CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, December 01, 2026 at 6:00 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. **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.

3. **Presentations**

    1. Presentation, Discussion and Possible Direction to Staff on the FY2026 Business Audit Report and Monthly Sales Tax Reports - S. Woeppel, Economic Development & Special Projects Director

    2. Presentation and Possible Action on an Economic and Community Development Advisory Committee Objective to Review and Recommend Residential Beautification Initiatives - S.Woeppel, Economic Development & Special Projects Director

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.

5. **City Manager's Report**

    1. **Upcoming Important Events**:
        - **December 15, 2026 – Regular City Council Meeting**
          6:30 PM - City Council Chambers
        - **November 23, 2026 – Blood Drive**
          10:00 AM – 3:00 PM – City Hall Parking Lot
        - **November 24, 2026 – Big Rig Petting Zoo**
          9:00 AM – 11:30 AM – Raymond Rimkus Park
        - **November 26–27, 2026 – City Offices & Municipal Court Closed**
          Thanksgiving Holiday (City Hall reopens November 30, 2026)
        - **December 5, 2026 – Breakfast with Santa**
          9:00 AM – 11:30 AM – Leon Valley Library
        - **December 7, 2026 – Annual Tree Lighting**
          5:30 PM – Community/Conference Center Area
        - **December 24, 2026- January 01, 2027 – City Offices & Municipal Court Closed**
          Winter Break (City Hall reopens January 04, 2027)
        - **Miscellaneous other Events and Announcement**

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.

    1. Discussion and Possible Action Approving of the Following City Council Minutes:
        a. 11-17-2026 Regular City Council Meeting Minutes
        b. 11-21-2026 Special City Council and Leon Valley Historical Society Joint Meeting

    2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
        a. 10-08-2026 Library Advisory Board Meeting Minutes
        b. 10-27-2026 Planning Zoning Commission Meeting Minutes

    3. Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the Ladd and Katherine Hancher Foundation and Authorizing a Budget Adjustment for Fiscal Year 2026-2027 to the General Fund Budget in the Amount of $8,000 for the Purpose of Updating the Physical Space in the Adult and Young Adult Areas at the Leon Valley Public Library (1st Read was Held on 11-17-2026) - R. Reed, Library Director

    4. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX, City Council Authorizing a FY 2027 Budget Adjustment for the Rollover of FY 2026 Capital Improvements and Projects in the General Fund in the Amount of $597,436, Traffic Safety Fund in the Amount of $52,867, Enterprise Fund in the Amount of $250,554, and Street Maintenance Fund in the Amount of $64,024; Providing for Repealer, Severability, and Savings Clauses; and Providing for an Effective Date (1st Read was Held on 11-17-2026) - C. Goering, Finance Director

5. City Manager Training Report as per the employment agreement - Dr. Crystal Caldera, City Manager

6. Discussion and Possible Action Excusing Council Place 4, Orozco from the December 15, 2026, Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor

7. Discussion and Possible Action Excusing Council Place 3, Campos from the December 1, 2026, Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor

7. **Regular Agenda**

1. Presentation, Discussion, and Possible Action on Adopting the Revised Leon Valley Public Library Policy Manual — R. Reed, Library Director

2. Presentation, **Public Hearing** and Discussion to Consider Amending Chapter 15 Zoning, Division 2 Rules of Construction and Definitions, Section 15.02.052 Definitions to Amend the Definition of Assisted Living Facility, Amending Chapter 4 Business Regulations by Adding Article 4.15 Assisted Living Facilities, and Amending Appendix A Fee Schedule Article A8.000 Building and Construction Related Fees Section A8.004 Certificate of Occupancy by Adding a Section A8.004(D) Sanitation Fee $200.00, Section A8.004(E) ALF Fire Marshal Annual Inspection $300.00, Section A8.004(F) ALF Notice Fee $200.00 (First Read was Held 10-20-2026) - M. Gallardo, Planning and Zoning Director

3. Presentation, **Public Hearing**, and Discussion to Consider Approval of an Ordinance Granting a Zone Change From B-3 Commercial to I-1 Industrial District on Approximately .3400-acre Tract of Land Located, Located at the SW Corner of Bandera Road and NW Industrial; More Specifically Described as Lot 1, CB 4428F, BLK 1 Northwest Industrial Park Subdivision (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director

4. Discussion and Possible Action Regarding Topics of Discussion for the Annual Town Hall Meeting Agenda - Mayor Chris Riley

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.**

9. **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:

Saundra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
NOVEMBER 23, 2027 4:28 PM

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