



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, December 7, 2021

MINUTES

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	Present
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 welcomed everyone and announced a quorum of City Council Members present.

Mayor Riley asked Councilor Jed Hefner to lead the Pledge of Allegiance.

Mayor Riley introduced Attorney Adolpho Ruiz from Denton, Navarro, Rocha, Bernal, & Zech. Attorney Ruiz is filling in for City Attorney Stevens this evening.

PRESENTATION

**Presentation of a Summary of the 2021 Legislative Process (M&C # 2021-12-07-4586
State Senator Jose Menendez, Senate District 26)**

Mayor Riley introduced State Senator Jose Menendez, Senate District 26 and Constituent Services Representative, Sergio Gonzalez who presented a summary of the 2021 Legislative Process.

Those who spoke were: Evan Bohl; Richard Blackmore; and Paula Monroe

RESULT: PRESENTED

CITIZENS TO BE HEARD

Those who spoke at this time were: Richard Blackmore; Cassie Rowse; and Evan Bohl.

Councilor Benny Martinez read an email that was submitted by: Cathy Lewis

Councilor Josh Stevens read an email that was submitted by: Tina Chasan; and Chuck Haughan

Councilor Jed Hefner read an email that was submitted by: Louise Malouff

Mayor Chris Riley read an email that was submitted by: David Malouff

Councilor Rey Orozco read an email that was submitted by: Louise Malouff

Councilor Will Bradshaw read an email that was submitted by: David Malouff; and Justin Pulliam.

PRESENTATIONS

Presentation on Short Term Options to Address Flooding Issues and Concerns (M&C # 2021-12-07-4580 M. Moritz and E. Burnside)

Melinda Moritz, Public Works Director and Assistant Fire Chief, Eric Burnside gave a presentation on short term options to address flooding issues and concerns.

RESULT: PRESENTED

Presentation of the John Marshall High School Traffic Management Plan (M&C # 2021-12-07-4585 M. Moritz)

Melinda Moritz, Public Works Director gave a presentation on the John Marshall High School Traffic Management Plan.

Those who spoke were: John Saenz

RESULT: PRESENTED

ANNOUNCEMENTS BY THE MAYOR AND COUNCIL MEMBERS

Announcements were made by members of City Council.

CITY MANAGER'S REPORT

Gilbert Perales, City Manager presented his report; and birthday cakes to Mayor Riley and to Councilor Rey Orozco.

Upcoming Important Events:

- a. **Tuesday, December 21, 2021, at 6:00 PM, Regular City Council Meeting in Council Chambers.**
- b. **Friday, December 24, 2021 through Friday, December 31, 2021, City Offices**

and Municipal Court will be closed in observance of the Winter holidays (Christmas and New Year's).

c. Miscellaneous other events and announcements.

RESULT: PRESENTED

CONSENT AGENDA

A motion was made by Councilor Jed Hefner to adopt the Consent Agenda as presented. The motion was seconded by Councilor Rey Orozco.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jed Hefner, Council Place 3
SECONDER: Rey Orozco, Council Place 4
AYES: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will
 Bradshaw

Consideration of the Following City Council Minutes:

- a. **Regular Meeting- October 19, 2021 5:30 PM**
- b. **Regular Meeting- November 2, 2021 5:30 PM**
- c. **Special Meeting- November 18, 2021 7:00 PM**

Acceptance of Board/Committee/Commission Minutes:

- a. **08-04-2021 Planning & Zoning Commission Minutes**
- b. **09-09-2021 Park Commission Minutes**
- c. **09-27-2021 Tree Advisory Board Minutes**
- d. **10-25-2021 Capital Facilities Oversight Committee Minutes**

10-25-2021 Tree Advisory Board Minutes

Second Reading on an Ordinance Amending Sections 15.02.052 and 15.02.381 of the City Code Allowing for Accessory Dwelling Units in Residential Zoning Districts (M&C # 2021-12-07-4547 B. Melland)

Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the Ladd & Katherine Hancher Library Foundation and Amending the General Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 in the Amount of \$25,000 to Provide Funding for the Leon Valley Public Library to Improve and Increase Access to Power within the Library (2nd Read) (M&C # 2021-12-07-4566 R. Reed)

Presentation, Discussion and Possible Action on a Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2021 Tax Year (M&C # 2021-12-07-4574 C. Caldera)

Presentation, Discussion, and Possible Action to Fund the Annual Renewal of Online Marketing Tools - Local Intel as an Economic Development Project, not to Exceed \$6,400.00. William Cox, Business Relations Director (M&C # 2021-12-07-4582 W. Cox)

Presentation, Discussion, and Possible Action to Fund the Quality-of-Life Marketing Tools - Local Intel as an Economic Development Project, not to Exceed \$1,975.25. William Cox, Business Relations Director (M&C # 2021-12-07-4583 W. Cox)

Discussion and Possible Action on Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General, Article 1.06 Boards, Commissions, and Committees, Section 1.06.005 Park Commission, (b), to Add Two Positions to the Park Commission, to Designate a Number of Alternate Members (2nd Read) (M&C #2021-12-07-4561 M. Moritz)

REGULAR AGENDA

Discussion and Possible Action on an Ordinance Granting a Zone Change to St. John Baptist Church, on Approximately 2 Acres, Generally Located at 6800 Evers Road, from R-1 District to B-2 District with SO Sustainability Overlay District (2nd Read) (M&C # 2021-12-21-4488 B. Melland)

Brandon Melland, Planning and Zoning Director presented the item. Paul Fletcher of Langley Banack was present to speak on behalf of the applicant.

Mayor Chris Riley opened the Public Hearing at 8:21 PM.

Those who spoke on this item were: Evan Bohl; James Brandenburg; Liz Maloy; Elaine Valdez; Gary Barr; Erick Matta; Deborah D'Agostino; Paul Octavio; Pat Martinez; Maria Gamboa; and Lyn Joseph.

There being no further comments; Mayor Riley closed the Public Hearing at 8:57 PM

RESULT: FIRST READ

Discussion and Possible Action on an Ordinance Granting a Specific Use Permit to Langley and Banack Attorneys on Behalf of St. John Baptist Church, for a Non-Residential Building abutting Residential Zoning, on Approximately 9 Acres, Generally Located at 6800 Evers Road (2nd Read) (M&C # 2021-12-21-4489 B. Melland)

Brandon Melland, Planning and Zoning Director presented the item. Paul Fletcher of Langley Banack was present to speak on behalf of the applicant.

Mayor Chris Riley opened the Public Hearing at 9:17 PM.

Those who spoke on this item were: Cassie Rowse; Evan Bohl; James Brandenburg; Erick Matta; Liz Maloy; Maria Gamboa; and Deborah D'Agostino

There being no further comments; Mayor Riley closed the Public Hearing at 9:30 PM

Councilor Will Bradshaw requested that the City Council take Agenda Item 8.7 next and then recess for the evening and then reconvene this meeting tomorrow following the Special Meeting for executive session.

RESULT: FIRST READ

Discussion and Possible Action on an Ordinance Amending Section 15.02, Appendix C(I),G, Signage of the City's Code of Ordinances (2nd Read) (M&C # 2021-12-21-4549 B. Melland)

Brandon Melland, Planning and Zoning Director presented the item. Cassie Rowse, Planning & Zoning Chair was present to answer questions.

Mayor Chris Riley opened the Public Hearing at 9:41 PM.

Those who spoke on this item were: Cassie Rowse; Dr. Daniel Mendlovic, Evan Bohl; Lyn Joseph, and Erick Matta

There being no further comments; Mayor Riley closed the Public Hearing at 10:13 PM

Mayor Chris Riley asked members of City Council how they would like to proceed as it was already passed 10:00 PM.

Councilor Will Bradshaw proposed recessing this meeting and reconvening tomorrow at 7:30 PM.

Councilor Josh Stevens requested that Agenda Item 10.3 be taken this evening. Councilor Bradshaw agreed and stated he would motion to recess after the item.

RESULT: FIRST READ

ORDINANCES

Discussion and Possible Action on an Ordinance Amending the Leon Valley Code Of Ordinances, Chapter 2, Section 2.01 Regarding Stray, Abandoned, and Found Animals (2nd Read) (M&C # 2021-12-07-4563 Councilor Josh Stevens and Councilor Will Bradshaw)

Councilor Jed Hefner presented this item.

Councilor Benny Martinez stated that "the ordinance doesn't have enough teeth for enforcement in it."

Councilor Josh Stevens said he would bring back some amendment after researching how other cities are doing to address repeat offenders. Councilor Stevens said he will bring this

back on a future agenda but that the Council should approve of this item tonight as presented.

Those who spoke on this item were: Lyn Joseph; and Erick Matta

A motion was made by Councilor Jed Hefner to adopt the ordinance as amended. The motion was seconded by Councilor Benny Martinez.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jed Hefner, Council Place 3
SECONDER:	Benny Martinez, Council Place 1
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

Mayor Chris Riley asked members of City Council how they would like to proceed as it was already passed 10:00 PM.

Councilor Josh Stevens requested that Agenda Item 10.3 be taken this evening.

A motion was made by Councilor Will Bradshaw to recess this meeting tonight and reconvene tomorrow at 7:30 PM tomorrow, December 08, 2021 in the City Council Chambers. The motion was seconded by Councilor Rey Orozco.

Mayor Riley recessed the December 07, 2021 City Council Meeting at 11:00 PM

Mayor Chris Riley reconvened the December 07, 2021 City Council Meeting at 7:43 PM on Wednesday, December 08, 2021 with all members of City Council being present. City Attorney Roxana Perez-Stevens was present as well.

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

REGULAR AGENDA CONTINUED

Discussion and Possible Action on an Ordinance Amending Section 3.05.005, Residential Fences, of the City Code of Ordinances, To Establish an Exception Process and Amend the Variance Process to Allow for Additional Fence Height (2nd Read) (M&C # 2021-12-21-4595 B. Melland)

Mayor Riley announced that the City Council would continue the meeting where they left off which is here at Regular Agenda Item 8.4.

Brandon Melland, Planning and Zoning Director presented the item which was followed by

a brief discussion.

Mayor Riley read an e-mail that was submitted by: Tina Chasan (Leon Valley)

RESULT: FIRST READ

Discussion and Possible Action on an Ordinance Authorizing the Execution of a Leon Valley Community Center Lease Agreement with the Northwest Seniors (2nd Read) (M&C # 2021-12-21-4591 C. Caldera)

Crystal Caldera, ACM/HR Director presented this item.

Councilor Josh Stevens asked that when the Seniors fiscal year ends, that they file EZ Form, then would automatically get a two-year renewal.

RESULT: FIRST READ

Next: 12/21/2021 5:30 PM

Discussion and Possible Action on an Ordinance Amending Section 15.02, Appendix C(I),D, Structural Nonconformity of the City's Code of Ordinances (2nd Read) (M&C # 2021-12-21-4548 B. Melland)

Brandon Melland, Planning and Zoning Director presented this item.

Mayor Chris Riley opened the Public Hearing at 8:52 PM.

Those who spoke on this item were: Erick Matta

There being no further public comment; Mayor Riley closed the Public Hearing at 8:54 PM

Councilor Will Bradshaw stated that he would like to remove D1, 4 and 5 from this proposed amendment. These suggestions will be reflected on December 21st when this item comes back for a second read.

RESULT: FIRST READ

Discussion and Possible Action on a Resolution Appointing Members to the Park Commission with a Term Expiring November 01, 2023 (M&C # 2021-12-07-4513 S. Passailaigue)

Councilor Benny Martinez stated that Committee Member Drew Power be "elevated" from alternate to member because that is "the way we have always done it."

Councilor Will Bradshaw suggested appointing the two applicants from the committees that were just dissolved.

A motion was made by Councilor Will Bradshaw to appoint Elaine Valdez and Diana Frazier to the Park Commission and then Mr. Power remains an 1st Alternate and Kerin

Friedeck be appointed as 2nd Alternate. The motion was seconded by Councilor Josh Stevens.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Will Bradshaw, Mayor Pro-Tem, Council Place 5
SECONDER:	Josh Stevens, Council Place 2
AYES:	Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

Discussion and Possible Action on a Resolution Appointing Members and a Council Liaison to the Citizens Police Advisory Committee (M&C # 2021-12-07-4575 S. Passailaigue)

Councilor Rey Orozco began the discussion on this agenda item.

Mayor Chris Riley asked Councilor Rey Orozco if he would like to serve at Council Liaison to this committee to which Councilor Orozco accepted.

Councilor Benny Martinez nominated Manuel Rubio and Tina Chasan.

Councilor Josh Stevens nominated Erick Matta.

Councilor Jed Hefner nominated John Saenz.

Councilor Rey Orozco nominated Philip Campos and Jesus Valdez.

Councilor Will Bradshaw nominated Ty Chumbley and Michelle Vallejo (Rawls).

Mayor Chris Riley said she would like to speak to her nominees before announcing them.

Saundra Passailaigue, City Secretary asked City Council about the terms and to ask their nominees to submit an application in order to get their information for the committee roster.

Councilor Orozco said that he would like to have the first meeting in late January or early February.

City Council will consider appointment of all nominees at the next City Council meeting.

Presentation, Discussion, and Possible Action on Complaints Regarding Staff Application of International Building Code, International Residential Code, International Fire Code, and International Existing Building Code (M&C # 2021-11-16-4562 Councilor Josh Stevens and Councilor Will Bradshaw)

Councilor Josh Stevens began the discussion on this item. Councilor Stevens stated that he thought it was in "our best interest to adopt the 2021 Fire Code, the 2021 International Building Code, the 2021 National Existing Building Code, and all of our codes in totality with no amendments unless we are provided with reasons why we need specific amendments. This simplifies it and it is what a lot of cities have."

Mayor Chris Riley asked LVFD Chief Michael Naughton if he had anything to add and what year the City was under now. Chief Naughton replied that the City was under the 2018 Fire Code.

Brandon Melland, Planning and Zoning Director stated that everything else was under 2015.

Those who spoke on this item were: Erick Matta

Mayor Chris Riley read an email that was submitted by: Matthew Hodde

RESULT: PRESENTED

Discussion and Possible Action to Gather Topics of Discussion for the January 2022 Annual Town Hall Meeting (M&C # 2021-12-07-4577)

Members of City Council discussed items to be placed on the Annual Town Hall Agenda.

RESULT: PRESENTED

Discussion and Possible Action on an In-Kind Grant Request by AARP for Use of the Leon Valley Conference Center at 6421 Evers Road for Free Tax Preparation Services Training (M&C #2021-12-07-4594 C. Caldera)

Crystal Caldera, ACM/HR Director presented this item.

A motion was made by Councilor Will Bradshaw to approve as presented. The motion was seconded by Councilor Josh Stevens.

RESULT: APPROVED [UNANIMOUS]
MOVER: Will Bradshaw, Mayor Pro-Tem, Council Place 5
SECONDER: Josh Stevens, Council Place 2
AYES: Benny Martinez, Josh Stevens, Jed Hefner, Rey Orozco, Will Bradshaw

CITIZENS TO BE HEARD

Those who spoke at this time were: Erick Matta

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

Mayor Riley asked if there were any new items to be discussed on future agendas.

Councilor Jed Hefner asked for an item regarding a Social Media Policy and how we respond to comments. Councilor Josh Stevens seconded that item request.

Councilor Josh Stevens asked for an item to use ARP funds for audio/visual upgrade at the Conference Center. Councilor Stevens said he would send the wording for both of these items to ACM/HR Director Caldera.

Mayor Riley said she wants to add a discussion on the Home Rule Charter and the creation of a Council Committee instead of a Charter Revision Committee. City Attorney Stevens replied that the Charter requires a Charter Review Committee but that she would bring back more information.

PRESENTATION AND DISCUSSION ON PENDING FUTURE CITY COUNCIL AGENDA ACTION ITEMS


Attachment

ADJOURNMENT

Mayor Riley announced that the meeting adjourned on December 08, 2021, at 10:54 PM.

These minutes approved by the Leon Valley City Council on the 11th of January, 2022.

APPROVED



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 December 07, 2021 Leon Valley Regular City Council Meeting Minutes by Mayor Chris Riley.

From: [REDACTED]
To: [Will Bradshaw](#); [Mayor Riley](#); [Josh Stevens](#); [Benny Martinez](#); [Rey Orozco](#); [Jed Hefner](#); [Citizens to be heard](#)
Subject: Citizens to be heard: Letter for 12/7/2021 meeting.
Date: Tuesday, December 7, 2021 4:34:53 PM

I hope this e-mail finds you well.

Please have Josh Stevens or similar fast reader read this letter at this council meeting. If possible, please read in it's entirety. Item 8.10 is far too important for the City to just pencil whip across the dais. Thank you for your time and effort.

Mayor and Councilmen,

I urge Council to TABLE item 8.10, specifically of any revisions of the International Fire Code (IFC). Staff should provide proposal language, along with the original text of code, and justification of alteration. You do not have all the data so how can council execute an informed vote?

Council should be aware I submitted a FOIA request for the credentials of all involved with the proposed alteration of the IFC and I'm still waiting for this simple HR request. Why does the City delay germane information relevant to items before the council and of urgent public interest?

With the limited information I have from the City's web site and quick scans of nationally recognized codes/standard organizations, not one stagger is listed as a Fire Protection Engineer (FPE) or even holds National Institute for the Certification of Engineering Technologies certification by discipline. There is one individual who is a Texas accredited "plan reviewer" and that's miles from an engineer of record or a NICET level knowledge of technology and code. Your fire chief's specialty is an EMT specialist, not a building systems specialist. So, I'm very concerned as to why drastic alteration of code is allowed by current staff.

I hope staff made clear the IFC is published on a three year cycle. In fact, the current addition of the IFC is 2021, released this past April. The proposed alterations cite revision of 2018 code. Design standards for the systems with the most heavily altered code (fire alarm and sprinkler) omit common language like "design and installation of systems shall be per the latest addition of NFPA," or similar language. Note: NFPA is the design/installation standard recognized by the IFC for all fire system installation and publishes on differing cycles by discipline. Why is Leon Valley not recognizing current code and current installation standards?

Skimming over the proposal, there are significant issues with deletion of exemptions of fire alarm systems allowed by code from as far back as a decade; mandates for class III, standpipe systems where not required; building footprint reductions triggering installation of fire

sprinkler systems, and provision requiring City staff to perform fire watch for impaired buildings, at overtime rates paid by building owners; all requirements are above and beyond the scope of the IFC/NFPA standards.

That last item is appalling. Any licensed security company is capable of performing fire watch. Further, the definition of when fire watch is required is vague. I'm sure the intent applies to operational businesses but reads for any circumstance. Any business, or building owner should be terrified by this language.

The proposal expands the term "Authority Having Jurisdiction" to include mandate of contracts for "maintenance" be executed by the building owner and submitted to the City. There is difference between maintenance, inspection, repair, and construct, but this is lost on staff. I'm sure the intent was for inspection contracts but even that is ridiculous. Is LV staff so ignorant of building systems they don't understand logistics of inspections may require multiple contractors, with differing schedules or a combination of contractors? All jurisdictions collect inspection reports and track compliance or, when required, repair with that data. Software of tracking is available for this very purpose. Collecting contracts does nothing but create work, create expense to the building owner, limit the market place for a building owner, and create an entirely new staff position to file contracts.

There is further requirement for "repair permits," which is fine but no logistics cited. Some cities have similar language but specific provisions for after hours repairs, emergency service, and so on, are provided. I see nothing in this proposal other than to "call the fire chief." There is also "waivers" from permits by the "fire chief." Sorry, but this is corrupt beyond belief. All work not requiring permit should be listed in this proposal. Additionally, there is provisions within State law of owner's right to repair. It even applies to fire systems. There is potential litigation in the language.

I don't see this set of modifications of the IFC as beneficial for the City, industry best practice, businesses, or the citizens of Leon Valley. I see it as a complete power grab and a way to grow the fire department staff. Developers, contractors, and investors drive a couple of exits down the interstates, in any direction, to avoid Leon Valley, as a potential building site, after reading this proposal. They go where codes and standard follow the Nationally recognized format and do not mandate systems not required by code AND government isn't dictating to them who they are required to contract.

Sorry, Mayor and Council, this is what I see as a very happily retired, former co-owner of a mechanical contracting firm, who specialized in military, federal agency, tribal, and municipal government contracting for over 32 years. Take your time, consult directly with ISO to understand if ANY of these proposals lower the City's rate. Additionally, seek opinions from actual fire protection engineers, contractors, developers, code councils. If you really want the true nature of these systems, contact a NICET level III or IV, of any discipline engaged in construction of systems. I believe Continental Fire, Grinnell, and Western States Fire Protection have offices in the San Antonio area and are multi discipline companies, who perform installation, maintenance, repair, and inspections. I urge you to reach out and do your due diligence before blindly passing legislation that is far overbearing upon your citizens.

Sincerely,
Chuck Haugan
Concerned Citizen

Sent with [ProtonMail](#) Secure Email.

From: [cathy lewis](#)
To: [Will Bradshaw](#); [Josh Stevens](#); [Jed Hefner](#); [Rey Orozco](#); [Benny Martinez](#)
Cc: [Saundra Passailaigue](#)
Subject: Zone change proposal for St. John's Baptist
Date: Thursday, December 2, 2021 10:21:46 PM

Greetings;

My name is Cathy Lewis, I have lived in Pavona Place for a little over 2 years. I was excited to move to this smaller community inside of San Antonio, (I have been a resident of San Antonio since 1986, but always just on the outskirts of Leon Valley).

Regarding St. John's zoning request. I feel St. John's has every right to grow/build as they need and want. It is their prerogative to do as they see fit with the **already** commercially zoned property and I further understand they can build/expand as they see fit on their property without **any** zone change.

Specifically, my objection is the rezoning of the middle area in the proposed newest "compromise" presented 11/23/2021 at zoning/planning meeting. This would mean further encroachment of commercial operations directly affecting the traffic coming into and out of the only safe egress from Pavona Place.

It is already very difficult/dangerous to cross or turn out of Pavona Place from the main entrance, the side entrance is somewhat safer with access to stop light at Huebner and Evers Rd. Traffic safety is my number one concern. By adding a business or businesses in an already congested residential area is an recipe for safety mishap and further traffic congestion in an already busy area.

I live on the easement in the back of Pavona Place bordering Linkwood. It is also my concern that future commercial property so close to this easement may pose a negative security issue for those of us living on easement.

I have met with my Pavona Place neighbors at the National Night Out and at our recent neighborhood breakfast, the consensus that I gathered is basically what I have discussed above. St. John's should be able to build expand etc. but most feel that we will be negatively impacted by more commercial zoning.

The term compromise was used during the planning meeting I attended, as a bystander it was clear that a few on planning committee along with our HOA President had an agenda to pass the zoning regardless of citizens input.

Change is in evitable and it would be prudent to protect the safety of our community while facilitating any change. "Hoping" it all works out, being positive, and moving forward with no regard to potential downsides should not replace critical thinking. Maybe a traffic impact analysis is a good start?

Thank you for all you do for Leon Valley.

Sincerely,

Cathy Lewis

7419 Belmont Place

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David Malouff
6514 Fontana Point
San Antonio, TX 78240

12/5/2021

To: City of Leon Valley City Council
6400 El Verde Rd
Leon Valley, TX 78238

RE: SUP Ordinance Change for ST. John's Church

Dear City Council,

The residence at Pavona Place has stated our concerns over and over in regards to the zone changes of any fashion other than allowing the church to build their new "mega-church" they claim they wish to build. This issue has been gone on long enough and in the last Council meeting the law firm for the church changed their request at the last minute hoping the council would side on their end. It didn't work.

Now, ST. John's Church as requesting a partial zoning change for approximately 2 additional acres be rezoned from R1 to B2 with an SO which includes an SUP for a "**NON-RESIDENTIAL BUILDING**". This could mean many different things including the 109 uses of a B2 zone. If ST. John's gets this approval there is no saying or guarantee they could or would build a strip mall type building to hold their church services and yet at another day and time could sell or lease the property to commercial practices which brings us to our initial fight all along. This request does not specify the type of "non-residential building" they are seeking to build or design.

There is no reason why ST. John's Church needs a B2 zone change or an SA or SUP to build on their existing properties. There is more to this request than you and or I am being told. If ST. John's Church really wanted to build their church, then they could've already begun that process. If they needed additional funds to support their build, they could have had many fund raisers to raise those funds as most church's do.

AGAIN, I implore the City Council to reconsider and **DENY** this request, yet I agree and accept ST John's to build their new Mega-Church as they can do so under the current zoning guidelines.

Thank You,

Sincerely,

David Malouff

From: [WPB Florida](#)
To: [Citizens to be heard](#); [Saundra Passailaigue](#); [Benny Martinez](#); [Elizabeth Maloy](#); [Rev Orozco](#); [Mom](#)
Subject: ST. John's Church Zone Change
Date: Sunday, December 5, 2021 9:30:50 AM
Attachments: [David \(City Council Letter\).pdf](#)

Greetings Sandra,

Due to family obligations I will not be able to attend Tuesday night's council meeting. I ask that my letter be read during this meeting and again, I am OPPOSED of such change requests.

Thank you

David Malouff

Saundra Passailaigue



From: WPB Florida - [REDACTED]
Sent: Thursday, November 18, 2021 1:05 AM
To: Brandon Melland; Citizens to be heard
Subject: Citizen to be Heard on SUP Case No, 2021-04 and 2021-10

Greetings Brandon,

Here we are again with ST. John's Baptist Church working every angle to "SELL" their property. It is only obvious that they are preparing to sell. ST. John's Church has been given the opportunity to build their new church (if it were true) 3 years ago and in the last City Council meeting they decided at the last minute to change their minds and now only request a partial zone change. (WTH) If you can't see that they are playing games with the city I don't know what to tell you. No one asked the preacher to higher the attorney and he should have realized 3 years ago, he didn't and doesn't need the attorney to build his church. If he is out of pocket for attorney fees then that's his problem not ours. If he has intentions on selling the property then sell it under R1 and get residentials but not under B2 for businesses. If this next zone is approved then more than 51% of the property will be in Zone B2 which will allow them to sell the whole property under the B2 category. It is absurd that you would agree to the zone change. May I ask WHY you now are for this change? You do not live in Pavona Place nor are you impacted by this change as much as it does us. I implore you to reconsider your decision.

We have outlined our concerns over and over and yet the city council and you (from what I understand) are now letting our deep concerns go to waste and not be heard nor recognised. Pavona Place residents will not sit quietly on this matter and we will continue to fight, the church, city council and whoever else in approval of such changes. The impact on such a change is not only negative towards Pavona Place but the city as well and if the city doesn't realise this, then I don't know what to tell you other than hold the city liable and responsible for any and all issues that may arise if our argumental points turn out to be true.

In the recent letter mailed on November 12, 2021 states that "approximately 2 acres" are being requested for a B2 zone change. Exactly how much is approximately? Is it 2.5 acres? 2.75 acres? 1.75 acres? As a concerned citizen an actual amount or size of land needs to be stipulated and marked out accordingly. Furthermore, the church has permission to build a new larger church without issues, why are they so persistent on a zone change if not wanting to sell the property? I have a question to you and the City Council, if the zones are changed and the church decides to sell (as explained many times) what is the city's position on this as the church can then sell to commercial investors without your consent?

I know my mom and others have requested a traffic analysis prior to the zone being changed, this issue has been requested from the beginning 3 years ago when I was an alternate on the zoning committee, why hasn't this been done?   What are you waiting for? Has anyone in the Zoning Committee or City Council ever sat in their car and watched the traffic on Huebner Road from the creek to Bandera from 3:30pm to 6:00pm? If you did, you wouldn't need a traffic analysis as our point would be proven. Please take this into consideration. Furthermore, the church has argued that the Church of Jesus Christ of Latter-Day Saints is under zone B2 that they should be allowed as well. Take into consideration that the Church of Latter-Day Saints does not impact residentials as much as ST. John's does. In addition, all and any residentials nearest to Latter-Day Saints are divided by a 4 lane highway and not within 200 feet.

ST. John's Baptist Church has had every opportunity to build their new larger facility without a B2 zone change and yet they continue to request such a change and now they want to split the property with conditions that will allow them to sell the whole 9 acres under the B2 zone. If the zoning committee and city council can't see what the church, pastor or their attorney is doing, then they need to be replaced. The city of Leon Valley is being played and manipulated by St. John's. St. John's claims they have over 500 members and want to build a new church for them, that's fine, please do

so. However, I have a request for a full list of parishioners of the church with their addresses. Reason for my request is to prove that the majority of the parishioners are not residents of Leon Valley and that may give the church a reason to relocate.

This is my official Opposition of this change and since the church continues to waste the city's time, money and resources and not have concern for its nearby residents then I find myself denying the church and opposing any requests the church seeks now and in the future. The zoning committee and city council should also deny them any changes as well.

Sincerely,

David Malouff

From: [Justin Pulliam](#)
To: [Mayor Riley](#); [Josh Stevens](#); [Will Bradshaw](#); [Jed Hefner](#); [Benny Martinez](#); [Rev Orozco](#)
Cc: [Saundra Passailaigue](#); [Crystal Caldera](#); [Gilbert Perales](#)
Subject: Citizens to be Heard (First)--December 7, 2021
Date: Tuesday, December 7, 2021 5:56:46 PM

This letter is from Justin Pulliam of Fort Bend County.

Greetings Council:

The City of Leon Valley is currently stuck under a tyrannical system of government: The Home Rule City Charter. Unfortunately, the Texas Legislature failed to pave a path to allow residents to have a government that works for them rather than for a dictator city manager. The Home Rule Charter is a system of government that allows staff to conspire to remove duly elected city councilors. It's a system of government that feigns accountability but in reality has no true checks and balances. If the people, if the councilors, are blocked by the State of Texas from reforming a faulty, corrupt Home Rule Charter, what are we to do? Remain subjects to bureaucrat oppressors? Resort to violence? It is a severe failure of state public policy that the people are forced to live under a dysfunctional form of municipal government. State law should place no prohibitions on ballot measures to return to general law governance.

The Change Leon Valley Project--and notably the leadership of Josh Stevens--has made things in Leon Valley substantially better over the past year. However, true change will not come until the charter is repealed. I appreciate the contributions of the many hundreds of people who have contributed to make Leon Valley a better place. But no one has done as much as Josh Stevens. No one has spent as much time this year pushing beneficial city policy, including Google Fiber internet service, halting barriers to local small business, and improving animal control. Councilor Stevens has done this despite the City Manager, Rampage Law, and department heads wasting countless hours and extreme amounts of money to counter him every step of the way. They've spent more resources trying to block Stevens than they did trying to block Councilor Martinez from the ballot.

Attorney bills continue to skyrocket. The council ordered the city manager to post an RFQ for legal services. Has that been done? If not, why not? When will a new law firm be selected? I would like the city manager to respond with factual information to my inquiry as specified by the Open Meetings Act.

Sincerely,

Justin Pulliam

From: [Louise Malouff](#)
To: [Brandon Melland](#); [Citizens to be heard](#)
Subject: [?] CC MEETING
Date: Saturday, December 4, 2021 8:50:51 PM

I will not be able to attend the City Council meeting on Tuesday, so I am asking that you please read my letters in opposition to the M&C #2021-12-97-4488 and M&C #2021-12-07-4489.
There needs to be a traffic analysis done BEFORE any voting on this!

Thank you,
Margaret L. Malouff
Pavona Place
Leon Valley, Tx.

From: [Louise Malouff](#)
To: [Citizens to be heard](#)
Subject: [?] new item on the agenda
Date: Sunday, December 5, 2021 3:25:01 PM

I would like to know what this "NEW" item on the agenda is all about??

2. First Reading and Public Hearing on an Ordinance Granting a Specific Use Permit to Langley and Banack Attorneys on Behalf of St. John Baptist Church, for a Non-Residential Building abutting Residential Zoning, on Approximately 9 Acres, Generally Located at 6800 Evers Road (M&C # 2021-12-07-4489 B. Melland)

What does this mean?? It obviously has something to do with the St. John's Church and item #1. But this also has to do with the whole 9 acres.

We have not been notified of any of this! I would like an explanation please. What kind of non-residential building? What purpose??

Thank you,
Margaret L. Malouff

From: [Matt Hodde](#)
To: [Citizens to be heard](#)
Subject: Fwd: Regular Agenda Item 10; staff application of building code
Date: Wednesday, December 8, 2021 9:25:32 PM

CORRECTED version

----- Forwarded message -----

A few meetings ago I witnessed Josh Stevens and Will Bradshaw relentlessly attack Fire Chief Naughton on the subject of the fire code as it relates to the San Antonio Aquarium.

I and others I have since spoken with were taken aback by the way these two councilors treated our fire chief. It was about as unprofessional as you can get. Mr. Bradshaw even went as far as to call out a point of order because he didn't like the way the chief was responding. I was embarrassed about the entire spectacle.

Please don't forget the fire department is here to protect the citizenry of Leon Valley. Chief Naughton and his department have no reason in the world to misapply fire codes and ordinances. We need him and the fire department to keep us safe and that includes any businesses that are not following basic safety codes. I suspect the council would be all over Chief Naughton if he knowingly allowed a business to operate in an unsafe manner that resulted in an animal, a child, an adult, or an employee of that business to be harmed or killed.

Sadly, I believe this complaining about the way the department applies codes has everything to do with a ten thousand dollar donation from the San Antonio Aquarium to a Leon Valley political group who then forwarded the money to certain individuals on the city council. Furthermore, as the leader of this council, Mayor Riley (or any council member who cares) needs to step up and stop this kind of abuse directed at our staff. It is the epitome of unprofessionalism, is embarrassing, and should be discouraged. Try to remember that Chief Naughton's life, along with his family's life has revolved around being a firefighter, a job that goes far beyond fighting fires and a job he takes very seriously. I suspect he knows far more than any of you on the subject.

From: [Tina Chasan](#)
To: [Citizens to be heard](#)
Subject: Fences Agenda item #4 please have Councilor Martinez read
Date: Wednesday, December 8, 2021 6:09:13 PM

Good evening Mayor, Councilors and citizens,

I am writing today to ask this council to not only consider allowing the increased fence height from 6 to 8 ft, but to also consider doing away with having to apply for a variance.

I believe a citizen should be allowed to ask for and receive a permit to build a fence of up to 8ft just as we do now for a 6ft. fence.

This would eliminate the need to have citizens appear before council asking for a variance, and eliminate the excess use of consuming valuable city council time.

Thank you for your time and consideration on this matter.

Respectfully,

Tina Chasan

Forest Oaks/ Canterfield

From: [Tina Chasan](#)
To: [Citizens to be heard](#)
Subject: Please have Josh Stevens read.
Date: Tuesday, December 7, 2021 5:20:22 PM

Hello Mayor, Councilors and citizens.

It saddens me to once again have to write in about the lack of response by animal control to the needs of Leon Valley citizens.

Several of the families in Leon Valley have awoke to the sounds of items crashing , breaking, and of animal's screaming.

They discover not only have their items been destroyed , but the feral cats that frequent their homes for handouts and attention have been mutilated and killed. The perpetrators of the recent murders and mayhem, are 2 dogs that have been the topic. flooding the neighborhood app, Nextdoor this past month.

Apparently when you call animal control you get a recorded message to call "on it". This is not acceptable.

In the case of the 2 feral's that were attacked and killed this past month, both took place at 3am. This tells me that the dogs are left outside and easily clear their 6ft fence enclosure.

Irresponsible pet owners must be made to adhere to our ordinances. This is not only for the safety of our citizens, our pets and property, but for the safety of the dogs as well.

Something needs to be done to stop this behavior . Starting with the way our city deals with animal issues. Next allowing our citizens to have 8 ft fencing around their yard. The breed of the two dogs in question, could not clear an 8ft fence. Perhaps repeat offenders could be visited by animal control to assist the owners in how to safely keep their animals safely in their yards. Walk their yard make suggestions etc. .

Citations that are issued by the city seem to be of little consequence.

I am asking my city council to please consider amending an 8 ft fencing variance, regular agenda item #4, and passing of the agenda item #3 dealing with the temporary fostering of animal's.

We must start somewhere. I believe this is a good first step.

Lastly I would like to thank public works for the beautiful job they did for the success of 1st night's tree lighting. It is so beautiful! Also I would like to thank the choirs that participated , our school children. and to the Beethoven orchestra for their wonderful music that I so enjoyed.

Happy holidays,

Respectfully,

Tina Chasan