



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 01, 2025 at 6:30 PM

**MINUTES**

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**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.**

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**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 6:30 PM and confirmed that a quorum of the City Council was present in the Council Chambers.

Mayor Riley asked Council Place 4, Orozco, 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.

The following individuals spoke at this time: Lyn Joseph and Linda Cevallos.

**3. Presentations**

**1. Presentation, Discussion, and Possible Direction to Staff on Possible Water and Sewer Rate Increase - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, and James Hoelscher, P.E., from Ardurra presented this item.

Beth Mursch spoke at this time.

A motion was made by Mayor Pro-Tem, Council Place 3, Campos, to implement the increase in water and sewer rates, with the caveat that the City Council revisit the issue in two (2) years to determine if any adjustments are needed. The motion was seconded by Council Place 1, Martinez.

Mayor Riley requested a roll call vote.

Voting Yea: Council Place 1, Martinez; Mayor Pro-Tem, Council Place 3, Campos; Council Place 4, Orozco

Voting Nay: Council Place 2, Heyl; Council Place 5, Bradshaw

The motion passed.

This item will be brought back as an ordinance for consideration at the next meeting.

- 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 provided an update on the ongoing work at the Library and reminded everyone that it will re-open on April 8. She also reported that City staff applied for the Locker Lane (CDBG) Grant as well as funding for park restrooms; however, the restroom project was disqualified due to its location in a floodplain. Lastly, she addressed a request from Council Place 4, Orozco, regarding the possibility of increasing the fine for dumping animals. She confirmed that the City of Leon Valley is already enforcing the maximum fine allowed by law.

**1. Upcoming Important Events:**

- **Regular City Council Meeting, Tuesday, April 15, 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.**

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.

A motion was made by Council Place 4, Orozco to approve the Consent Agenda 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.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **03-18-2025 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **11-14-2024 Library Advisory Board Meeting Minutes**
  - b. **01-09-2025 Library Advisory Board Meeting Minutes**
  - c. **02-12-2025 Earthwise Living Committee Meeting Minutes**
  - d. **02-13-2025 Park Commission Meeting Minutes**
  - e. **02-13-2025 Library Advisory Board Meeting Minutes**
  - f. **02-26-2025 Earthwise Living Committee Meeting Minutes**
3. **Discussion and Possible Action Excusing Councilor Benny Martinez from the March 18, 2025 Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor - Mayor Chris Riley**
4. **Discussion and Possible Action of an Ordinance Authorizing a Budget Adjustment for Fiscal Year 2025 from the General Fund Reserve in the Amount of \$35,000 for the Purpose of Increasing the Public Works Department Budget to**

**Provide Funding for the Demolition of the Leon Valley Swimming Pool Facility (1st Read was Held on 03-18-2025) - M. Moritz, Public Works Director**

5. **Discussion and Possible Action on a Resolution Appointing Abraham Diaz as Commissioner, Place 3 on the Planning & Zoning Commission - S. Passailaigue, City Secretary**

**7. Regular Agenda**

1. **Presentation, Discussion, and Possible Action on an In-Kind Grant Application from John Marshall High School Orchestra Band - C. Miranda, Community Relations Director**

Crystal Miranda, Community Relations Director, presented the item.

Carlotta Rodriguez, the applicant, was also present to speak on behalf of John Marshall High School.

A motion was made by Council Place 1, Martinez, to approve the request with the condition that John Marshall High School cover the cleaning and security fees of \$192.50. 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.

2. **Presentation and Discussion to Approve an Amending Subdivision Plat of the Correction Plat of Linkwood Addition Subdivision Establishing Lot 41, With a Request for a Variance to Chapter 10 Subdivisions, a Requirement for Construction of a Sidewalk, Block D, CB 4446A for Approximately 0.427 acres, Located at 7500 and 7504 Linkside Drive - S. Huerta, Planning and Zoning Director**

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

Jim Garcia, Applicant was present to answer questions.

A motion was made by Council Place 4, Orozco, motioned to approve the plat and the variance 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.

3. **Presentation and Discussion on an Ordinance for 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 Reading as Required by City Charter) - S. Huerta, Planning and Zoning Director**

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

Samir Chehade, Developer, gave a presentation and answered questions from the City Council and residents.

Individuals who spoke on this item were: Lyn Joseph, Carlos Alonzo, Beth Mursch, Joan Marcotte, Henry Magee, Vanessa Egle, Marcy Daugherty, Toni Cuna, Abraham Diaz, Ms. Magee, and Leonard Mazuka.

This item will be brought back for a second read on April 15, 2025.

- 4. Presentation and Discussion on an Ordinance for a Request to Amend Ordinance 2021-54 to Change the Zoning 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 Reading as Required by City Charter) - S. Huerta, Planning and Zoning Director**

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

Samir Chehade, Developer, gave a presentation and answered questions from the City Council and residents.

Individuals who spoke on this item were: Beth Mursch, and Vanessa Egle.

This item will be brought back for a second read on April 15, 2025.

- 5. Presentation, Discussion and Possible Action Authorizing the City Manager to Enter into a Memorandum of Understanding ("MOU") with the City of Converse to Provide Vaccination and Veterinary Services - R. Salinas, Executive Director**

Roque Salinas, Executive Director, presented this item.

A motion was made by Mayor Pro Tem, Council Place 3, Campos, 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.

- 6. Presentation, Discussion and Possible Action Authorizing the City Manager to Enter into a Memorandum of Understanding ("MOU") with San Antonio Pets Alive!, to Intake Dogs from the City of Leon Valley - R. Salinas, Executive Director**

Roque Salinas, Executive Director, presented this item.

A motion was made by Council Place 4, Orozco, 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.

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 10:26 PM.

**These minutes were approved by the Leon Valley City Council on the 15th of April, 2025.**

**APPROVED**

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**CHRIS RILEY**  
MAYOR

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