



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, May 06, 2025 at 6:30 PM

**AGENDA**

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**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](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.**

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- 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 Direction to Staff on the Repurposing of the Leon Valley Community Pool Facility - M. Moritz, Public Works 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:**
    - Regular City Council Meeting, Tuesday, May 20, 2025, at 6:30 PM, in City Council Chambers.
    - Annual City-Wide Garage Sale, Saturday, May 24, 2025, from 8:00 AM to 6:00 PM.
    - Movie-in-the-Park, Friday, May 30, 2025, at dusk, at the Leon Valley Veterans Park.

- Council Retreat with City Manager, Saturday, May 31, 2025, at 9:00 AM.
- July 4th Celebration, Thursday, July 04, 2025, from 6:00 PM until 10:00 PM, at Raymond Rimkus Park.
- 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.

1. Discussion and Possible Action Approving of the Following City Council Minutes:
  - a. 04-15-2025 Regular City Council Meeting Minutes
  - b. 04-26-2025 Coffee with the Mayor and City Council Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
  - a. 10-23-2024 Citizens Police Advisory Committee Meeting Minutes
  - b. 01-29-2025 Citizens Police Advisory Committee Meeting Minutes
  - c. 02-25-2025 Planning & Zoning Commission Meeting Minutes
  - d. 03-13-2025 Park Commission Meeting Minutes
  - e. 03-13-2025 Library Advisory Board Meeting Minutes
  - f. 03-25-2025 Planning Zoning Commission Meeting Minutes
3. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A11.000 Water and Sewer Rates, Section A11.001 (a), (c), (g), and (q) to Increase Water and Sewer Rates and Revise Tier Structures (1st Read was Held on 04-15-2025) - M. Moritz, Public Works Director
4. Discussion and Possible Action of an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025 from the Economic and Community Development Reserve Fund in the amount of \$8,500 for the Purpose of Increasing the Police Forfeiture Fund to Provide Funding for the Capital Acquisition of a Vehicle (1st Read was Held on 04-15-2025) - R. Salinas, Executive Director
5. Discussion and Possible Action of a Resolution of the City of Leon Valley, TX., City Council Appointing a Member to the Board of Adjustment - S. Passailaigue, City Secretary

7. **Regular Agenda**

1. Presentation, Discussion, and Possible Action to Consider Approval of an Appeal from a Leon Valley Water Customer to Reduce the Amount of the February/March 2025 Water Bill at 5309 Cilantro Place - M. Moritz, Public Works Director
2. Presentation, Discussion, and **Public Hearing** of an Ordinance on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 6 Permitted Use Table, to Establish the Definition and Use "Bail Bond Facility" as Being Allowed in the B-2 Retail Zoning District with a Specific Use Permit (SUP), and in the B-3 Commercial and I-1 Industrial Zoning

Districts By Right (1st Read as Required by City Charter) - S. Huerta, Planning and Zoning Director

3. Discussion and Possible Action on a Request for a Variance to the Leon Valley Code of Ordinances, Chapter 13, Tree Preservation, Article 13.02 Tree Preservation Ordinance, Division 3. Requirements and Restrictions, Sec. 13.02.074 Preservation Requirements, Sec. 13.02.075 Removal, Replacement or Relocation of Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required; Penalties, (a) and (b), Sec. 13.02.80 Heritage tree removal prohibited; penalties, to Allow the Removal of three (3) Heritage, and one (1) Large Tree, and to Pay a Reduced Fee-In-Lieu of from \$10,600 to \$1,500.00 in Tree Mitigation Fees, Located at 5305 Wurzbach Road, Lot 22, Block 4, CB 9904, Rollingwood Ridge-Wurzbach, on Approximately 1.43 Acres of Vacant Land - S. Huerta, Planning and Zoning Director
4. Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 1 General Provisions, Article 1.09 Parks and Recreation, Section 1.09.034 Additional Prohibited Uses and Activities, to Add a Subsection (i) Special Events (1st Read as Required by City Charter) - M. Moritz, Public Works Director
5. Presentation, Discussion, and Possible Action on the 2025 Revisions to the City of Leon Valley Personnel Policy Manual - L. Hernandez, Human Resources Director
6. Discussion and Possible Action on a Resolution and Order of the City Council of Leon Valley, Texas, Canvassing the Returns and Declaring the Official Results of the May 3, 2025 General Election to Elect Three (3) Members to the City Council (Council Place 1, Council Place 3, and Council Place 5) and any further resolutions and orders, if necessary, to call a runoff election in compliance with the Texas Elections Code – S. Passailaigue, City Secretary
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 the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day,

the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To arrange for assistance, call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
MAY 01, 2025 9:00 AM

