



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 18, 2026 at 5:30 PM

MINUTES

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

PRESENT

Mayor Chris Riley

Council Place 1 Danielle Bolton

Council Place 2 Betty Heyl

Council Place 3 Philip Campos

Council Place 4 Rey Orozco

Mayor Pro Tem, Council Place 5 Beth Mursch

Mayor Chris Riley called the meeting to order at 5:30 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 1, Danielle Bolton, to lead the Pledge of Allegiance.

2. The City Council Shall Meet in Executive Session to Discuss the Following:

Mayor Riley read the caption for Agenda Items 2.1 and 2.2 aloud.

The City Council entered Executive Session at 5:32 PM.

- 1. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney About a Proposed Infrastructure Improvement Agreement – Sawyer Development Easement Between the City of Leon Valley and Samir Chehade, One Stop Group LP.**

2. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney Regarding a Personnel Matter.

3. Reconvene into Regular Session

The City Council reconvened into Regular Session at 6:30 PM.

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.

Those who spoke at this time were Evan Bohl and Jonathan Ramos.

5. Possible Action on Issues Discussed in Executive Session If Necessary

Mayor Chris Riley announced that on Agenda Item 2.1, City Council will reconvene into Executive Session after tonight's Regular Agenda Items. On Agenda Item 2.2, there was no action taken.

Council Place 4, Orozco, requested Agenda Item 10.1 be moved up to this point in the meeting. There was no objection.

10. Regular Agenda

10.1. Presentation, Discussion, and Possible Action on a Petition for Preliminary Acceptance of Public Improvements at the Poss Landing Unit 2 Subdivision, Located at 7205 Huebner Road – M. Gallardo, Planning and Zoning Director

Michael Gallardo, Planning and Zoning Director, presented the item.

Weston Martinez, Development Team, spoke on the project and was present to answer questions.

A motion was made by Council Place 3, Campos, to approve the item as presented with the additional modification that there is a verbal verification by the surety company regarding the bond. The motion was seconded by Council Place 2, Heyl.

Voting Yea: Council Place 1 Bolton, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Mayor Pro Tem, Council Place 5 Mursch

The motion passed unanimously.

6. Presentations

1. Presentation, Discussion, and Possible Action to Approve Fiscal Year 2027 Group Insurance Proposal for Employee Medical, Dental, and Life Insurances provided by Gallagher Benefit Services - L. Hernandez, Human Resources Director

Lisa Hernandez, Human Resources Director, presented the item.

Matt Stedman, Gallagher Insurance, was present to answer questions.

A motion was made by Mayor Pro Tem, Council Place 5, Mursch, to approve the 2027 Group proposal for medical, dental, and vision as recommended by Gallagher Insurance. The motion was seconded by Council Place 4, Orozco.

Voting Yea: Council Place 1 Bolton, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Mayor Pro Tem, Council Place 5 Mursch

The motion passed unanimously.

2. Presentation, Discussion, and Direction to Staff on the Leon Valley 4th of July Celebration - Dr. Caldera, City Manager

Dr. Crystal Caldera, City Manager, presented the item.

There was a consensus among members of City Council to hold another Hometown Event for Fiscal Year 2027.

3. Presentation and Discussion 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

Dr. Crystal Caldera, City Manager, presented the item and noted that this is the twelfth time this proposed budget has been presented.

7. Announcements by the Mayor and Council Members. At this time, reports about items of community interest, on 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 were or will be attended by a member of the Leon Valley City Council or a City official.

Mayor Chris Riley and members of the City Council shared announcements.

8. City Manager's Report

1. Upcoming Important Events:

- **September 1, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **September 7, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
- **October 5, 2026 – Last day to register to vote in the November election.**
- **October 23, 2026 – Last day to apply for a mail ballot.**
- **October 19–30, 2026 – Early Voting Period**
- **November 3, 2026 – Election Day**
- **November 14, 2026 – Citywide Garage Sale**

- **Miscellaneous Other Events and Announcements**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print in the foyer and posted on the City's website.

City Manager Caldera also provided the following updates:

- Email sent to City Council regarding Hodges Road;
- Appeal for BYOB.

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.

Council Place 2, Heyl, requested that Consent Agenda Item 9.7, the City Manager Evaluation Form, have a signature block for the evaluator on the last page.

A motion was made by Council Place 3, Campos, to approve the Consent Agenda as presented, with the modification to 9.7 as suggested. The motion was seconded by Council Place 2, Heyl.

Voting Yea: Council Place 1 Bolton, Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Mayor Pro Tem, Council Place 5 Mursch

The motion passed unanimously.

1. **Discussion and Possible Action Approving the Following City Council Minutes:**

- a. **07-29-2026 Special City Council Meeting Minutes**
- b. **08-04-2026 Regular City Council Meeting Minutes**
- c. **08-10-2026 Special City Council Meeting Minutes**

2. **Discussion and Possible Action Accepting the Following Board/Commission Minutes:**

- a. **02-11-2026 Earthwise Living Committee Meeting Minutes**
- b. **03-11-2026 Earthwise Living Committee Meeting Minutes**
- c. **03-24-2026 Planning Zoning Commission Meeting Minutes**
- d. **04-08-2026 Earthwise Living Committee Meeting Minutes**
- e. **04-28-2026 Planning Zoning Commission Meeting Minutes**
- f. **05-06-2026 Earthwise Living Committee Meeting Minutes**
- g. **06-15-2026 Economic and Community Development Advisory Committee Meeting Minutes**
- h. **06-22-2026 Economic and Community Development Advisory Committee Meeting Minutes**

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

4. **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 (First Read was Held on 08-04-2026) M. Gallardo, Planning and Zoning Director

5. **Discussion and Possible Action 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 Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director**
6. **Discussion and Possible Action 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 was Held on 08-04-2026) – M. Gallardo, Planning and Zoning Director**
7. **Presentation, Discussion, and Possible Action on Approving the City Manager's Evaluation Form - Mayor Chris Riley**

10. Regular Agenda Continued

2. **Presentation and Discussion on Amending Ordinance Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table to Update the Changes Approved by City Council, Amending Division 7 Permitted Use Table, Section 15.02.381 to Delete the Uses "Bar" and "Stationary Sales", Adding "Mixed Use" to Residential Use, Adding "College" and "Higher Education" to University Use (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

Michael Gallardo, Planning and Zoning Director, presented the item.

There was a consensus among members of City Council to place the item on the September 1, 2026, Consent Agenda.

3. **Presentation, Discussion and Possible Action on Amending an Ordinance of the City of Leon Valley, Texas, Chapter 4, "Business Regulations", of the Code of Ordinances; Amending Section 4.03.047 Permit Approval for BYOB (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

Michael Gallardo, Planning and Zoning Director, presented the item.

There was a consensus among members of City Council to place the item on the September 1, 2026, Consent Agenda.

4. **Presentation, Discussion and Possible Action to Consider Amending Chapter 3 Building Regulations Article 3.02 Technical and Construction Codes and Standards, Division 1, Subdivision 3.02.001 Vacant Building Registration Program, Amending Section 3.02.014 Property Inspections (A)(3) Adding a Requirement for Perimeter Fencing to Secure Vacant Commercial Property,**

Amending Section 3.02.002 Definitions by Adding a Definition for Perimeter Fencing (1st Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director

Michael Gallardo, Planning and Zoning Director, presented the item.

There was a consensus among members of City Council to make amendments to the proposed ordinance as suggested by the city attorney. Those amendments would be made for the second read on September 1, 2026.

There was a consensus among members of City Council to place the item on the September 1, 2026, Consent Agenda.

5. **Discussion and Possible Action on an Ordinance of the City of Leon Valley, Texas, City Council Authorizing the Mayor to Execute a Commercial Contract - Unimproved Property Between the City of Leon Valley, as Seller, and Arbor Urban Developers, LLC, as Buyer, for the Sale and Conveyance of Approximately 0.55 acres of Real Property Located on Huebner Road, Leon Valley, Texas, for a Purchase Price of \$1,000.00, in Accordance with the Economic Development and Infrastructure Improvement Funding Agreement Previously Approved by the City Council (First Read as Required by the Charter) - Dr. C. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the item.

There was a consensus among members of City Council to place the item on the September 1, 2026, Consent Agenda.

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.**

Mayor Chris Riley requested the Hodges item be placed on a future agenda. Mayor Pro Tem, Council Place 5, Mursch, seconded the Mayor's request.

The City Council Shall Meet in Executive Session to Discuss the Following:

Mayor Riley read Agenda Item 2.1 once more.

The City Council entered Executive Session at 9:01 PM.

- 2.1. **Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Attorney About a Proposed Infrastructure Improvement Agreement – Sawyer Development Easement Between the City of Leon Valley and Samir Chehade, One Stop Group LP.**

Reconvene into Regular Session

The City Council reconvened into Regular Session at 9:46 PM.

Possible Action on Issues Discussed in Executive Session If Necessary

No action was taken at this time.

12. Adjournment

There being no further business, Mayor Riley adjourned the meeting at 9:47 PM.

These minutes were approved by the Leon Valley City Council on the 1st day of September, 2026.

APPROVED


CHRIS RILEY
MAYOR

ATTEST:


SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

