



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, August 06, 2024 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. **The City Council Shall Meet in Executive Session to Discuss the Following:**
  1. The City Council shall meet in Executive Session Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 Deliberation regarding Economic Development negotiations regarding a possible 380 agreement with 6400 Bandera, LLC.
  2. The City Council shall meet in Executive Session Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 Deliberation regarding Economic Development negotiations regarding an agreement with Global Gate USA.
3. **Reconvene into Regular Session**
4. **Possible Action on Issues Discussed in Executive Session If Necessary**
5. **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.

## 6. Presentations

1. Presentation and Discussion on an Ordinance Authorizing the Proposed 2024 Property Tax Rate and Call for Public Hearing and Adopt Tax Hearing (1st Reading as Required by City Charter) - Dr. 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

- Regular City Council Meeting, Tuesday, August 20, 2024, at 6:30 PM, in City Council Chambers.
- Movies in the Park featuring Kung Fu Panda 4 , Friday, August 16, 2024, at Dusk, at Veteran's Park near the Community/Conference Center Grassy Area, 6421 Evers Road.
- Crime Control & Prevention Board of Directors Meeting, Tuesday, August 20, 2024, at 5:45 PM, in City Council Chambers.
- Trash & Treasure Event, Saturday, September 27, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.
- Arbor Day Event, Saturday, October 26, 2024, from 9:00 AM to 12:00 PM, at the Leon Valley Community Center.
- Leon Valley Night Out, Tuesday, October 01, 2024.
- 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. 07-16-2024 Regular City Council Meeting Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
  - a. 05-09-2024 Park Commission Meeting Minutes
  - b. 06-25-2024 Planning & Zoning Commission Meeting Minutes
3. Presentation, Discussion and Possible Action of Councilor Rey Orozco's Excused Absence for the August 20, 2024, City Council Meeting as Provided in the Charter Section 3.08, Subsection B, Part 3

4. Discussion and Possible Action to Appoint Members to the Planning & Zoning Commission - S. Passailaigue, City Secretary
5. Discussion and Possible Action of an Ordinance on a Request for a Specific Use Permit (SUP) on an Approximately 2.75 Acre Tract of Vacant Land, Located in the 5300 Block of Wurzbach Road, Being Lots 5, 24, and 25, Block 4, CB 9904, Rollingwood Ridge Subdivision, and Zoned B-3 Commercial with Commercial/Industrial Overlay Zoning, for the Construction of a "Church and Learning Center" (1st Read was Held on 07-16-2024) - R. Salinas, Economic Development Director
6. Discussion and Possible Action of an Ordinance Authorizing a Zone Change from B-3 Commercial with the Sustainability Overlay District to B-3 Commercial Zoning District on an Approximately 1.05 Acre Tract of Vacant Land, Located in the 6400 Block of Grissom Road, Being Lot 73, CB 5784 Leon Valley Addition Glass Service Subdivision (1st Read was Held 7-16-24) - R. Salinas, Economic Development Director
7. Discussion and Possible Action to Deny an Ordinance Requesting a Zone Change From R-1 (Single Family Dwelling) District with Sustainability Overlay to B-3 (Commercial) Zoning District, on Approximately 0.4028-Acre Tract of Vacant Land, Located at 7704 and 7708 Eckhart Road, Being Lots 13 and 14, Block 1, CB 4446A, Linkwood Addition Subdivision (1st Read was Held 07-16-2024) - R. Salinas, Economic Development Director
8. Discussion and Possible Action on a Resolution Rejecting a Bid Received for the CDBG East of Wurzbach Sewer Main Project from Allteam Solutions in the Amount of \$109,665.00 and Authorizing the City Manager to Re-advertise for bids - D. Dimaline, Assistant Public Works Director
9. Discussion and Possible Action on a Resolution Awarding the Lowest Qualified Bid in the Amount of \$895,626.73, with 15% for Contingency and Authorizing the City Manager to Enter into a Contract with Clark Construction of Texas, Inc. for the FY 2024 Street Maintenance Program - D. Dimaline, Assistant Public Works Director
10. Presentation, Discussion, and Possible Action to Consider Approval of a Request by Spirit Halloween for a Variance to Chapter 3 Building Regulations, Article 3.04 Signs, Section 3.04.013 Temporary signs, (b), to Display a Temporary Sign for Longer Than Allowed by the Code, Located at 6808 Huebner Rd - M. Teague, Planning and Zoning Director

## 10. Regular Agenda

1. Presentation, Discussion, and **Public Hearing**, to Consider Approval of an Ordinance Requesting to Rezone Approximately 32-Acres of Land From R-1 (Single Family Dwelling) and RE-1 (Residential Estate) Zoning Districts to a Planned Development District (PDD) with R-6 (Garden Home) District Base Zoning, on a 19.614 Acre Tract, Being Lots 1 and 2, Block 1, CB 4430 Grass Hill Estates Subdivision and an Unplatted 11.37 Acre Tract, Being Parcel 13, Abstract 432, CB 4430, Located in the 6500 Block of Samaritan and a Portion Surrounded by Aids, Samaritan, Grass Hill, and William

Rancher Streets, Leon Valley, Texas, Being a Total of Approximately 30.984-Acres (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

2. Presentation, **Public Hearing**, and Discussion to Consider an Approval of an Ordinance Requesting a Specific Use Permit (SUP) on an approximately 0.3444 Acre Tract of Vacant Land, Located at 7125 and 7129 Bandera Road, Being Lots 8 and 9, Block A, Linkwood Addition Subdivision, for the Construction of an Office Building (1st Read as Required by City Charter) - M. Teague, Director of Planning and Zoning
3. Presentation and Discussion to Consider Approval of an Ordinance Authorizing a Budget Adjustment in the Amount of \$168,723 from the Stormwater Fund Reserve to Provide Additional Funding for the Huebner Creek Erosion Control Project Segment 1 (1st Read as Required by City Charter) - M. Moritz, Public Works Director
4. Discussion and Possible Action to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A16 Water and Wastewater Impact Fees, Section A16.002 Sewer Impact Fees, 4. San Antonio Water System, to Allow Direct Payment to the San Antonio Water System (SAWS) by Developers for SAWS Sewer Impact Fees (1st Read as Required by City Charter) - M. Moritz, Public Works Director
5. Presentation and Discussion to Consider Approval of an Ordinance Amending Chapter 10 Subdivision Regulations, Division 4. Additional Regulations, Section 10.02.151 Additional Regulations, Subsection (c) to Allow Deferral of Water Meter and Sidewalk Installation to the Building Phase of a Subdivision Project (1st Read as Required by City Charter) - M. Moritz, Public Works Director
6. Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.11 Water Conservation and Drought Management, Division 3 Drought Management, Section 14.11.073 Definitions and Section 14.11.074 Demand Reduction Measures to Revise the Definition of "Stage", Revise Allowed Watering Hours, Add a Surcharge to (C), and Add (1) (E) Stage V and (3) (E) Stage V; and Amend Appendix A Fee Schedule, Article A11.000 Water and Sewer Fees, Section A11.001 Generally to Add a Subsection (s) Critical Period Drought Management Surcharges, to Create Fees for Certain Water Usage Thresholds During Stages III, IV, and V Critical Period Drought Management (1st Read as Required by City Charter) - M. Moritz, Public Works Director
7. Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 6 Health and Sanitation, Article 6.03 Weeds, High Grass, and Debris, Section 6.03.002 Prohibited Conditions, (a) to Mandate the Removal of Dead Trees (1st Read as Required by City Charter) - M. Moritz, Public Works Director
8. Presentation and Discussion on an Ordinance Authorizing the Amendment of the General Fund Budget for Fiscal Year 2023-2024 in the Amount of \$38,760.46 for the Household Hazardous Waste Event (1st Read as Required by City Charter) - C. Miranda, Community Relations Director

9. Presentation and Discussion to Consider Approval of an Ordinance Granting a Variance to the Leon Valley Code of Ordinances, Chapter 8 Offenses and Nuisances, Article 8.09.022, Placing a fence or other obstacle in drain or easement, at Northwest Industrial and Bandera (1st Read as required by City Charter) - M. Teague - Director of Planning and Zoning
  10. Presentation, Discussion and Possible Action for Preliminary Acceptance of the Public Improvements for Senna Phase I, Located at 7213 Huebner - M. Teague, Planning and Zoning Director
  11. Presentation, Discussion, and Possible Action on an In-Kind Grant Application from American Legion for their September 11 Ceremony. - C. Miranda, Community Relations Director
- 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 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  
JULY 31, 2024 11:40 AM

