



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 18, 2026 at 5:30 PM

AGENDA

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**
- 2. The City Council Shall Meet in Executive Session to Discuss the Following:**
 1. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney About a Proposed Infrastructure Improvement Agreement – Sawyer Development Easement Between the City of Leon Valley and Samir Chehade, One Stop Group LP.
 2. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney Regarding a Personnel Matter.
- 3. Reconvene into Regular Session**
- 4. 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.
- 5. Possible Action on Issues Discussed in Executive Session If Necessary**
- 6. Presentations**
 1. Presentation, Discussion, and Possible Action to Approve Fiscal Year 2027 Group Insurance Proposal for Employee Medical, Dental, and Life Insurances provided by Gallagher Benefit Services - L. Hernandez, Human Resources Director

2. Presentation, Discussion, and Direction to Staff on the Leon Valley 4th of July Celebration - Dr. Caldera, City Manager
3. Presentation and Discussion on an Ordinance Related to the Fiscal Year 2026-2027 Proposed Budget (1st Reading was held on 06-02-2026) - Dr. C. Caldera, City Manager
7. **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.
8. **City Manager's Report**
 1. **Upcoming Important Events:**
 - **September 01, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
 - **September 07, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
 - **October 05, 2026** – Last day to register to vote in November election.
 - **October 23, 2026** – Last day to apply for a Mail Ballot.
 - **October 19-30, 2026** – Early Voting Period
 - **November 03, 2026** – Election Day
 - **November 14, 2026** – Citywide Garage Sale
 - **Miscellaneous other Events and Announcements**
9. **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.
 1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 07-29-2026 Special City Council Meeting Minutes
 - b. 08-04-2026 Regular City Council Meeting Minutes
 - c. 08-10-2026 Special City Council Meeting Minutes
 2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 02-11-2026 Earthwise Living Committee Meeting Minutes
 - b. 03-11-2026 Earthwise Living Committee Meeting Minutes
 - c. 03-24-2026 Planning Zoning Commission Meeting Minutes
 - d. 04-08-2026 Earthwise Living Committee Meeting Minutes
 - e. 04-28-2026 Planning Zoning Commission Meeting Minutes
 - f. 05-06-2026 Earthwise Living Committee Meeting Minutes
 - g. 06-15-2026 Economic and Community Development Advisory Committee Meeting Minutes
 - h. 06-22-2026 Economic and Community Development Advisory Committee Meeting Minutes

3. Presentation and Discussion of the Monthly Financial Report Ending July 31, 2026 - C. Goering, Finance Director
4. Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Building Reviews and Inspection Services (First Read was Held on 08-04-2026) M. Gallardo, Planning and Zoning Director
5. Discussion and Possible Action Approving a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 (First Read Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director
6. Discussion and Possible Action Approving a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5903 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial (First Read was Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director
7. Presentation, Discussion, and Possible Action on Approving the City Manager's Evaluation Form - Mayor Chris Riley

10. Regular Agenda

1. Presentation, Discussion, and Possible Action of a Petition for Preliminary Acceptance of Public Improvements at the Poss Landing Unit 2 Subdivision, Located at 7205 Huebner Road – M. Gallardo, Planning and Zoning Director
2. Presentation and Discussion on Amending Ordinance Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table to Update the Changes Approved by City Council, Amending Division 7 Permitted Use Table, Section 15.02.381 to Delete the Uses "Bar" and "Stationary Sales", Adding "Mixed Use" to Residential Use, Adding "College" and "Higher Education" to University Use (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director
3. Presentation, Discussion and Possible Action on Amending an Ordinance of The City of Leon Valley, Texas, Chapter 4, "Business Regulations", of the Code of Ordinances; Amending Section 4.03.047 Permit Approval for BYOB (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director
4. Presentation, Discussion and Possible Action to Consider Amending Chapter 3 Building Regulations Article 3.02 Technical and Construction Codes and Standards, Division 1, Subdivision 3.02.001 Vacant Building Registration Program, Amending Section 3.02.014 Property Inspections (A)(3) Adding a Requirement for Perimeter Fencing to Secure Vacant Commercial Property, Amending Section 3.02.002 Definitions by Adding

a Definition for Perimeter Fencing (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director

5. Discussion and Possible Action on an Ordinance of the City of Leon Valley, Texas, City Council Authorizing the Mayor to Execute a Commercial Contract - Unimproved Property Between the City of Leon Valley, as Seller, and Arbor Urban Developers, LLC, as Buyer, for the Sale and Conveyance of Approximately 0.55 acres of Real Property Located on Huebner road, Leon Valley, Texas, for a Purchase Price of \$1,000.00, in Accordance with the Economic Development and Infrastructure Improvement Funding Agreement Previously Approved by the City Council (First Read as Required by the Charter) - Dr. C. Caldera, City Manager

11. **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.**

12. Adjournment

Executive Session - The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. [Attorney General Opinion No. GA-0957 (2012)]

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley City Council** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City’s website at .

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.

The City provides the following information in compliance Texas Government Code § 551.043(c): (i) a copy of the City’s proposed budget may be located on the City’s home page of its website and at <https://www.leonvalleytexas.gov/finance/page/truth-taxation-information>; and (ii) Taxpayer Impact Statement – For the median-valued homestead property a comparison of the current property tax bill in dollars pertaining to the property for the current fiscal year (“FY”), an estimate if the proposed budget is adopted for the upcoming FY, and an estimate of a balanced budget at the no-new-revenue tax rate for the upcoming FY is below:

Median-Valued Homestead Property of \$229,635	Property Tax Bill in Dollars
Current FY 2025/26	\$ 1,255.72
An estimate if the proposed budget is adopted for FY 2026/27	\$ 1,251.60
An estimate if a balanced budget is funded and adopted at the no- new-revenue tax rate for FY 2026/27	\$ 1,238.41



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
AUGUST 12, 2026 3:27 PM

