



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 02, 2024 at 6:00 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  
Mayor Pro Tem, Council Place 2 Josh Stevens  
Council Place 3 Philip Campos  
Council Place 4 Rey Orozco

**ABSENT**

Council Place 5 Will Bradshaw

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

Mayor Riley asked Councilor Benny Martinez to lead the Pledge of Allegiance.

**2. Citizens to be Heard**

None

**3. Presentations**

- 1. Presentation, Discussion, and Direction to Staff on the Redesign of the Forest Oaks Swimming Pool Facility - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented the following options for the redesign of the Forest Oaks Swimming Pool Facility.

Concept A would cost a grand total of \$2,939,008.70 and it would include mobilization, insurance, and bonds (\$416,254.45); demolition of the pool cabana showers and meeting room (\$37,365.45); repairs and improvements to the pool, metal gates, wooden fence, shower tower, chair lift, exterior lights, pool lights, lifeguard chairs, drinking fountain, shade canopies, climbing walls, water slide, pool signage, replacement of asphalt parking and striping, under water pool lights, and new restroom buildings, lifeguard office, storage, pool equipment room, and a meeting room (\$1,731,940.80); a pickle ball court conversion (\$8,733.00); a splash pad (\$700,000.00); and landscaping and irrigation (\$44,715.00).

Concept B would cost a grand total of \$3,638,489.82 and it would include mobilization, insurance, and bonds (\$515,322.59); demolition of the pool cabana showers and meeting room (\$37,365.45); new pool shell and equipment, metal gates, wooden fence, shower tower, chair lift, exterior lighting, lifeguard chairs, drinking fountains, shade canopies, climbing walls, water slide, pool signage, replacement of asphalt parking and striping, under water lights, and new restroom buildings, lifeguard office, storage, pool equipment room, and a meeting room (\$2,269,353.78); a pickle ball court conversion (\$8,733.00); a splash pad (\$700,000.00); and landscaping and irrigation (\$107,715.00).

Concept C would cost a grand total of \$2,694,541.74 and would include mobilization, insurance, and bonds (\$381,630.38), demolition (\$37,365.45), repairs and improvements to the pool, metal gates, wooden fence, shower tower, chair lift, exterior lights, pool lights, lifeguard chairs, drinking fountain, shade canopies, climbing walls, water slide, pool signage, replacement of asphalt parking and striping, under water pool lights, and new restroom buildings, lifeguard office, storage, and pool equipment room (\$1,381,097.92); a pickle ball court conversion (\$8,733.00); a splash pad (\$700,000.00); and landscaping and irrigation (\$185,715.00)

This was followed by discussion to which Director Moritz said she could come back with a Concept D to address the comments by City Council; and Dr. Caldera will bring back a prioritization of infrastructure needs.

**2. Presentation, Discussion, and Possible Action on Proposed Capital Plans FY 2025 - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the proposed Capital Plans for Fiscal Year 2025. Each City Department provided items for consideration. If all items in this proposal were approved and purchased, it would total \$3.2 million from the General Fund.

**3. Presentation and Discussion on VIA Metropolitan Transit Service Update - Tom Marks, VIA Chief Government & External Affairs Officer**

Tom Marks, VIA Chief Government & External Affairs Officer, presented an update on the VIA Metropolitan Transit Service.

#### 4. Regular Agenda

- 1. Presentation and Discussion on an Ordinance Approving VIA's Decision to Repeal the Application of the Exemption of Taxes on Sales within VIA's Entity Area of Telecommunication Services and Approves VIA's Decision to Impose such a Tax on Telecommunications Services - Tom Marks, VIA Chief Government and External Affairs Officer (1st read as required by the Charter)**

Mr. Tom Marks, VIA Chief Government and External Affairs Officer, presented an ordinance approving VIA's decision to repeal the application of the exemption of taxes on sales within VIA's entity area of telecommunication services and approves VIA's decision to impose such a tax on telecommunications services.

Councilor Benny Martinez motioned to place this item on the next Consent Agenda. Councilor Rey Orozco seconded the motion. *(There was no vote on this motion)*

Mayor Riley announced that this item would be on the April 16, 2024 Consent Agenda.

- 2. Presentation, Public Hearing, and Discussion to Consider Approval of an Ordinance Rezoning Approximately 27-Acres of Land From R-1 (Single Family Dwelling) to a Planned Development District With R-6 (Garden Home) Base Zoning District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas (1st Read was Held on 03-19-2024) - M. Teague, Planning and Zoning Director**

Mayor Chris Riley opened the Public Hearing at 7:23 PM

Those who spoke at this time were: Mary Ruth Fernandez (Leon Valley); John White (Leon Valley); Abraham Diaz (Leon Valley); Kathy Hill (Leon Valley), Travis Leach (Leon Valley), Sharon Henderson (Leon Valley); Laura Cardenas (Leon Valley); Lupe Diaz (Leon Valley); Beth Mursch (Leon Valley); Thomas Benavides (Leon Valley); Ms. Bennett; Dr. Tzu (Leon Valley); Albert Alcocer (Leon Valley); and Cynthia Hernandez (Leon Valley)

Mayor Riley read a letter aloud that was submitted by: Shanta Hawkins (Leon Valley); and Charles Mathews (Leon Valley)

There being no further comments from the public;, Mayor Riley closed the Public Hearing at 8:13 PM.

There will be a second reading and vote at the next City Council meeting on April 16, 2024.

- 5. 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 Riley and members of the City Council made announcements.

There was a consensus to move the April 27, 2024, Coffee with the Mayor and City Council to City Hall.

## **6. City Manager's Report**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was printed and available on the table in the foyer, as well as posted on the website. Dr. Caldera, City Manager, also spoke about the animal care concerns; re-arranging city staff during City Council meeting - city secretary will be working in her office during these meetings; and adding to the Pre-City Council report, the number of citations issued.

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

**Regular City Council Meeting, Tuesday, April 16, 2024, at 6:30 PM, in City Council Chambers.**

**Joint General Election – Early Voting, Monday, April 22, 2024, through Tuesday, April 30, 2024.**

**Job Fair, Tuesday, April 23, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.**

**Library Volunteer Party, Wednesday, April 24, 2024, from 5:00 PM to 7:00 PM, at the Leon Valley Public Library.**

**Coffee with the Mayor & City Council, Saturday, April 27, 2024, from 9:00 AM to 11:00 AM, at the Leon Valley Conference Center.**

**Household Hazardous Waste Collection, Saturday, April 27, 2024, from 8:00 AM to 1:00 PM, at the Leon Valley Fire Department. This event is only for Leon Valley residents – address verification required.**

**Joint General Election - Election Day, Saturday May 04, 2024, polls open from 7:00 AM to 7:00 PM.**

**Annual City-Wide Garage Sale, Saturday, May 25, 2024, from 8:00 AM to 6:00 PM**

**Miscellaneous other events and announcements.**

## **7. Consent Agenda**

Councilor Philip Campos requested Item 7.5 be pulled for discussion.

Councilor Rey Orozco motioned to approve all the Consent Agenda Items with the exception of Item 7.5. Councilor Philip Campos seconded the motion.

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

The motion passed.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
    - a. **03-19-2024 Regular City Council Meeting Minutes**
  2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
    - a. **02-27-2024 Planning & Zoning Commission Meeting Minutes**
    - b. **02-08-2024 Park Commission Meeting Minutes**
    - c. **02-08-2024 Library Advisory Board Meeting Minutes**
    - d. **03-12-2024 Planning & Zoning Commission Meeting Minutes**
  3. **A Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2023 Tax Year. - C. Goering, Finance Director**
  4. **Presentation and Discussion on an Ordinance Authorizing a Fiscal Year 2023-24 General Fund Budget Adjustment in the Amount of \$50,000 for the Purposes of Increasing the Impound Lot Budget to Pay for the Relocation and Completion of the Police Impound Lot (1st Read was Held on March 19, 2024) - D. Gonzalez, Police Chief**
  5. **Discussion and Possible Action on a Resolution Appointing a Member to the Economic & Community Development Advisory Committee - S. Passailaigue, City Secretary**
  6. **Discussion and Possible Action on a Resolution Removing Barbara Owens from the Library Advisory Board - Mayor Chris Riley**
  7. **Presentation, Discussion and Possible Action on a Resolution Amending the Previously Adopted Mission Statement for the City of Leon Valley - Dr. C. Caldera, City Manager**
  8. **Discussion and Possible Action of Councilor Josh Steven's Excused Absence for the March 19, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3**
8. **Regular Agenda**
1. **Discussion and Possible Action to Consider Approval of an Ordinance Rezoning an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD) with R-6 (garden Home) Base Zoning, Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas (1st Read was Held on 03-19-2024) - M. Teague, Planning and Zoning Director**

This item was pulled from the Consent Agenda at the request of Councilor Philip Campos.

Councilor Philip Campos started the discussion.

Councilor Philip Campos motioned to approve the Poss Landing with the R-6 Base Zoning; but to deny the variance. Councilor Rey Orozco seconded the motion.

Councilor Philip Campos withdrew his motion; Councilor Rey Orozco withdrew his second.

Councilor Benny Martinez motioned to approve as presented. Councilor Rey Orozco seconded the motion.

Voting Yea: Council Place 1 Martinez, Mayor Pro Tem, Council Place 2 Stevens, Council Place 4 Orozco

Voting Nay: Council Place 3 Campos

The motion passed.

**2. Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment from the General Fund Reserve in the Amount of \$84,232.00 for Repairs to the Kinman House Foundation and the Police Department Sally Port Roof (1st Read as Required by City Charter) - M. Moritz, Public Works Director**

Melinda Moritz, Public Works Director, presented an ordinance authorizing a budget adjustment from the General Fund Reserve in the amount of \$84,232.00 for repairs to the Kinman House foundation and the Police Department Sally Port Roof for a first reading.

There was a consensus that this item be brought back on the next Consent Agenda.

**3. Presentation, Public Hearing, and Discussion to Consider Approval of a Request for a Specific Use Permit (SUP) to Allow the Sale of Firearms, Ammunition, and Law Enforcement Equipment in a B-3 Commercial Zoning District, Being Lot 4, Block 1, CB 4428H, Located at 5405 Bandera Rd., Ste 101, Leon Valley, Texas - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented this item seeking City Council approval of a request for a Specific Use Permit (SUP) to allow the sale of firearms, ammunition, and law enforcement equipment in a B-3 Commercial Zoning District, being Lot 4, Block 1, CB 4428H, located at 5405 Bandera Rd., Ste 101, Leon Valley, Texas for a first read.

Applicant Donnie Cherry with Kessler Police Supply was present.

Mayor Riley opened the Public Hearing at 9:16 PM; there being no public comment, Mayor Riley closed the Public Hearing at 9:16 PM

This item will be placed on the next Consent Agenda.

**4. Presentation, Public Hearing, and Discussion to Consider a Request for a Specific Use Permit (SUP) on an Approximately 2.32 Acre Tract of Vacant Land, Located in the 5900 Block of Grissom Road, for the Construction and Operation of a "Car Wash (Automatic)" - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director presented this item for City Council consideration of a request for a Specific Use Permit (SUP) on an approximately 2.32-acre tract of vacant land, located in the 5900 Block of Grissom Road, for the construction and operation of a "Car Wash (Automatic)" for a first read.

Applicant Stan Jones was present.

Mayor Riley opened the Public Hearing at 9:18 PM

Those who spoke at this time were Cassie Rowse (P&Z Chair)

There being no further public comment; Mayor Riley closed the Public Hearing at 9:20 PM

This item will be added to the next Consent Agenda.

**5. Presentation, Public Hearing, Discussion, to Consider a Request to Rezone an Approximately 0.854 Tract of Land From R-3 (Multi-family Dwelling) District to a Planned Development District (PDD) With R-2 (Two-Family Dwelling) Base Zoning, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision, Located at 7680 Huebner, Leon Valley, Texas - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director**

Mindy Teague, Planning and Zoning Director, presented this item for a request to rezone an approximately 0.854 tract of land from R-3 (Multi-family Dwelling) District to a Planned Development District (PDD) with R-2 (Two-Family Dwelling) Base Zoning, being the North 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision, located at 7680 Huebner, Leon Valley, Texas for a first read.

Applicant RC Bandaru was present.

Mayor Riley opened the Public Hearing at 9:28 PM

There being no public comment; Mayor Riley closed the Public Hearing at 9:28 PM

This item will be added to the next Consent Agenda.

**9. 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.**

Councilor Rey Orozco requested an item to discuss the lights at Evers and Seneca. Councilor Josh Stevens seconded the request/motion asking to include signage.

Councilor Benny Martinez requested to add a flashing light at El Verde Road. There was no second on this request.

Councilor Josh Stevens requested an amendment for Planned Developments with two separate zoning classifications. Councilor Philip Campos seconded.

Councilor Josh Stevens requested an amendment to the Code to allow private septic systems for new developments with lot sizes greater than half an acre. There was no second on this request. Councilor Philip Campos seconded.

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

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property: 0 Samaritan Drive, Leon Valley, Texas, 78238, Lots 1 and 2, Block 1, CB 4430, Grass Hill Estates Subdivision, Approximately 19.614 Acres of Land**

Mayor Riley read aloud the caption.

The City Council went into Executive Session at 9:37 PM

**11. Reconvene into Regular Session**

The City Council reconvened into Open Session at 10:13 PM

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

No action taken.

**13. Adjournment**

Mayor Riley announced that the meeting adjourned at 10:13 PM

**These minutes were approved by the Leon Valley City Council on the 16th of April, 2024.**

**APPROVED**

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**CHRIS RILEY**  
 MAYOR

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