



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 05, 2025 at 6:00 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. 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 Danielle Bolton (*Arrived at 6:10 PM*)
Mayor Pro-Tem, Council Place 2 Betty Heyl
Council Place 3 Philip Campos
Council Place 4 Rey Orozco
Council Place 5 Beth Mursch

Mayor Chris Riley called the meeting to order at 6:00 PM and announced that a quorum of the City Council was present in Council Chambers except for Council Place 1, Bolton, who was running late.

Mayor Riley asked Mayor Pro Tem, Council Place 2, Betty Heyl, to lead the Pledge of Allegiance.

2. Citizens to be Heard - Citizens wishing to address the City Council for items not on the agenda will be received at this time. Please limit comments to 3 minutes. In accordance with the Open Meetings Act, the City Council is restricted from discussing or acting on items not listed on this agenda.

Those who spoke at this time were Tina Chasan, Benny Martinez, Monica Arrambide, and Teresa Moser.

3. Presentations

1. **Presentation and Direction to Staff to Print Paper Packets for the City Council - Mayor Chris Riley**

Mayor Chris Riley presented the item on behalf of the new members of the City Council.

There was a consensus that members of the City Council, with the exception of the Mayor, would contact City staff if they needed a specific item printed out for them, versus having the entire packet printed.

Dr. Crystal Caldera, City Manager, stated that this would result in only a \$300 increase to the printing cost in the proposed Council-Manager budget, which could be added.

2. **Presentation, Discussion, and Possible Action on the Proposed Fiscal Year 2026 Budget - Dr. C. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the Proposed Fiscal Year 2026 Budget and reminded everyone that the actual Tax Rate will not be voted on until September.

Those who spoke at this time were Jesse Barrera and Benny Martinez.

A motion was made by Council Place 5, Mursch, to recommend a \$0.515040 tax rate for the 2025-2026 budget. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

3. **Presentation and Discussion on an Ordinance Authorizing the Proposed 2025 Property Tax Rate and Call for Public Hearing and Adopt Tax Hearing (1st Reading as Required by City Charter) - Dr. Caldera, City Manager**

Mayor Chris Riley read the caption out loud and opened up the discussion to Call the Hearing for the Proposed 2025 Property Tax Rate.

This item will be placed on the August 19, 2025, Regular Agenda for Public Hearing and Adoption.

4. **Announcements by the Mayor and Council Members.** At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

Mayor Chris Riley and members of the City Council shared announcements.

5. City Manager's Report

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print on the table in the foyer and posted on the City website.

She also provided the following updates:

- There will be a discussion on the August 19, 2025, agenda related to increased code enforcement.

1. Upcoming Important Events:

- Regular City Council Meeting, Tuesday, August 19, 2025, at 6:30 PM, in City Council Chambers.
- Mini Golf, August 07, 2025 from 3:30 PM to 7:30 PM; and August 08, 2025 from 9:30 AM to 1:30 PM, at the Leon Valley Public Library.
- Low-Cost Pet Vaccinations, Saturday, August 09, 2025 and Saturday, August 23, 2025, from noon to 4:00 PM, at 6400 El Verde Road, behind the police department in the cul-de-sac.
- Brush and Bulk pick up. Place items at the curb September 08-14, 2025, and collection will begin on September 15, 2025.
- Miscellaneous other events and announcements.

6. Consent Agenda - All Consent Agenda items listed are considered to be routine by the City Council and may be enacted by one (1) motion. There will be no separate discussion of a Consent Agenda item unless a member of City Council requests that the item be pulled from the Consent Agenda and considered in its normal sequence on the Regular Agenda.

Council Place 1, Bolton, asked that Consent Agenda Item 6.3 be pulled for discussion.

Mayor Pro Tem, Council Place 2, Heyl asked that Consent Agenda Item 6.4 be pulled for discussion. Dr. Crystal Caldera, City Manager, briefed Council Mayor Pro Tem, Place 2, Heyl on the item; which was followed by a withdrawal of Mayor Pro Tem, Council Place 2, Heyl's request to pull the item.

A motion was made by Council Place 4, Orozco, to approve the Consent Agenda Items 1, 2, 4, 5, and 6 as presented. The motion was seconded by Council Place 3, Campos.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

1. Discussion and Possible Action Approving of the Following City Council Minutes:

- a. July 15, 2025 Regular City Council Meeting Minutes
- b. July 26, 2025 Coffee with the Mayor & City Council Minutes

2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:

- a. 12-11-2024 Bandera Road Groundwater Plume Superfund Site Community Advisory Group (CAG) Meeting Minutes
- b. 04-16-2025 Citizens Police Advisory Committee Meeting Minutes

c. 06-24-2025 Planning Zoning Commission Meeting Minutes

- 3. Discussion and Possible Action on an Ordinance Amendment to CHAPTER 15, "ZONING," Appendix C. Sustainability, Gateway, and Commercial/Industrial Overlay District Standards to Delete the Sustainability and the Commercial/Industrial Overlay Districts. Revisions to Article 15.02 Zoning Ordinance, Sec. 15.02.052, "Definitions", Sec.15.02.301, "Districts", Sec. 15.02.304 "Description and Purpose of Districts"; Sec. 15.02.305 "Regulation for All Districts"; Sec. 15.02.314 "Residential Use Table"; Amending Sec. 15.02.318 "PD Planned Development District" to a Different Section; and Deleting Sec. 15.02.318 "MX-1 Mixed Use District"; Amending Sections 15.02.319 "O-1 Office District", Sec. 15.02.320 "B-1 Small Business District", Sec. 15.02.321 "B-2 Retail District", Sec. 15.02.322 "B-3 Commercial District", and Sec. 15.02.323 "I-1 Industrial District" to Add Landscaping and Lighting Requirements; Amending Sec. 15.02.324 Table of Minimum Requirements to Add the R-7 District; Amending Sec. 15.02.381 "Permitted Use Table" to Delete the Sustainability and Commercial/Industrial Overlay Districts; Amending Sec. 15.02.441 "Parking Regulations" to Add Landscaping Regulations and Add Bicycle Parking; Deleting Exhibit 2 – Overlay Boundaries, Exhibit 2A – Sustainability Overlay and Exhibit 2C – Commercial/Industrial Overlay; and Renumbering Exhibit 2B. – Gateway Overlay (1st Read was Held on 07-05-2025) - S. Huerta, Planning and Zoning Director**
- 4. Discussion and Possible Action on a Resolution Appointing a Member to the Earthwise Living Day Committee - S. Passailaigue, City Secretary**
- 5. Presentation, Discussion, and Possible Action Authorizing the City Manager to Enter Into an Agreement between the San Antonio Water System (SAWS) and the City of Leon Valley for the Emergency Interconnection Between SAWS and the City of Leon Valley Water System for the Purpose of Providing an Emergency Water Supply - D. Dimaline, Assistant Public Works**

7. Regular Agenda

- 6.3 Discussion and Possible Action on an Ordinance Approving a Request for a Specific Use Permit to Allow Construction and Operation of a Telecommunication Antennae/Tower in a B-3 Commercial Zoning District, Located at 6004 Grissom Road; and More Specifically Described as Lot 4, CB 5955, Leon Valley Ranches Subdivision (1st Read was Held on 07-01-2025) - S. Huerta, Planning and Zoning Director**

Susana Huerta, Planning and Zoning Director, presented the item for discussion as requested by Council Place 1, Bolton.

Dr. Crystal Caldera, City Manager, suggested the Council consider an extended notification.

Those who spoke at this time were Jesse Barrera, Matthew Hodde, Christian Jarboe, Abigail Flores, and Benny Martinez.

Council Place 1, Bolton, motioned to send out an extended notification of 1000 feet. The motion was seconded by Council Place 3, Campos.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

Council Place 4, Orozco motioned to table the item until September 16, 2025. The motion was seconded by Council Place 3, Campos.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

1. Presentation, Public Hearing, and Discussion to Consider Approval of an Ordinance Vacating, Abandoning, and Quitclaiming Samaritan Drive for the Benefit of the Public (1st Read as Required by City Charter) - Susana Huerta, Planning and Zoning Director

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

Mayor Chris Riley opened the Public Hearing at 8:56 PM.

There being no public comment, Mayor Riley closed the Public Hearing at 8:56 PM.

This item will be placed on the August 19, 2025, Consent Agenda for second read.

2. Presentation and Discussion of an Ordinance Amending Ordinance No. 2024-25, to Approve a Request for a One Year Extension to the Specific Use Permit (SUP) for the Construction of a Church and Learning Center on an Approximately 2.75 Acre Tract of Vacant Land, Zoned B-3 Commercial District with Commercial/Industrial Overlay Zoning, Located at 5307 Wurzbach Road, Being the Replat of Rollingwood Ridge Subdivision, Lots 24 and 25 and Rollingwood Estates Unit 1 Subdivision the West 250' of Lot 5, County Block 9904, Establishing Lot 30R (1st Read as Required by City Charter) - S. Huerta, Planning and Zoning Director

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

Shami Maktar, association representative, was present for questions.

This item will be placed on the August 19, 2025 Consent Agenda for second read.

3. Presentation, Discussion, and Possible Action of a Resolution Authorizing Staff to Apply to the Texas Department of Parks and Wildlife for a Local Park Grant Program to Provide Funding for the Renovation of the Forest Oaks Community Pool Facility - M. Moritz, Public Works Director

David Dimaline, Assistant Public Works Director, presented the item.

A motion was made by Council Place 5, Mursch, to approve as presented. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Council Place 5 Mursch

4. Presentation and Discussion on an Ordinance Amending the City of Leon Valley's Code of Ordinances, Changing the Rules for Giving Notice About Public Meetings Under the Texas Open Meetings Act in Accordance with HB1522 (1st Read as Required by City Charter) - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented this item.

This item will be placed on the August 19, 2025, Consent Agenda for second read.

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.

Council Place 4, Orozco, requested that an item be placed on the September 02, 2025, Regular City Council Agenda to discuss the pickup of excess items during brush and bulky item pick up. The request was seconded by Council Place 3, Campos.

9. Adjournment

Mayor Riley announced that the meeting adjourned at 9:28 PM.

These minutes were approved by the Leon Valley City Council on the 19th of August, 2025.

APPROVED

CHRIS RILEY
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY