



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, November 19, 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. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney and Section 551.087 Deliberation regarding the Infrastructure Improvement Funding Agreement between the City of Leon Valley and One Stop Group , LP
- 3. Reconvene into Regular Session**
- 4. 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.
- 5. Possible Action on Issues Discussed in Executive Session If Necessary**
- 6. Presentations**
  1. Presentation, Discussion, and Possible Action to Choose a Channel Bank Option for the Huebner Creek Erosion Control Project - M. Moritz, Public Works Director
- 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, December 03, 2024, at 6:30 PM, in City Council Chambers.
- City Offices and Municipal Court will be closed Thursday, November 28, 2024 and Friday, November 29, 2024 in observance of the Thanksgiving Holiday.
- Lighting of the Christmas Tree and Celebration, Monday, December 02, 2024, at 6:00 PM, in the grassy area outside of the Leon Valley Conference Center.
- Movies in the Park, Friday, December 06, 2024, at dusk, featuring The Grinch, in the grassy area outside of the Leon Valley Conference Center.
- Breakfast with Santa, Saturday, December 07, 2024, from 8:00 AM to 10:30 AM, at the Leon Valley Public Library.
- City Offices and Municipal Court will be closed Tuesday, December 24, 2024 through Wednesday, January 01, 2025, in observance of Christmas, Winter Break, and New Years Day.
- 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. 11-05-2024 Regular City Council Meeting Minutes
  - b. 11-12-2024 Special City Council Meeting Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
  - a. 07-11-2024 Park Commission Meeting Minutes
  - b. 08-08-2024 Library Advisory Board Meeting Minutes
  - c. 09-04-2024 Solid Waste Service Committee Meeting Minutes
  - d. 09-12-2024 Library Advisory Board Meeting Minutes
  - e. 09-18-2024 Solid Waste Service Committee Meeting Minutes
  - f. 10-09-2024 Earthwise Living Committee Meeting Minutes
  - g. 10-10-2024 Library Advisory Board Meeting Minutes
  - h. 10-22-2024 Planning & Zoning Commission Meeting Minutes
3. A Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2024 Tax Year - C. Goering, Finance Director

4. Discussion and Possible Action of a Request to Amend Specific Use Permit PZ-2021-5, Construction of Automobile Storage Canopies, to Add Self-Service Storage Units, on a 4.89-acre Tract of Land, Located at 5426 Grissom Road, Being Lot 103, Block 101, CB 4433, Vaughn-Watson Subdivision (1st Read was Held 11-05-2024) - R. Salinas, Planning and Zoning Director
5. Presentation and Discussion of the Monthly Financial Report Ending October 31, 2024 - C. Goering, Finance Director
6. Discussion and Possible Action on a Resolution Appointing a Member to the Citizens Police Advisory Committee - Mayor Chris Riley

## 10. Regular Agenda

1. Presentation, Discussion, and Possible Action on an In-Kind Grant Application from AARP - C. Miranda, Community Relations Director
2. Presentation, Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley, Texas Authorizing the Sale of an Approximately 21.5 Acre Tract of Land to One Stop Group, LP; Authorizing an Infrastructure Improvement Funding Agreement; Authorizing the Mayor to Execute Necessary Documents - Dr. Caldera, City Manager
3. Presentation, **Public Hearing**, and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, Section A16. Water and Wastewater Impact Fees, Section A16.001 Water Impact Fees, Subsection 1. Water Impact Fees, to Update the Fees (1st Read as Required by City Charter) - M. Moritz, Public Works Director
4. Presentation, Discussion, and Possible Action to Give Staff Direction on the Lions Roar Newsletter - C. Miranda, Community Relations Director
5. Presentation and Discussion on an Ordinance of the City of Leon Valley, TX, City Council Authorizing Budget Adjustments for FY 2025 that were FY 24 Capital Improvements/Projects Rollovers for General Fund in the Amount of \$371,376, Traffic Fund in the Amount of \$151,617, Enterprise Fund in the Amount of \$2,558,439, Community Center Fund in the Amount of \$12,000, Street Maintenance Fund in the Amount of \$1,014,063, and the Police Forfeiture Fund in the Amount of \$210,900 for Capital and Rollover Projects; Providing for Repealer, Severability and Saving Clauses; and Providing for an Effective Date (1st Reading as Required by City Charter) C. Goering, Finance Director
6. Presentation, Discussion, and Possible Action of a Request for a Variance to 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 Small, Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required; Penalties, (a) and (b), to Allow the Removal of 17 Medium, and Six (6) Large Trees, and to Pay a Reduced Fee-In-Lieu Of in the Amount of \$1,775.00 in Tree Mitigation Fees, Located in the 5600 Block of

Grissom Road, Lots 4 & 5, Block 102, CB 4433, Timberhill Apartments Subdivision, on Approximately 2.32-Acres of Land - S. Huerta, Planning and Zoning Director

7. Presentation, Discussion, and Possible Action Authorizing the City Manager to Enter into Contracts for the Purchase of 105-Acre Feet of Water Rights - M. Moritz, Public Works 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  
November 15, 2024 12:40 PM

