



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 5, 2022

**MINUTES**

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**6:00 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.

Attendee Name	Organization	Title	Status
Chris Riley	City of Leon Valley	Mayor	Present
Benny Martinez	City of Leon Valley	Council Place 1	Present
Josh Stevens	City of Leon Valley	Council Place 2	Present
Jed Hefner	City of Leon Valley	Council Place 3	Remote
Rey Orozco	City of Leon Valley	Council Place 4	Present
Will Bradshaw	City of Leon Valley	Mayor Pro-Tem, Council Place 5	Present

Mayor Chris Riley called the meeting to order announcing that a quorum of City Council was in Chambers with Councilor Jed Hefner being remoted into the meeting. Mayor Riley asked Councilor Josh Stevens to lead the Pledge of Allegiance.

**CITIZENS TO BE HEARD**

Those who spoke at this time were: Will McCloud; and Drew Power

Councilor Josh Stevens read an email that was submitted by: Tina Chasan

Mayor Chris Riley read a letter submitted by: Amy Johnson

**PRESENTATIONS**

**Presentation and Discussion and possible action on Fluoride Water Treatment (M&C # 2022-04-05-4676 Councilor Josh Stevens)**

Councilor Josh Stevens introduced Akshay Thusu DDS, FAGD, FICD who gave a presentation on the possibility of Fluoride Water Treatment.

Those who spoke on this item were: Will McCloud; Cassie Rowse; Drew Power; Derrick Cantu, DDS; Danielle Bolton; Dr. Taylor

Councilor Benny Martinez read an email submitted by: Tina Chasan

**RESULT:      PRESENTED****Presentation and Discussion on the Triangle Property at Evers and Seneca (M&C # 2022-04-05-4758 M. Moritz)**

Mr. Samir Chehade, property owner, gave a brief presentation regarding the "Triangle Property" at Evers and Seneca in order to get City Council perspective before moving forward with rezoning.

**RESULT:      PRESENTED****ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS**

Announcements were made.

Mayor Riley asked everyone to join her in singing "Happy Birthday" to Councilor Benny Martinez.

**CITY MANAGER'S REPORT**

Crystal Caldera, City Manager presented a supplemented report and informed everyone that the City Manager's report is located out on the table in the foyer as well as on the City website.

**Upcoming Important Events: (M&C # 2022-04-05-4759)**

- a. Regular City Council Meeting, Tuesday, April 19, 2022, at 6:00 PM, in Council Chambers.
- b. Last Day to Register to Vote, Thursday, April 07, 2022.
- c. City-Wide Garage Sale, Saturday, May 14, 2022, from 8:00 AM to 6:00 PM.
- d. Big Rig Petting Zoo, Friday, June 03, 2022, from 10:30 AM to 12:00 PM, at the Leon Valley Community Center/Conference Center Parking Lot.
- e. Miscellaneous other events and announcements.

Mayor Chris Riley asked if there was any Councilors that wanted to pull any item from the Consent Agenda.

Councilor Benny Martinez requested that Item 6.4 and 6.5 be pulled and placed in the Regular Agenda.

Councilor Josh Stevens requested that Item 6.1 (a) and (b) be pulled.

**RESULT:      PRESENTED****CONSENT AGENDA**

A motion was made by Councilor Rey Orozco to approve Consent Agenda Items 6.2; 6.3; 6.6; 6.7; 6.8; 6.9; and 6.10. Councilor Will Bradshaw seconded the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Rey Orozco, Council Place 4
<b>SECONDER:</b>	Will Bradshaw, Mayor Pro-Tem, Council Place 5
<b>AYES:</b>	Benny Martinez, Josh Stevens, Rey Orozco, Will Bradshaw

**Acceptance of the Following Board, Committee, and Commission Minutes: (M&C # 2022-04-05-4760 S. Passailaigue)**

- a. **02-07-2022 Economic and Community Development Advisory Committee Meeting Minutes**
- b. **02-10-2022 Park Commission Minutes**

**Discussion and Possible Action on Amending Ordinance No. 16-020, The Acceptance Of Credit Cards for Payment of Fees, Fines, Court Costs and Other Charges; Providing for a Processing Fee for Credit Card Payment of All Credit Card Transactions to Include Municipal Court Related Fees, Fines, Court Costs and Other Charges; Providing for a Service Charge If Payment by Credit Card Is Not Honored; Providing for Severability, Cumulative and Saving Clause; Providing an Effective Date and Ordaining Other Matters Related to the Foregoing (1st Read was Held on 3-15-2022) (M&C # 2022-04-05-4708 K. Rule)**

**Presentation and Discussion on Leon Valley Police Department Racial Profiling Report for 2021 (M&C # 2022-04-05-4764 D. Gonzalez)**

**Discussion and Possible Action on a Resolution of the City of Leon Valley, Texas, City Council for the Reappointment of Dr. Chichi Junda Woo as the Health Authority for the City of Leon Valley (M&C # 2022-04-05-4770 S. Passailaigue)**

**Presentation and Discussion on Repealing Ordinance # 2019-57 Designating Denton Navarro Rocha Bernal & Zech, PC as the City Attorney and Approving Ordinance of the City Council of the City of Leon Valley, Texas, Accepting the City Manager's Appointment of the Law Firm of Messer, Fort, & McDonald to Provide Legal Services as City Attorney, City Prosecutor, and Designating Them as City Attorney (1st Read as Required by City Charter, was held on April 5, 2022) (M&C # 2022-04-05-4753 C. Caldera)**

**Discussion and Possible Action to Cancel the April 23, 2022 Coffee with the Mayor & City Council with the Next Coffee with the Mayor & City Council being Held on July 23, 2022 (M&C # 2022-04-05-4769 Mayor Chris Riley)**

**Presentation, Discussion, and Possible Action on Accepting EDC Funding for Freedom and Fireworks (M&C # 2022-04-05-4766 C. Miranda)**

**REGULAR AGENDA****Consideration of the Following City Council Minutes: - *Item Removed from Consent***

- a. **Regular Meeting- March 15, 2022 6:00 PM**
- b. **Annual Town Hall Meeting- March 26, 2022 9:00 AM**

A motion was made by Councilor Josh Stevens to postpone Consent Agenda Item 6.1 (a) and (b) to the next meeting. Councilor Rey Orozco seconded the motion.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Josh Stevens, Council Place 2
<b>SECONDER:</b>	Rey Orozco, Council Place 4
<b>AYES:</b>	Martinez, Stevens, Orozco, Bradshaw

**Presentation, Discussion, and Possible Action to Fund a Business Recruitment Incentive of 7007 Bandera #10 - Esta Noche Dance Company, as an Economic Development Project, not to Exceed \$7,345.50 - *Item Removed from Consent* (M&C # 2022-04-05-4662 W. Cox)**

William Cox, Economic Development Director presented this item requesting that City Council consider funding a business recruitment incentive of 7007 Bandera #10 - Esta Noche Dance Company. Funding would come from the Economic and Community Development Sales Tax. The total cost to fund the business recruitment incentive shall not exceed \$7,345.50

Director Cox concluded his presentation saying that on March 14, 2022 the Economic and Community Development Advisory Committee approved the new business recruitment incentive proposal as presented in an amount not to exceed \$5,947.50, with the addition of cost sharing funds to assist with signage in an amount not to exceed \$1,398.00.

Staff recommends approval of the business recruitment incentive.

Applicants Jennifer Munoz and Jonathan Godinez were present to answer questions.

A motion was made by Councilor Will Bradshaw to approve as presented. Councilor Rey Orozco seconded the motion.

Those who spoke on this item were: Olen Yarnell; and Evan Bohl

Councilor Benny Martinez offered an amendment to the previous motion by increasing to an amount of \$10,000. Councilor Will Bradshaw accepted this.

Councilor Will Bradshaw restated his motion with the amendment to approve this item increasing the amount not to exceed \$10,000. The motion was seconded by Councilor Rey Orozco.

**RESULT:**       **APPROVED [UNANIMOUS]**  
**MOVER:**       Will Bradshaw, Mayor Pro-Tem, Council Place 5  
**SECONDER:**   Rey Orozco, Council Place 4  
**AYES:**         Martinez, Stevens, Orozco, Bradshaw

**Presentation, Discussion, and Possible Action to Fund a Business Recruitment Incentive of 7007 Bandera #3 - Relson Gracie Jiu Jitsu Academy, as an Economic Development Project, not to Exceed \$10,000.00 - *Item Removed from Consent* (M&C # 2022-04-05-4763 W. Cox)**

Councilor Benny Martinez stated that in an effort to save time, he would like Director Cox to introduce the applicant and he would like to motion that the Council just pass this as presented for \$10,000.

William Cox, Economic Development Director presented this item requesting that City Council to consider funding a business recruitment incentive of 7007 Bandera #3 - Relson Gracie Jiu Jitsu Academy. Funding would come from the Economic and Community Development Sales Tax. The total cost to fund the business recruitment incentive shall not exceed \$10,000.00

Director Cox concluded his presentation saying that on March 14, 2022 the Economic and Community Development Advisory Committee approved the new business recruitment incentive proposal as presented in an amount not to exceed \$10,000.00.

Staff recommends approval of the business recruitment incentive.

Head-Owner Joshua Lauber and his Partner Steven Salas were present to answer questions.

Councilor Benny Martinez motioned to approve with an amount not to exceed \$10,000. The motion was seconded by Councilor Rey Orozco.

**RESULT:**       **APPROVED [UNANIMOUS]**  
**MOVER:**       Benny Martinez, Council Place 1  
**SECONDER:**   Rey Orozco, Council Place 4  
**AYES:**         Martinez, Stevens, Orozco, Bradshaw

**Discussion and Action to Consider Approval of an Ordinance Granting a Specific Use Permit to Operate an "Entertainment-Indoor" Facility, Generally Located at 6959 Bandera Road, Being Lots 30 & 31, Block 9, CB 4432C, HEB Neighborhood Shopping Center Subdivision (1st Read Held on April 5, 2022) (M&C # 2022-04-05-4751 M. Teague)**

Mindy Teague, Planning and Zoning Director introduced applicant Sarai Lincoln who is asking the City Council to consider approval of an Ordinance granting a Specific Use Permit to operate an "Entertainment - Indoor" facility to be located at 6959 Bandera Road.

The applicant would like to open “VRUS”, a virtual reality escape room venue, which would include virtual reality escape rooms, arena games, reality products, accessories, and virtual reality events. The business would operate Monday through Thursday from 4:00 pm to 10:00 pm, and Friday to Sunday from 11:00 am to 10:00 PM, and would be held inside this suite.

Mayor Riley opened the Public Hearing at 8:16 PM

Those who spoke at this time were: Drew Power

There being no further comment from the public; Mayor Riley closed the Public Hearing at 8:19 PM

<b>RESULT:</b>	<b>TABLED WITHOUT OBJECTION</b>	<b>Next: 4/19/2022 5:30 PM</b>
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**Discussion and Action to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 Permitted Use Table, to Allow Certain B-3 Commercial Uses in the Sustainability Overlay Zoning District (1st Read Held on April 5, 2022) (M&C # 2022-02-22-4684 M. Moritz)**

Melinda Moritz, Public Works Director gave a presentation recommending approval of an Ordinance amending the Leon Valley Code of Ordinances Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 to allow certain B-3 Commercial zoning district uses when such property is located within the Sustainability Overlay zoning district.

Mayor Riley opened the Public Hearing at 8:37 PM

Those who spoke at this time were: Evan Bohl

There being no further comment from the public; Mayor Riley closed the Public Hearing at 8:40 PM

<b>RESULT:</b>	<b>TABLED WITHOUT OBJECTION</b>	<b>Next: 4/19/2022 5:30 PM</b>
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**Discussion and Action to Consider Approval of an Ordinance Granting Specific Use Permit 2022-03 for the Construction of an Accessory Dwelling Unit, to be located at 7355 Canterfield, Being Lot 14, Block 1, CB 4445J, Canterfield Subdivision Unit 1 (1st Read Held on April 5, 2022) (M&C # 2022-04-05-4745 M. Teague)**

Mindy Teague, Planning and Zoning Director gave a presentation on behalf of applicant, Bernice Sanchez, seeking City Council consideration of an Ordinance granting a Specific Use Permit for the construction of an “Accessory Dwelling Unit” at 7355 Canterfield; generally located on the north side of Canterfield, between Evers Rd and Hoofs Lane. The request is to convert a 440 square foot garage into a living quarter.

Mayor Riley opened the Public Hearing at 8:47 PM

There being no comments from the public; Mayor Riley closed the Public Hearing at 8:47 PM

<b>RESULT:</b>	<b>TABLED WITHOUT OBJECTION</b>	<b>Next: 4/19/2022 5:30 PM</b>
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**Discussion and Action to Consider Approval of an Ordinance Granting a Specific Use Permit to operate a "Restaurant - With On-premise Consumption of Alcohol", Generally located at 6417 Evers Road, Being Lot 18, Block 25, CB 4445F, McCain Subdivision (1st Read Held on April 5, 2022) (M&C # 2022-04-05-4746 M. Teague)**

Mindy Teague, Planning and Zoning Director gave a presentation on behalf of applicant, Bania Ruiz, seeking City Council consideration of an Ordinance granting a Specific Use Permit to operate a "Restaurant and/or Food Establishment - with On-Premise Consumption of Alcohol" at 6417 Evers Rd.; generally located along Evers Rd, between Forest Pine and Poss Roads.

Ms. Ruiz would like to serve alcohol to her customers to accompany the food on the menu. The restaurant is open from 11:00 am to 8:30 pm, Tuesday through Sunday, and they are closed on Monday.

Mayor Riley opened the Public Hearing at 8:52 PM

Mayor Riley read an email that was submitted by: Natalie Flores

There being no comments from the public; Mayor Riley closed the Public Hearing at 8:55 PM

<b>RESULT:</b>	<b>TABLED WITHOUT OBJECTION</b>	<b>Next: 4/19/2022 5:30 PM</b>
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**Discussion and Action to Consider Approval of an Ordinance Granting a Request to Rezone Approximately One (1) Acre of Land, Generally Located at 6008 Grissom Road, Being Lot 5, CB 5955, Leon Valley Ranches Subdivision, From B-3 Commercial with Sustainability Overlay District to B-3 Commercial with Commercial/Industrial Overlay Zoning District (1st Read Held on April 5, 2022) (M&C # 2022-04-05-4747 M. Moritz)**

Melinda Moritz, Public Works Director gave a presentation on behalf of applicant, Mr. & Mrs. James Fyfe, seeking City Council consideration of an Ordinance granting a zone change, on a one (1) acre lot of land, from B-3 Commercial with Sustainability Overlay District to B-3 Commercial with Commercial/Industrial Overlay Zoning District.

Mayor Riley opened the Public Hearing at 9:05 PM

Those who spoke at this time were: Matthew Hodde; Jessie Barrera; Olen Yarnell; Evan Bohl; and Drew Power

Matt Johnson, Representative for the applicant also spoke.

There being no further comment from the public; Mayor Riley closed the Public Hearing at 9:35 PM

**RESULT:      TABLED WITHOUT OBJECTION      Next: 4/19/2022 5:30 PM**

**Presentation and Discussion on an Ordinance of the City of Leon Valley, Tx, City Council Accepting the Southwest Texas Regional Advisory Council Trauma System Grant in the Amount of \$9210 and the Texas A&M Forest Service Grant in the Amount of \$6,840; and Amending the General Fund Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 to be Increased in the Amount of \$16,050 to Provide Funding to Purchase Supplies, Training and Equipment Used for Providing Emergency Medical Care in Leon Valley (1st Reading As Required By City Charter) (M&C # 2022-04-05-4755 M. Naughton)**

LVFD Chief Michael Naughton presented a proposed budget adjustment to accept the Southwest Texas Regional Advisory Council trauma system grant of \$9,210.00 and the Texas A&M Forest Service Grant in the amount of \$6,840.00 to purchase supplies, Training and equipment for the Leon Valley Fire Department.

This item will be brought back for a second read as required by City Charter.

**RESULT:      TABLED WITHOUT OBJECTION      Next: 4/19/2022 5:30 PM**

**Discussion and Possible Action on a Violation of Section 15.02.721 (m) Conduct of Members of the Board (M&C # 2022-04-05-4768 Councilor Will Bradshaw and Councilor Benny Martinez)**

Councilor Will Bradshaw began the discussion on this item.

Councilor Rey Orozco read an email that was submitted by: Dr. Catherine Rodriguez

Mayor Riley read an email that was submitted by: Tina Chasan

Others who spoke at this time were: Drew Power; Erick Matta; Matt Johnson; Olen Yarnell; and Cassie Rowse

**RESULT:      PRESENTED**

### **CITIZENS TO BE HEARD**

Mayor Chris Riley thanked City Attorney Roxana Stephens for her service.

Those who spoke were: Drew Power



**REQUESTS FROM MEMBERS OF CITY COUNCIL TO ADD ITEMS TO FUTURE AGENDAS**

**Attachment: "Pipeline" (M&C # 2022-04-05-4765)**

City Manager Caldera presented the "pipeline" and members of City Council reviewed, prioritized and added to it.


**RESULT:      PRESENTED**

**ADJOURNMENT**

Mayor Riley announced that the meeting adjourned at 10:18 PM.

**These minutes approved by the Leon Valley City Council on the 20th of April, 2022.**

APPROVED

  
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**CHRIS RILEY**  
MAYOR

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



On March 23, 2021, the Leon Valley City Council unanimously voted to adopt Ordinance No. 2021-13, amending the Leon Valley Code of Ordinance, Section 1.04.001 (d) (2) saying that “All written comments shall be included in the meeting minutes.”

The Presiding Chair, the Mayor, has sole discretion on the appropriateness of which comments are and are not allowed.

The following comments have been reviewed and approved as “appropriate” to be included in the April 05, 2022 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

**From:** [Tina Chasan](#)  
**To:** [Citizens to be heard](#)  
**Subject:** Lvpd kudos, please Josh Stevens read  
**Date:** Tuesday, April 5, 2022 12:32:38 PM

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Good evening Mayor Counselors and citizens of Leon Valley,

I wanted to address the Mayor, Council, and the citizens, that yesterday, Monday April 4th, I actually had a Leon Valley police officer stop her patrol car,s after myself and a neighbor waved to her.

We introduced ourselves, my neighbor and I, and she introduced herself as Lucy. We had a lovely talk and explained where all the neighbors lived in immediate vicinity and how long they have lived here. She said that she would be patrolling our neighborhood and while she was there, we actually saw a person run a stop sign, which is one of the major complaints we talked about.

I explained that I was a member of CPAC because I hoped to broker an understanding and implementation of the trusting, homey community atmosphere between citizens and police department that was once the norm in Leon Valley. We also spoke about how to retain our good police officers. About the need for a liveable salary that Councilor Martinez and Stevens have brought up numerous times, which I hope the council will address and pass on the very near future. Possibly utilizing some of the red light camera funds to supplement their pay bringing it up to the pay rate of other cities.

The addition of patrol person Lucy, apologize for not recalling her last name, gives me great hope for accomplishing my goal in CPAC. She is a most welcome and needed addition to our force.

Another note, thank you to our Mayor Chris Riley and everyone else, for a very successful town hall. It was interesting, informative and very well planned.

Respectfully

Tina Chasan,

Forest Oaks/ Canterfield

April 3, 2022

Citizens to Be Heard

This is the first time I am writing to tell you how let down I feel knowing Mr. Bradshaw said he would be (Will of the People) and Mr. Stevens said he was (For the People). I am really sad that I feel let down. I hope I was not lied too. Listening to my neighbors talk about council, I feel like these guys are worse than the ones before.

Amy Johnson  
78238

**From:** [Tina Chasan](#)  
**To:** [Citizens to be heard](#)  
**Subject:** Flouride  
**Date:** Tuesday, April 5, 2022 3:20:24 PM

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In looking over tonight's agenda items, the 1st item after the Pledge of allegiance and the determination of a quorum, is a presentation dealing with the possible addition of floride into the Leon Valley water system.

Just to add my 2 cents, being born, raised and educated in Philadelphia, I had the benefit of having Florida in my city's water system. The benefits and safety are proven, especially for children.

Please consider giving our Leon Valley children a healthy start in life, by the addition of floride to the Leon Valley water supply.

Respectfully

**From:** [Natalia Flowers](#)  
**To:** [Citizens to be heard](#)  
**Subject:** Citizens be heard  
**Date:** Tuesday, April 5, 2022 2:28:58 PM

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I'm writing to voice my concerns about Cha Chas being allowed to serve liquor. Everything Mr. Proffit said in that meeting was spot on. I didn't receive any notice in the mail and neither did any of the neighbors I spoke with. Why are we as a city going to continue to subsidize a failing business with our tax dollars? I know the owners also a resident but this woman has assets and could easily pay the rent. The owners husband in the meeting said they are "not doing well". They already receive steeply discounted rent on a city owned historical property. We could be charging someone several thousand a month for that location. This deal was arranged through our previous council and city manager. Why doesn't current council we voted in want to change this? I know they can sell alcohol at the community center for private events. But this is only on the weekends and the city collects a hefty fee for that. Now its going to be sold 200ft from our library 5 days a week? Alcohol sales will be pushed to increase their bottom line to stay open. It's hard enough to cross at the four way and now we will have to contend with people under the influence? With our police department understaffed it doesn't feel right people are going to get hurt.

The same goes for the direction the fourth of July is going. Seeing you all spend 10 thousand dollars to book the Spazmatics is careless. You cant take a survey that only 30 people in neighborhood did as how ALL of us feel. Hearing and seeing you doubling down on these bad choices with my tax dollars makes me sick. The residents are going to be the ones that ultimately suffer because of these bad choices.

Sincerely,  
Natalie Flores  
Resident Forest Pine

April 4, 2022

Citizens To Be Heard

I recall when you complained about the prior council being very divisive of the city, but it is obvious your most recent agenda item, Possible Action on a Violation of Section 15.02.721 (m) Conduct of Members of the Board is intended not only to shut the mouths of the citizens of Leon Valley but is NOW intended to shut the mouths of the board members. Where is that pledge of transparency? I guess that transparency is only applicable when it suits the whims of "your" council members.

Sincerely,

A handwritten signature in black ink that reads "Dr. Catherine R. Rodriguez". The signature is written in a cursive, flowing style with a large, stylized "D" and "R".

Dr. Catherine R. Rodriguez

**From:** [Tina Chasan](#)  
**To:** [Citizens to be heard](#)  
**Subject:** Regular Agenda item 7  
**Date:** Tuesday, April 5, 2022 2:48:45 PM

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Good evening everyone,

As I watched the last zoning meeting online, I was horrified and embarrassed at the treatment of a property business owner, by a member of the zoning commission. She was treated with very harsh words and inflection, not befitting a committee member or anyone for that matter. I would hope that this was a one time occurrence, never to happen again. I would also hope that some sort of apology was offered to this woman by the offending committee member.

The woman standing at the lecturne, one last time, sounded as if she was ready to break into tears. We cannot allow this behavior to be tolerated or overlooked.

Respectfully

Tina Chasan

Forest Oaks/ Canterfield