



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 04, 2026 at 6:30 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. 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 of a Proclamation Encouraging Voter Registration and Participation in Leon Valley Elections – Mayor Chris Riley
 2. Presentation, Discussion and Possible Direction to Staff on the City's Economic Development Incentive Policy - S. Woeppel, Economic Development & Special Projects Director
 3. Presentation, Discussion and Workshop 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
- 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:

- **August 18, 2026 – Regular City Council Meeting**
6:00 PM - City Council Chambers
- **September 07, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
- **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. 07-21-2026 Regular City Council Meeting Minutes
 - b. 07-25-2026 Coffee with the Mayor & City Council Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 04-15-2026 Citizens Police Advisory Committee Meeting Minutes
3. Discussion and Possible Action on an Ordinance Amending Chapter 6 Health and Sanitation Article 6.02 Food Establishments, Sec. 6.02.002 Definitions of Food Establishments to Amend Food Establishment Definitions and Add Definitions for Child Care Center, School Food Service Operation, and Mobile Food Vendor, Sec. 6.02.003 Licenses, Permits and Exemptions (E)1 and (H) to Comply with State Law, and Amending Appendix A Fee Schedule Article A6.000 Food Establishments Section A6.001 License Fees Deleting Mobile Food Vending License Fee of \$120 and Mobile Food Truck Vending Food License of \$35.00 and Repealing Ordinance 2021-58 (1st Read was held on 07-21-2026) - M. Gallardo, Planning and Zoning Director
4. Discussion and Possible Action on an Amending Ordinance Chapter 4, Business Regulations, Article 4.14 Short Term Rental to Expand Prohibition from 200 Feet on the Same Block Face to 300 Foot Radius, Establishing Occupancy Standards to Maximum Floor Area Allowance Per Occupant at 200 Gross, Not Allowing Permits to be Transferable, Require that any trash dispersed beyond property boundaries be collected, removed, or disposed of within 24 Hours (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager

7. Regular Agenda

1. Discussion and Possible Action on Amending an Ordinance of The City of Leon Valley, Texas, Chapter 2, "Animal Control," of The Code of Ordinances; Amending Definitions; Revising Regulations Governing Prohibited Animals; Authorizing Certain Licensed Zoological Parks, Aquariums, and Educational Animal Exhibition Facilities to Possess Otherwise Prohibited Animals Subject to Specified Safety Requirements; Establishing Pet Shop Requirements Regarding the Source of Dogs and Cats Offered for Sale or

Adoption, Allowing for 6 Month Grace Period for Existing Businesses (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager

2. Presentation, 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 (1st Reading as Required by City Charter) M. Gallardo, Planning and Zoning Director
3. Presentation, Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Health Inspection Services (1st Reading as Required by City Charter) M. Gallardo, Planning and Zoning Director
4. Presentation, **Public Hearing**, and Discussion of 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 as Required by City Charter) – M. Gallardo, Planning and Zoning Director
5. Presentation, **Public Hearing**, and Discussion of 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 as Required by City Charter) – M. Gallardo, Planning and Zoning Director
6. Presentation, Discussion, and Possible Action to Consider a Temporary Variance for Century Communities (Senna I and Senna II) from Chapter 8, Article 8.07 (Noise and Sound Level Regulations) to Allow Early Morning Concrete Placement and Finishing Prior to 7:00 a.m. When Necessary Due to Weather Conditions, Public Safety, Engineering Requirements, or Other Construction-Related Circumstances. - Dr. C. Caldera, City Manager
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:

Median-Valued Homestead Property of \$218,019	Property Tax Bill in Dollars
Current FY 2025/26	\$ 1,255.72
An estimate if the proposed budget is adopted for FY 2026/27	\$ 1,188.29
An estimate if a balanced budget is funded and adopted at the no-new-revenue tax rate for FY 2026/27	To Be Determined

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
July 29, 2026 2:01 PM

