



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, August 04, 2026 at 6:30 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 6:30 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 4, Rey Orozco, to lead the 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.

Those who spoke at this time were Richard Blackmore, Evan Bohl, and Jed Hefner.

Mayor Riley moved Agenda Item 7.1 up to this point of tonight's agenda.

7. Regular Agenda

1. **Discussion and Possible Action on Amending an Ordinance of The City of Leon Valley, Texas, Chapter 2, "Animal Control," of The Code of Ordinances; Amending Definitions; Revising Regulations Governing Prohibited Animals; Authorizing Certain Licensed Zoological Parks, Aquariums, and Educational Animal Exhibition Facilities to Possess Otherwise Prohibited Animals Subject to Specified Safety Requirements; Establishing Pet Shop Requirements Regarding the Source of Dogs and Cats Offered for Sale or Adoption, Allowing for 6 Month Grace Period for Existing Businesses (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager**

Mayor Riley read the caption for Agenda Item 7.1 aloud.

The City Council went into Executive Session at 6:46 PM.

The City Council reconvened into Open Session at 7:00 PM.

A motion was made by Council Place 3, Campos, to approve Item 7.1 with the removal of Section 2.01.027, Subsections I–K. The motion was seconded by Council Place 4, Orozco.

Those who spoke at this time were Sydney Bence, Rebecca Smudzinski, Brittany Tayrn, Jaime Raba, Evan Bohl, Erick Matta, Kayla Kerr, Will Bradshaw, and Jed Hefner.

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.

Council Place 3, Campos, requested that Agenda Items 7.4 and 7.5 be heard next. There was no objection.

4. **Presentation, Public Hearing, and Discussion of 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 as Required by City Charter) – M. Gallardo, Planning and Zoning Director**

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

Travis Czyan, who represents the owner (applicant), was present for questions.

Mayor Riley opened the public hearing at 7:38 PM.

Erick Matta spoke at this time.

There being no further comments, Mayor Riley closed the public hearing at 7:39 PM.

There was a consensus among members of City Council to place the item on the August 18, 2026, Consent Agenda.

5. Presentation, **Public Hearing**, and Discussion of 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 as Required by City Charter) – M. Gallardo, Planning and Zoning Director
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.

Council Place 4, Orozco, requested that Consent Agenda Item 6.4 be pulled for further discussion.

A motion was made by Council Place 5, Mursch, to approve Consent Agenda Items 6.1, 6.2, and 6.3 as written. The motion was seconded by Council Place 1, Bolton.

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 of the Following City Council Minutes:**
 - a. **07-21-2026 Regular City Council Meeting Minutes**
 - b. **07-25-2026 Coffee with the Mayor & City Council Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **04-15-2026 Citizens Police Advisory Committee Meeting Minutes**
3. **Discussion and Possible Action on an Ordinance Amending Chapter 6 Health and Sanitation Article 6.02 Food Establishments, Sec. 6.02.002 Definitions of Food Establishments to Amend Food Establishment Definitions and Add Definitions for Child Care Center, School Food Service Operation, and Mobile Food Vendor, Sec. 6.02.003 Licenses, Permits and Exemptions (E)1 and (H) to Comply with State Law, and Amending Appendix A Fee Schedule Article A6.000 Food Establishments Section A6.001 License Fees Deleting Mobile Food Vending License Fee of \$120 and Mobile Food Truck Vending Food License of \$35.00 and Repealing Ordinance 2021-58 (1st Read was held on 07-21-2026) - M. Gallardo, Planning and Zoning Director**
4. ***Pulled* Discussion and Possible Action on an Amending Ordinance Chapter 4, Business Regulations, Article 4.14 Short Term Rental to Expand Prohibition from 200 Feet on the Same Block Face to 300 Foot Radius, Establishing Occupancy Standards to Maximum Floor Area Allowance Per Occupant at 200 Gross, Not**

Allowing Permits to be Transferable, Require that any trash dispersed beyond property boundaries be collected, removed, or disposed of within 24 Hours (1st Read was Held 07-21-2026) - Dr. Caldera, City Manager

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

Those who spoke at this time were Jed Hefner and Erick Matta.

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

Council Place 3, Campos withdrew his motion and Council Place 5, Mursch withdrew her second.

A motion was made by Council Place 3, Campos, to approve Item 6.4 with language explicitly providing for grandfathering. The motion was seconded by Council Place 5, Mursch.

Will Bradshaw spoke at this time.

Mayor Riley requested a roll call vote, 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.

7. Regular Agenda Continued

2. Presentation, 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 (1st Reading as Required by City Charter) M. Gallardo, Planning and Zoning Director

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

BJ Bealor, BB Inspection Services, LLC, was present for questions.

Those who spoke at this time were Will Bradshaw and Jed Hefner.

There was a consensus among members of City Council to place the item on the August 18, 2026, Consent Agenda.

3. Presentation, Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into an agreement with BB Inspection Services LLC for Health Inspection Services (1st Reading as Required by City Charter) - M. Gallardo, Planning and Zoning Director

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

Those who spoke at this time were Steve Barscewski, Will Bradshaw, BJ Bealor, and Erick Matta.

There was a consensus among members of City Council to place the item on the August 18, 2026, Regular Agenda.

5. **Presentation, Discussion, and Possible Action to Consider a Temporary Variance for Century Communities (Senna I and Senna II) from Chapter 8, Article 8.07 (Noise and Sound Level Regulations) to Allow Early Morning Concrete Placement and Finishing Prior to 7:00 a.m. When Necessary, Due to Weather Conditions, Public Safety, Engineering Requirements, or Other Construction-Related Circumstances. - Dr. C. Caldera, City Manager**

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

A motion was made by Council Place 4, Orozco, to grant the variance as requested to 5:00 AM, Monday through Friday, to require the placement of a door hanger notice for a 300-foot radius, 72 hours prior to the pour, until October 01, 2026. The motion was seconded by Council Place 5, Mursch.

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.

3. Presentations

1. **Presentation of a Proclamation Encouraging Voter Registration and Participation in Leon Valley Elections – Mayor Chris Riley**

Mayor Chris Riley read a proclamation encouraging voter registration and participation in Leon Valley elections.

2. **Presentation, Discussion and Possible Direction to Staff on the City's Economic Development Incentive Policy - S. Woeppel, Economic Development & Special Projects Director**

Sarah Woeppel, Economic Development & Special Projects Director, presented the item.

3. **Presentation, Discussion and Workshop 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, announced the no-new revenue tax rate and that the proposed budget would be presented on Monday, August 10, 2026, at 6:30 p.m., with revised recommendations based on information received the previous day.

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.

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

5. City Manager's Report

1. Upcoming Important Events:

- **August 18, 2026 – Regular City Council Meeting**
6:00 PM - City Council Chambers
- **September 07, 2026 – City Hall and Municipal Offices Closed**
In observance of Labor Day
- **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:

- Melinda Moritz, Former Public Works Director, is back temporarily to work on some special assignments.
- Recognized the successful completion of the Library's Summer Reading Program.
- The Comprehensive Plan Survey Workshop postcards had two incorrect dates. The correct workshop dates are August 6, August 13, August 20, and August 27, 2026. Each workshop will begin at 7:00 p.m. at the Leon Valley Conference Center.
- Congratulations to John Suhr, LVFD Captain, for his performance during a recent fire.

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.

Council Place 4, Orozco, requested that the LVPD Chief provide a presentation on the Flock camera system. Council Place 3, Campos, seconded the request.

9. Adjournment

There being no further business, Mayor Riley adjourned the meeting at 9:48 p.m.

These minutes were approved by the Leon Valley City Council on the 18th day of August, 2026.

APPROVED



CHRIS RILEY
MAYOR

ATTEST:



SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

