



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 16, 2024 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  
Mayor Pro Tem, Council Place 2 Josh Stevens  
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 announced that a quorum of City Council was present in Council Chambers. Mayor Riley asked Councilor Josh Stevens to lead the Pledge of Allegiance.

**2. Citizens to be Heard**

Those who spoke at this time were: Abraham Diaz (Leon Valley)

Mayor Chris Riley asked for a motion to move the Consent Agenda up at this time.

Councilor Rey Orozco made a motion to move the Consent Agenda up to follow Citizens to be Heard. 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, Council Place 5 Bradshaw

The motion passed unanimously.

### **3. Consent Agenda**

Councilor Josh Stevens motioned to approve the Consent Agenda as presented. Councilor Rey Orozco seconded the motion.

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

The motion passed unanimously.

- 1. Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. 04-02-2024 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. 02-26-2024 Economic and Community Development Advisory Committee Meeting Minutes**
  - b. 01-10-2024 Earthwise Living Committee Meeting Minutes**
  - c. 02-07-2024 Earthwise Living Committee Meeting Minutes**
- 3. Presentation, Discussion, and Possible Action to Consider Approval of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2024 - D. Dimaline, Assistant Public Works Director**
- 4. Discussion and Possible Action 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 - Mr. Tom Marks, VIA Chief Government and External Affairs Officer (1st Read was Held on 04-02-2024)**
- 5. Discussion and Possible Action on a Resolution Removing Benjamin Alterman from the Economic and Community Development Advisory Committee - Mayor Chris Riley**
- 6. Discussion and Possible Action of Councilor Will Bradshaw's Excused Absence for the April 02, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3**
- 7. Discussion and Possible Action 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 was Held on 04-02-2024) - M. Moritz, Public Works Director**
- 8. Discussion and Possible Action to Approve an Ordinance Requesting 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 was Held 04-02-2024) - M. Teague, Planning and Zoning Director**

- 9. Discussion and Possible Action to Approve an Ordinance Requesting 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 was Held 04-02-2024) - M. Teague, Planning and Zoning Director**
- 10. Discussion, and Possible Action to Approve an Ordinance Requesting 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 was Held 04-02-2024) - M. Teague, Planning and Zoning Director**
- 11. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2024 - C. Goering, Finance Director**

#### **4. Presentations**

- 1. Presentation and Discussion to Amend Article 3.04 of the Leon Valley Code of Ordinance- Sign Ordinance - R. Salinas, Director of Economic Development (1st read as Required by City Charter)**

Roque Salinas, Economic Development Director, presented a proposed ordinance that would amend Article 3.04 of the Leon Valley Code of Ordinance-Sign Ordinance. The amendments, if approved, would allow for wind waver flags with limitations; add a setback requirement for multitenant signs; and add regulations for the use of billboard signs at the intersection of Bandera Road and Interstate 410.

Councilor Josh Stevens requested more research on political signs at polling places.

This item will be added to the Regular Agenda for further discussion at the May 7, 2024 Regular City Council Meeting.

- 2. Presentation and Discussion of the Monthly Financial Report Ending March 31, 2024 - C. Goering, Finance Director**

Carol Goering, Finance Director, presented the Monthly Financial Report ending March 31, 2024.

#### **5. Regular Agenda**

- 1. Discussion and Possible Action to a Request to Postpone 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 - M. Teague, Planning and Zoning Director**

Dr. Crystal Caldera, City Manager, began by explaining "How we got here." Dr. Crystal Caldera added that Mr. Samir Chehade is requesting to postpone this item to wait for rough proportionality numbers, which "do not have anything to do with zoning," but since he asked for it, Dr. Crystal Caldera, City Manager, will provide it to him. This information came in today and Dr. Crystal Caldera, City Manager, will review this information with staff and the city engineer. The City has ninety-days (90) to make a decision on the zoning request; this is day sixty-one (61).

Dr. Crystal Caldera, City Manager, informed the City Council that their options tonight are to 1. Approve the request to postpone; or 2. Deny the request to postpone.

Dr. Crystal Caldera, City Manager, requested that the City Council go into Executive Session to discuss these options with the city attorney.

Mayor Chris Riley announced that the City Council would go into Executive Session pursuant to Texas Government Code, Chapter 551, Section 551.072, Deliberations on Real Property at 7:26 PM.

The City Council reconvened into Open Session at 8:15 PM

Mayor Chris Riley handed out Citizens to be Heard letters that were received through [citizenstobeheard@leonvalleytexas.gov](mailto:citizenstobeheard@leonvalleytexas.gov) in accordance with Ordinance No. 2023-43, Exhibit A, Section 1.04.001 (d) Conducting Meetings.

Councilor Will Bradshaw motioned that the letters are not read. Councilor Rey Orozco seconded the vote.

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

Voting Nay: Mayor Pro Tem, Council Place 2 Stevens, Council Place 3 Campos

The motion passed three (3) for and two (2) opposed.

Those who spoke on this item were: Mr. Matthews (Leon Valley); Beth Mursch (Leon Valley); Samir Chehade (Developer); Robert Britton (Leon Valley); John White (Leon Valley); Linda Barker (Leon Valley); Patricia Hernandez (Leon Valley); Kathy Hill (Leon Valley); Lupe Diaz (Leon Valley); Abraham Diaz (Leon Valley); Erick Matta (Leon Valley); Sharon Hendricks (Leon Valley); Dr. Tzu (Leon Valley); and Karen Hernandez (Leon Valley)

Councilor Will Bradshaw motioned to grant the postponement and that any changes go through the Planning & Zoning process. Councilor Rey Orozco seconded the motion.

Mayor Chris Riley asked Dr. Crystal Caldera, City Manager, to take a roll call vote.

Dr. Crystal Caldera, City Manager proceeded with a roll call vote to which the City Council replied: Councilor Benny Martinez - Yea; Councilor Josh Stevens - Nay; Councilor Philip Campos - Nay; Councilor Rey Orozco - Yea; and Councilor Will Bradshaw - Yea.

Mayor Riley announced the motion passed with three (3) for and two (2) opposed.

Councilor Will Bradshaw motioned to include the letters that were submitted this evening into the minutes. Councilor Rey Orozco seconded the motion.

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

The motion passed unanimously.

- 6. 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.

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

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

**Regular City Council Meeting, Tuesday, May 07, 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 City Hall.**

**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.**



**Special City Council Meeting, Wednesday, May 15, 2024, at 7:30 AM, in City Council Chambers.**

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

**Miscellaneous other events and announcements.**

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 upcoming Coffee with the Mayor & City Council and Hazardous Waste Drop Off, both on April 27th.

- 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.**

Councilor Benny Martinez requested the Rules of Decorum be amended to add Citizens to be Heard letters to minutes on an "as needed basis." No one seconded the motion.

**9. Adjournment**

Mayor Riley announced that the meeting adjourned at 9:23 PM

**These minutes were approved by the Leon Valley City Council on the 7th of May, 2024.**

**APPROVED**

  
**CHRIS RILEY**  
MAYOR

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



**From:** Blake Britton <[REDACTED]>  
**Sent:** Wednesday, April 3, 2024 8:32 PM  
**To:** Mindy Teague; Synthia Britton  
**Cc:** Citizens To Be Heard  
**Subject:** Zoning Case No PZ-2024-6

Some people who received this message don't often get email from theblakest@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Leon Valley Council,

As a homeowner that shares the property line with the proposed development site, my wife and I have a few concerns. I have listed them below. After much consideration and review of the meetings, residents voices, and ultimate impact to out neighborhood, I oppose this re-zoning.

#### **Safety**

- The first concern we would like to bring up is safety during and after the project. This is a residential area with simple neighborhood streets that already has congestion from homeowners parking in front of houses and traffic from the delivery trucks.
- Increased traffic to area after completion
- Interference with park use and enjoyment
- Construction phase of development/vandalism

#### **Wildlife**

- Conservation of natural area

#### **Business**

- Reputation of developer – have they successfully completed similar projects? how did they impact community?
- Does this increase our property value with similar home sizes 1800sqft+ and quality? We do not want a quick flip to maximize land development for quantity instead of quality.
- What is the guarantee that is project will be completed and not abandoned?

Thank you for your time.

Robert and Synthia Britton, 5315 Caraway Bend

**From:** John White [REDACTED] >  
**Sent:** Monday, April 15, 2024 1:58 PM  
**To:** Citizens To Be Heard  
**Subject:** Good Samaritan Rezoning

Some people who received this message don't often get email from jmrjwhite@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I appreciate the deliberative process that the city has taken to consider the rezoning request for the Good Samaritan Lodge Nursing Home Subdivision. You have held a town hall meeting, several Planning and Zoning Commission meetings and at least 3 City Council meetings where arguments for and against the rezoning were heard.

You have considered the concerns of TxDot, the concerns of the fire department, and the concerns of the Parks Commission. You have also heard that the Planning and Zoning Commission voted against the rezoning.

You have respectively listened to many Seneca West residents who have unanimously recommended denying the rezoning request.

At the 14<sup>th</sup> Annual Town Hall meeting held on January 27<sup>th</sup> 75% of the attendees from all over the city of Leon Valley did not vote to deny rezoning, but to leave the property alone.

I feel that the members present tonight have received enough information and are in the best position to make an informed decision to put this issue to rest by denying the rezoning request.

Thank You  
John White  
6318 Mary Jamison  
Leon Valley TX



**From:** Mark Ferris <[REDACTED]>  
**Sent:** Sunday, April 14, 2024 8:14 AM  
**To:** Citizens To Be Heard  
**Subject:** Request to not Delay the PZ-2024-6 Vote

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mayor and City Council,  
Looking at the Agenda for Tuesday's meeting, it appears that there will be a vote to delay the PDD request for the Samaritan Property till after the elections. I am writing to request that the members of the council vote No to the delay request.

To the best of my knowledge, all relevant information has been collected and no new facts will come to light after the election. I am requesting that a vote to accept or deny PZ-2024-6 be held on Tuesday.

Thank you for how patient and gracious you have been in hearing all the citizens over the last 6-8 weeks.

--

Mark Ferris  
6406 Royalty Pt.  
Leon Valley, TX 78238  
PH: 210-878-8387  
EMAIL: [REDACTED]

**From:** Sara Molina <[REDACTED]>  
**Sent:** Tuesday, April 16, 2024 5:43 PM  
**To:** Citizens To Be Heard; Mindy Teague  
**Subject:** Fwd: City Council Meeting 3/19/24- VOTE

Some people who received this message don't often get email from vanillaoso@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I want to ensure my name is and has been in the list against the building of R6.  
Please consider keeping R-1.

**Opposed-** to postponing the vote.  
**Opposed** - to rezoning R-6

Also, would it be possible to have an exhibit that shows where the rezoning "line" would actually start for the homes on Caraway Bend?

I would like to get a better understanding (visually) how I will be impacted. Will the back of my fence directly touch whatever is approved to be built or would there be a few feet separating me and the future build.  
What trees would be killed (removed) directly behind my fence as a result. Etc.

As an impacted resident of Leon Valley, these specific details are import to me.

Thank you,  
Sara Gonzalez  
5311 Caraway Bend

Sent from my iPhone

Begin forwarded message:

**From:** Sara Molina <[REDACTED]>  
**Date:** March 19, 2024 at 9:36:29 AM CDT  
**To:** citizenstobeheard@leonvalleytexas.gov  
**Subject:** City Council Meeting 3/19/24- VOTE

Hello,

I will not be able to attend in person today's meeting.

Please accept this email as my formal vote for Regular Agenda item #7, 1 and 2.

**Opposed**- to rezone an approximate 27 Acre Tract of Land.

Thank you,  
Sara Gonzalez  
5311 Caraway Bend  
Leon Valley, TX. 78238

Sent from my iPhone