



**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

**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 and Direction to Staff to Print Paper Packets for the City Council - Mayor Chris Riley
  2. Presentation, Discussion, and Possible Action on the Proposed Fiscal Year 2026 Budget - Dr. C. Caldera, City Manager
  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
- 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, 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.

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 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
4. 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

5. Discussion and Possible Action on a Resolution Appointing a Member to the Earthwise Living Day Committee - S. Passailaigue, City Secretary
6. 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

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
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
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
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
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  
AUGUST 01, 2025 12:00 PM

