



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 19, 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
Mayor Pro-Tem, Council Place 2 Betty Heyl
Council Place 4 Rey Orozco
Council Place 5 Beth Mursch

EXCUSED

Council Place 3 Philip Campos

Mayor Chris Riley called the meeting to order at 6:31 PM and announced that a quorum of the City Council was present in Council Chambers.

Mayor Riley asked Council Place 2, Betty Heyl, 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 Tina Chasan and Rita Burnside.

3. Presentations

1. **The Honorable Judge Peter Sakai will Administer the Oath of Office and There Will Be a Presentation of the Certificate of Election to Council Member-Elect, Chris Riley, Mayor; Council Member-Elect, Betty Heyl, Council Place 2; and Council Member-Elect, Rey Orozco, Council Place 4 - S. Passailaigue, City Secretary**

Mayor Chris Riley introduced the Honorable Judge Peter Sakai, who administered the Oath of Office to Chris Riley, Mayor; Betty Heyl, Council Place 2; and Rey Orozco, Council Place 4.

2. **Presentation of a Proclamation Honoring the Honorable Peter Sakai for Years of Distinguished Service - Mayor Chris Riley**

Mayor Chris Riley presented a proclamation honoring the Honorable Peter Sakai for Years of Distinguished Service to Bexar County.

4. ***There will be a short recess for a reception honoring the newly sworn Leon Valley City Council in the City Hall Foyer at this time. Following the reception, the City Council will reconvene in open session.***

The public is cordially invited to attend.

Mayor Chris Riley called for a recess at 6:56 PM.

She invited members of the City Council and guests to a reception in the City Hall Foyer at this time, honoring the newly sworn Leon Valley Councilors.

Mayor Riley reconvened the meeting at 7:13 PM.

5. Presentations Continued

1. **Presentation, Discussion, and Possible Direction to staff on how to set up the Comprehensive Plan Advisory Committee (CPAC) - M. Gallardo, Planning and Zoning Director**

Dr. Crystal Caldera, City Manager, presented a map showing designated segments assigned to each Council Place. The proposed structure for the Comprehensive Plan Advisory Committee (CPAC) would allow each Council Place to appoint two members, with the Mayor appointing three members.

Mayor Riley stated that she would prefer for Council Members to appoint whomever they choose, but requested coordination to avoid duplicate appointments.

There was a consensus to submit the names of appointees to the City Secretary by Friday, May 29, 2026, in order to make the appointments at the June 2, 2026, Regular City Council meeting.

2. Presentation and Direction to Staff to Amend Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table- M. Gallardo, Planning and Zoning Director

Dr. Crystal Caldera, City Manager, led the discussion on this item by asking members of City Council to provide feedback on the Zoning Commission's suggested amendments to the Permitted Use Table.

There was a consensus among members of the City Council to hold a special meeting to go through the changes. Dr. Caldera, City Manager, will check with Mr. Hernandez to see if he is available on June 10, 2026.

3. Presentation, Discussion and Possible Action on Project Costs for SAWS Recycled Water Irrigation System for Huebner Creek Greenway Hike and Bike Trail - Phase I - D. Dimaline, Public Works Director

David Dimaline, Public Works Director, presented this item.

There was a consensus among members of the City Council to have further discussion on this during the budget discussions and have staff look into funding resources and potential savings.

6. 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.

7. City Manager's Report

1. Upcoming Important Events:

- **June 02, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **May 25, 2026 – City Hall and Municipal Offices Closed**
In observance of Memorial Day
- **June 05, 2026 – Library Summer Reading Kickoff Carnival**
9:00 AM – 12:00 PM - Leon Valley Community Center
- **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. She provided the following updates:

- Asked that Council email any last items for the Manager/Council Retreat Agenda to her by Friday, May 29th.

- 8. 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.

Mayor Chris Riley asked for an amendment to Agenda Item 8.5 to include Council Place 1, Bolton, to be excused from the May 12, 2026, Special City Council Meeting, along with Council Place 3, Campos.

A motion was made by Council Place 4, Orozco, to approve the Consent Agenda along with the amendment to Agenda Item 8.5 as requested by Mayor Riley. The motion was seconded by Council Place 5, Mursch.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, 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. **05-05-2026 Regular City Council Meeting Minutes**
 - b. **05-12-2026 Special City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **12-17-2025 Bandera Road Groundwater Plume Superfund Site Community Advisory Group (CAG) Meeting Minutes**
 - b. **01-14-2026 Earthwise Living Committee Meeting Minutes**
3. **Presentation and Discussion of the Monthly Financial Report Ending April 30, 2026 - C. Goering, Finance Director**
4. **Discussion and Possible Action of a Resolution Approving the Title VI Program for the City of Leon Valley and Assurance Related to Compliance with the Non-Discrimination Requirements of Title VI and Related Non-Discrimination Authorities - D. Dimaline, Public Works Director**
5. **Discussion and Possible Action Excusing Councilor Philip Campos from the May 12, 2026, Special City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor**

9. Regular Agenda

Mayor Riley stated, unless there were any objections, she would like to move Agenda Item 9.1 to the end of the Regular Agenda. There were no objections, so the item was moved.

2. **Presentation, Discussion, and Possible Action on a Request for a Variance to the Leon Valley Code of Ordinances, 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 Medium and Large Trees, Sec. 13.02.076 Replacement Trees Required; Penalties, (a) and (b), Sec. 13.02.80 Heritage tree removal prohibited; penalties, to Allow the Removal of one (1) Heritage Tree, two (2) Medium Trees, and two (2) Large Trees, and Pay No Tree Mitigation Fees, Located at 5307 Wurzbach Road, CB: 4429A Block 4, Lot 30, Rollingwood Ridge Subdivision, on Approximately 2.75 Acres of Land - M. Gallardo, Planning and Zoning Director

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

Shameem Akhtar, the applicant, was present to answer questions and present his request.

A motion was made by Council Place 4, Orozco, to grant the variance as presented. The motion was seconded by Council Place 5, Mursch.

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

Voting Nay: Council Place 1 Bolton

The motion passed three (3) to one (1).

3. Public Hearing, Discussion and Possible Action Reaffirming Ordinance 2026-3, Removing Chapter 15, "Zoning," Section 15.02.327, "PD", Planned Development District from the City's Code of Ordinances (1st Read was Held on 02-17-2026) – M. Gallardo, Planning and Zoning Director

Dr. Crystal Caldera, City Manager, gave a brief explanation on this item, saying that all that was needed on this "housekeeping" item was to hold a public hearing and then for the City Council to vote to reaffirm the vote.

Mayor Chris Riley opened the Public Hearing at 7:56 PM.

Thomas Nolan spoke at this time.

There being no further public comment, Mayor Riley closed the Public Hearing at 7:59 PM.

4. Presentation and Discussion on an Ordinance Amending the City of Leon Valley Code of Ordinances, Chapter 4, Article 4.06 Garage Sales, and Appendix A, Article A17.000 Miscellaneous Fees, Section A17.002 Garage Sale Permit (1st Reading as Required by City Charter) - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

There was a consensus among members of City Council to place this item on the June 02, 2026, Consent Agenda for second reading.

5. Discussion and Possible Action to Elect a Mayor Pro-Tem - S. Passailaigue, City Secretary

Mayor Riley thanked Council Place 2, Betty Heyl, for serving as Mayor Pro Tem for the last year.

A motion was made by Council Place 1, Bolton, to appoint Council Place 5, Beth Mursch, as Mayor Pro Tem. The motion was seconded by Council Place 4, Orozco.

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

The motion passed unanimously.

1. Presentation, Discussion and Possible Action 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 Read was Held on 05-05-2026) – M. Gallardo, Planning and Zoning Director

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

Samir Chehade, Developer, presented as well.

Ricardo Zamora, City Engineer-Ardurra, was present and answered questions.

Mayor Riley opened the Public Hearing at 9:19 PM.

Tina Chasan spoke at this time.

There being no further public comment, Mayor Riley closed the Public Hearing at 9:20 PM.

Mayor Riley stated that the City Council would enter into Executive Session to consult with the city attorney.

The City Council went into Executive Session at 9:21 PM.

The City Council reconvened into Open Session at 9:42 PM.

A motion was made by Council Place 5, Mursch, to table this item until the next 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 4 Orozco, Council Place 5 Mursch

The motion passed unanimously.

- 10. 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

11. Adjournment

Mayor Riley announced that the meeting adjourned at 9:44 PM.

These minutes were approved by the Leon Valley City Council on the 2nd day of June, 2026.

APPROVED


CHRIS RILEY
MAYOR

ATTEST:


SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

