



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, March 03, 2026 at 6:00 PM

**MINUTES**

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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**

**PRESENT**

Mayor Chris Riley  
Council Place 1 Danielle Bolton  
Mayor Pro-Tem, Council Place 2 Betty Heyl  
Council Place 3 Philip Campos  
Council Place 4 Rey Orozco  
Council Place 5 Beth Mursch

Mayor Chris Riley called the meeting to order at 6:00 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 3, Philip Campos, 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 Item 2.1 aloud.

- 1. Pursuant to Texas Government Code Section 551.072: Deliberations about Real Property to discuss the value of .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, City of Leon Valley, Bexar County, Texas, also known at the Silo Property**

The City Council went into Executive Session at 6:01 PM.

### 3. Reconvene into Regular Session

The City Council reconvened into Open 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 Alejandro Vega and Kathy Hill.

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

Council will reconvene into Executive Session at the end of this meeting to continue discussion on Item 2.1

### 6. Presentations

1. **Presentation of a Proclamation - Colorectal Cancer Awareness Month - Amy Putney, Director of Special Projects, Bexar County Commissioner Rebeca Clay-Flores, Precinct 1 - Mayor Chris Riley**

Mayor Chris Riley presented a Proclamation declaring the month of March Colorectal Cancer Awareness Month. The proclamation was presented to Bexar County Commissioner, Rebeca Clay-Flores, Precinct 1.

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.

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

### 8. City Manager's Report

#### 1. Upcoming Important Events:

- **March 17, 2026 – Regular City Council Meeting**  
6:30 PM · City Council Chambers
- **January 01, 2026 - April 20, 2026 – Period that Registered Voters may apply for a Ballot by Mail**
- **March 07, 2026 – 36th Annual Earthwise Living Day**  
9:00 AM -1:00 PM at the Community Center
- **March 07, 2026 – Basura Bash River & Waterway Cleanup**  
8:00 AM – 12:00 PM – HEB parking lot at 5601 Bandera Road
- **March 16, 2026 – Warrant Resolution Campaign**  
9:00 AM to Noon – Leon Valley Municipal Court

- **March 28, 2026 – City-Wide Garage Sale**  
8:00 AM – 6:00 PM
- **April 02, 2026 – Last Day to Register to Vote** on the May 02, 2026, General Election Ballot
- **Miscellaneous other Events and Announcements**

Dr. Crystal Caldera, City Manager, announced that the City Manager's Report was available in print on the table in the foyer and posted on the City website. She provided the following updates:

- Introduced new hire, Jesse Serna, Assistant Public Works Director;
- Working to minimize the noise coming from the water well;
- Continue working on code issues;
- Short-Term Rental Registrations have increased; and
- Sign violation letters have been sent out.

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.

A motion was made by Council Place 3, Campos, to pull Item 9.3 and postpone that item to the March 17, 2026, City Council meeting. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

A motion was made by Council Place 4, Orozco to approve Consent Agenda Items 9.1, 9.2, 9.4, and 9.5 as presented. The motion was seconded by Council Place 5, Mursch.

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

The motion passed unanimously.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
  - a. **02-17-2026 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **01-08-2026 Library Advisory Board Meeting Minutes**
3. **Discussion and Possible Action on an Ordinance Amending Chapter 11 - Taxation, Article 11.05 Short Term Rentals Occupancy Tax to add a Requirement of Permit Number Listings and Address Identification (First Reading was Held on 02-17-2026) - Dr. Caldera, City Manager**

4. **Discussion and Possible Action on a Resolution Authorizing the Rejection of All Bids Received for Bid #2025-09 Swimming Pool Rehabilitation Project - D. Dimaline, Public Works Director**
5. **Discussion and Possible Action on a Resolution Appointing a Member to the Library Advisory Board - S. Passailaigue, City Secretary**

## 10. Regular Agenda

1. **Presentation, Public Hearing, and Discussion of Approving a Specific Use Permit Request to Allow a Drive Thru Coffee Shop in a B-2 Retail District on an Approximately 0.44 Acre Tract of Land, Located at NE Corner of Bandera and Huebner Road; and More Specifically Described as Lot 10, CB 4446G Clear Creek Village Subdivision Unit 2 (First Read as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

Mike Gallardo, Planning and Zoning Director, presented this item for a first read.

Mayor Chris Riley opened the public hearing at 7:07 PM.

There being no public comment, Mayor Riley closed the public hearing at 7:07 PM.

This item will be placed on the March 17, 2026, Consent Agenda for a second read.

2. **Discussion and Possible Action on the Approval of Extending the Contractual Services with My Government Online (MGO) - M. Gallardo, Planning and Zoning Director**

Mike Gallardo, Planning and Zoning Director, presented this item.

A motion was made by Council Place 3, Campos, to approve the item as presented. The motion was seconded by Council Place 5, Mursch.

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

The motion passed unanimously.

3. **Presentation, Discussion, and Possible Action on City Council Chambers Technology Upgrade Project - C. Miranda, Community Relations Director**

Crystal Miranda, Community Relations Director, presented this item.

A motion was made by Council Place 4, Orozco, to approve the recommendation to approve Agenda Item 10.3, having the City Council Chambers Technology Upgrade Project approved with San Antonio Sound and Light for \$81,000. The motion was seconded by Council Place 5, Mursch.

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

The motion passed unanimously.

**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.**

None

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

**2.1. Pursuant to Texas Government Code Section 551.072: Deliberations about Real Property to discuss the value of .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, City of Leon Valley, Bexar County, Texas, also known at the Silo Property**

The City Council went into Executive Session at 7:33 PM.

**Reconvene into Regular Session**

The City Council reconvened into Open Session at 7:55 PM

**Possible Action on Issues Discussed in Executive Session, If Necessary**

A motion was made by Council Place 5, Mursch, to direct the city manager to draw up a development agreement with RC Bandaru as discussed in Executive Session. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

Mayor Riley made a Point of Personal Privilege, saying that "we have a win-win agreement, I believe, on the table to save the silos. So we are not going to be tearing them down."

**12. Adjournment**

Mayor Riley announced that the meeting adjourned at 7:57 PM.

**These minutes were approved by the Leon Valley City Council on the 17th day of March, 2026.**

**APPROVED**

  
**CHRIS RILEY**  
MAYOR

ATTEST: *Saundra Passailaigue*  
SAUNDRA PASSAILAIGUE, TRMC  
CITY SECRETARY

