



**CITY OF LEON VALLEY
CITY COUNCIL SPECIAL MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 05, 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
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 5:30 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.

Marci Daugherty spoke at this time.

3. Presentations

1. **Presentation, Discussion, and Direction to Staff Regarding the Comprehensive Master Plan Process - M. Gallardo, Planning and Zoning Director**

Michael Gallardo, Planning and Zoning Director, introduced this item, which was presented by the Consultant Team from Ardurra. Speakers were Lata Krishnarao, Project Manager; Krishna Radhakrishnan, Planning/GIS; and Joe Esch (Esch Development Solutions), Housing and Economic Analysis. Also present from Ardurra was Byron Sanderfer, Client Services.

Dr. Crystal Caldera, City Manager, will send out information to aid the City Council in making committee member selections; then the City Council will appoint the members to an advisory committee at the June 02, 2026, Regular City Council Meeting.

2. **Presentation and Direction to Staff on the Precinct 2 CDBG Solar Streetlight Grant Project - D. Dimaline, Public Works Director**

David Dimaline, Public Works Director, presented the item.

There was consensus that the City Council will move forward with the grant and look into each proposed light location.

3. **Presentation, Discussion and Direction to Staff on the Community Budget Survey - Dr. C. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented this item for a preliminary review.

Members of the City Council provided suggested changes that Dr. Caldera, City Manager, will include in the final survey.

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:**

- **May 12, 2026 – Special City Council Meeting**
8:30 AM - City Council Chambers
- **May 19, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **May 02, 2026 – Election Day**
Polls Open from 7:00 AM until 7:00 PM

- **May 25, 2026 – City Hall and Municipal Offices Closed**
In observance of Memorial Day
- **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:

- Reminded City Council members to contact her to reserve their spot in the dispatch tour.
- Asked City Council members to submit their retreat topic items as soon as possible.
- City of San Antonio has received 9.4 inches of rain over the last four (4) months.

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.

A motion was made by Council Place 3, Campos, to approve the Consent Agenda as presented. The motion was seconded by Council Place 1, Bolton.

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. **04-21-2026 Regular City Council Meeting Minutes**
 - b. **04-25-2026 Coffee with the Mayor and City Council Minutes**
 - c. **04-28-2026 Special Joint City Council and Planning & Zoning Workshop Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **01-21-2026 Citizens Police Advisory Committee Meeting Minutes**
 - b. **02-12-2026 Library Advisory Board Meeting Minutes**
3. **Discussion and Possible Action on a Resolution of the City of Leon Valley, Texas, City Council for the Reappointment of Dr. Chichi Junda Woo as the Local Health Authority (LHA) for the City of Leon Valley - S. Passailaigue, City Secretary**
4. **Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025-2026 to the General Fund Budget in the amount of \$49,950 to Provide funding the Safety Camera Program (First Read was Held on 04-21-2026) - D. Gonzalez, Police Chief**

5. **Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment from the Enterprise Fund Reserve in the Amount of \$612,334 for the Castle Estates Neighborhood Sewer Main Community Development Block Grant (CDBG) Project, and Awarding the Lowest Qualified Bid in the Amount of \$454,412 with \$68,162 for Contingency (15%), and Authorizing the City Manager to Enter into a Contract with Sovrex, LLC for the Castle Estates Neighborhood Sewer Main CDBG Project (First Read was Held on 04-21-2026) - D. Dimaline, Public Works Director**
6. **Discussion and Possible Action on a Resolution Appointing Annette Ramirez as 1st Alternate of the Planning & Zoning Commission - S. Passailaigue, City Secretary**

7. Regular Agenda

1. **Presentation and Discussion on an Ordinance to Amend Ordinance 2025-8 to Change the Zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District, with R-6 Garden House Base Zoning District on Approximately 6.8 Acre of Land, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of Lot 10, and the Southwest 400' of Lot 3, CB 5874 (1st Reading as Required by City Charter) – M. Gallardo, Planning and Zoning Director**

Mayor Chris Riley read the caption and suggested going into Executive Session to consult with the attorney before the discussion on this item began.

The City Council went into Executive Session at 7:48 PM.

The City Council reconvened into Open Session at 8:37 PM.

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

Samir Chehade, Developer, also gave a presentation.

Ricardo Zamora, City Engineer-Arduorra explained the difference between a commercial and a residential collector street, as defined in the City of Leon Valley Code of Ordinances.

Mayor Riley opened the Public Hearing at 9:11 PM.

Those who spoke at this time were Evan Bohl and Marci Daughtery.

There being no further public comment, Mayor Riley closed the Public Hearing at 9:15 PM.

Mr. Chehade will make some revisions to his plan based on comments from this discussion.

The item will be brought back at the May 19, 2026, Regular City Council Meeting for further discussion and second read of the ordinance.

2. Presentation, Discussion, and Possible Action on 4th of July Event - C. Miranda, Community Relations Director

Crystal Miranda, Community Relations Director, presented the item.

There was a consensus to do the monument banners; the bomb pops instead of the Ice Factory; give-a-ways to include pool passes.

A motion was made by Council Place 3, Campos to approve as presented with a budget not to exceed \$13,800.

Council Place 3, Campos withdrew his motion.

A motion was made by Council Place 3, Campos to approve with the changes as discussed. 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

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 3, Philip Campos, informed everyone that he is unable to attend the Canvass on May 12, 2026, and requested to be excused. Council Place 1, Danielle Bolton, stated that she would also be unable to attend.

9. Adjournment

Mayor Riley announced that the meeting adjourned at 10:01 PM.

These minutes were approved by the Leon Valley City Council on the 19th day of May, 2026.

APPROVED

Chris Riley

CHRIS RILEY
MAYOR

ATTEST:

Sandra Passalunghi

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

