, Bradshaw, made a motion to approve Item 6.4 as presented. The motion was seconded by Council Place 4, Orozco.

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

The motion passed.

3. **Presentation, Discussion, and Possible Action to Consider Approval of an Appeal from a Leon Valley Water Customer to Reduce the Amount of the February/March 2025 Water Bill at 5309 Cilantro Place - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item.

Destiny Parks, the applicant, was present to answer questions from City Council members.

The following individual spoke at this time: Maria Gamboa.

Council Place 5, Bradshaw, made a motion to approve the waiver as presented. The motion was seconded by Council Place 1, Martinez.

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

The motion passed.

4. **Presentation, Discussion, and Public Hearing of an Ordinance on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 6 Permitted Use Table, to Establish the Definition and Use "Bail Bond Facility" as Being Allowed in the B-2 Retail Zoning District with a Specific Use Permit (SUP), and in the B-3 Commercial and I-1 Industrial Zoning Districts By Right (1st Read as Required by City Charter) - S. Huerta, Planning and Zoning Director**

Susana Huerta, Planning and Zoning Director, presented the item.

Mr. Castaneda, the applicant, was present to answer questions.

Those who spoke prior to the hearing were: Abraham Diaz.

Mayor Riley opened the Public Hearing at 7:54 p.m.

Those who spoke during the Public Hearing were Richard Blackmore and Kathy Hill.

There being no further public comment, Mayor Riley closed the Public Hearing at 7:55 p.m.

There was consensus to place this item on the May 20, 2025, Regular Agenda for further discussion.

5. **Discussion and Possible Action on a Request for a Variance to the Leon Valley Code of Ordinances, Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation Requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required; Penalties, (a) and (b), Sec. 13.02.80 Heritage tree removal prohibited; penalties, to Allow the Removal of three (3) Heritage, and one (1) Large Tree, and to Pay a Reduced Fee-In-Lieu of from \$10,600 to \$1,500.00 in Tree Mitigation Fees, Located at 5305 Wurzbach Road, Lot 22, Block 4, CB 9904, Rollingwood Ridge-Wurzbach, on Approximately 1.43 Acres of Vacant Land - S. Huerta, Planning and Zoning Director**

Susana Huerta, Planning and Zoning Director presented.

Scott Milgrom, the applicant, was present for questions.

Council Place 4, Orozco motioned to approve the item with a mitigation fee being reduced from \$10,600 to \$5,300. The motion was seconded by Council Place 2, Heyl.

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

The motion passed.

6. **Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General Provisions, Article 1.09 Parks and Recreation, Section 1.09.034 Additional Prohibited Uses and Activities, to Add a Subsection (i) Special Events (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the item.

Those who spoke on this item were Maria Gamboa and Yvonne Orozco.

There was consensus to place this item on the May 20, 2025, Regular Agenda.

**7. Presentation, Discussion, and Possible Action on the 2025 Revisions to the City of Leon Valley Personnel Policy Manual - L. Hernandez, Human Resources Director**

Lisa Hernandez, Human Resources Director, presented the item.

Council Place 4, Orozco, made a motion to approve the item as presented. The motion was seconded by Council Place 5, Bradshaw.

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

The motion passed.

**8. Discussion and Possible Action on a Resolution and Order of the City Council of Leon Valley, Texas, Canvassing the Returns and Declaring the Official Results of the May 3, 2025 General Election to Elect Three (3) Members to the City Council (Council Place 1, Council Place 3, and Council Place 5) and any further resolutions and orders, if necessary, to call a runoff election in compliance with the Texas Elections Code – S. Passailaigue, City Secretary**

Saundra Passailaigue, City Secretary, presented the item.

Council Place 1, Martinez, made a motion to approve the item as presented. 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

The motion passed.

**8. 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

## 9. Adjournment

Mayor Riley announced that the meeting adjourned at 8:43 PM.

**These minutes were approved by the Leon Valley City Council on the 20th of May, 2025.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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