CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, November 17, 2026 at 5:30 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 on Code Enforcement Procedures and Review of Cases Between 10/28/2025-10/28/2026 - Dr. Crystal Caldera, City Manager

    2. Presentation, Discussion and Direction to Staff on the Scope of Work for the Probable Cost for the Public Works Building and the Police Property Room - Dr. Caldera, City Manager

    3. Presentation on the Tax Collection Report and Delinquent Municipal Court Fines and Fees Collection Report by Attorney Ronald E. Rocha and Madeline Mendieta, Court Services Manager, with Linebarger Goggan Blair & Sampson, LLP - T. Arizola, Court Administrator

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**:
        - **November 21, 2026 – Special City Council and Historical Society Joint Meeting**
          9:00 AM - City Council Chambers
        - **December 01, 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. 11-03-2026 Regular City Council Meeting Minutes

    2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
        a. 07-28-2026 Planning & Zoning Commission Meeting Minutes

    3. Presentation and Discussion of the Monthly Financial Report Ending October 31, 2026 - C. Goering, Finance Director

    4. Discussion and Possible Action on an Ordinance on a Specific Use Permit Request to Allow a Hospice Office Facility to Provide Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 200; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 (First Read was Held on 11-03-2026) – M. Gallardo, Planning and Zoning Director

    5. Discussion and Possible Action 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 7 Permitted Use Table to Establish the Definition and Use "Data Center" as Being Allowed in the I-1 Industrial Zoning Districts by Right (First Read was Held 11-03-2026) - M. Gallardo, Planning and Zoning Director

6. Discussion and Possible Action 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 7 Permitted Use Table to Establish the Definition and Use "Logistics Center" as Being Allowed in the I-1 Industrial Zoning Districts by Right (First Read was Held 11-3-2026) - M. Gallardo, Planning and Zoning Director

7. Discussion and Possible Action on an Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2026 Tax Year - C. Goering, Finance Director

8. Presentation, Discussion and Possible Action on Succession Plan - Dr. Caldera City Manager

9. Discussion and Possible Action to Consider Approval of a Master Interlocal Agreement (ILA) Between the City of Leon Valley and the San Antonio River Authority Relating to the Feasibility and Performance of Governmental Functions and Services - D. Dimaline, Public Works Director

10. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A Fee Schedule, Article A2 Administrative Fees, Section A2.006 Library Fees (1st Read was Held 11-036-2026) – R. Reed, Library Director

11. Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment to the General Fund Budget for Fiscal Year 2026-2027 to fund the Earthwise Committee Event (1st Read was Held on 11-3-2026) - C. Miranda, Community Relations Director

7. **Regular Agenda**

1. Presentation, Discussion, and Possible Action to Consider Approval of a Variance Request to Chapter 3 Building Regulations, Article 3.05 Fences, Section 3.05.005 Dimensions and Appearance, Subsection (b) Retail, Commercial and Industrial or Mixed -Use Development Fences and Section 3.05.006 Storage Areas to be Fenced to Allow a Six-Foot Vison-Proof Fence made of Chain-link with Fence Slats, Located at 6600 Bandera Road - M. Gallardo, Planning and Zoning Director

2. Presentation and Discussion 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 as Required by City Charter) - R. Reed, Library Director

3. Presentation and Discussion 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 Reading as Required by City Charter) - C. Goering, Finance Director

4. Presentation, Discussion, and Possible Action to Consider Approval of a Resolution Authorizing the City Manager to Negotiate and Enter Into a Contract with Ardurra Engineering for Professional Consulting Engineering Services - M. Gallardo, Planning and Zoning Director

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, TRMC
City Secretary
NOVEMBER 10, 2026 3:15 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