



**CITY OF LEON VALLEY
CITY COUNCIL REGULAR MEETING**

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, June 02, 2026 at 6:00 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 6:05 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. 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.

None

3. Presentations

1. **Presentation of the Statement of Appointed Officer and the Oath of Office to Presiding Municipal Court Judge Lawrence G. Morales and Municipal Court Judge Leslie C. Kassahn.**

Mayor Chris Riley administered the Oath of Office to Judge Lawrence Morales and Judge Leslie Kassahn.

2. **Presentation, Discussion and Possible Direction to Staff on the FY2027 Community Budget Survey Preliminary Results - 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 as Required by City Charter) - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the Proposed Fiscal Year 2026-2027 Budget.

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:

- **Reminder.** The June 16, 2026, Regular City Council Meeting and the July 07, 2026, Regular City Council Meeting have been canceled. Next regular meeting will be held on July 21, 2026, at 6:30 PM – City Council Chambers
- **June 05, 2026 – Library Summer Reading Kickoff Carnival**
9:00 AM – 12:00 PM - Leon Valley Community Center
- **June 06, 2026 – City Manager/City Council Retreat**
9:00 AM – Leon Valley City Hall, Large Conference Room
- **July 06, 2026 – City Hall and Municipal Offices Closed**
In observance of Independence 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.

- 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 4, Orozco, to approve the Consent Agenda as presented. The motion was seconded by Council Place 3, Campos.

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. 05-12-2026 Special City Council Meeting Minutes**
 - b. 05-19-2026 Regular City Council Meeting Minutes**
- 2. Discussion and Possible Action 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 Read was Held on 05-19-2026) - S. Passailaigue, City Secretary**
- 3. Discussion and Possible Action Excusing Councilor Philip Campos from the May 19, 2026, Regular City Council Meeting in Accordance with the City of Leon Valley Charter, Article III - The City Council and Mayor**

7. Regular Agenda

- 1. Presentation, Discussion, and Possible Action to Consider Approval of a Petition for Preliminary Acceptance of John Marshall Drive Extension, Lot 19 in Block A, Lot 23 in Block C, John Marshall High School Subdivision Located at 8000 Lobo Lane - M. Gallardo, Planning and Zoning Director**

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

A motion was made by Council Place 3, Philip Campos, to accept the item as presented. 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.

- 2. Presentation, Discussion, Public Hearing, 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 the proposed amending ordinance.

Samir Chehade, applicant, gave his presentation as well.

Mayor Chris Riley opened the public hearing at 9:54 PM.

There being no public comment, Mayor Riley closed the public hearing at 9:54 PM.

A motion was made by Council Place 5, Mursch, to approve the R6 PDD without removing the R3 pre-approved PDD with a cap condition that the cap on the tree mitigation in lieu of, will be raised to \$95,000 with all of the fire chief's recommendations followed and the clarification from the engineer, and that the ten-foot (10') safety zone next to Sawyer Road be protected from Sawyer Road in some manner. The motion was seconded by Council Place 4, Orozco.

Art Rodriguez, City Attorney, asked if the motion included all of the other variances requested, to which Council Place 5, Mursch, replied: "Yes, it included all of the variances requested except for the Tree Mitigation in Lieu of amount".

Dr. Crystal Caldera, City Manager, asked for clarification on whether the Council wanted to proceed with the easement. Council Place 5, Mursch responded that the easement is not part of her motion.

Mayor Chris Riley asked Dr. Crystal Caldera, City Manager, to take a roll call vote.

Dr. Crystal Caldera, City Manager, proceeded with a roll call vote to which the City Council replied: Council Place 1, Bolton - Yea; Council Place 2, Heyl - Yea; Council Place 3, Campos - Yea; Council Place 4, Orozco - Yea; and Council Place 5, Mursch - Yea.

Mayor Riley announced that the motion had passed unanimously.

3. **Discussion and Possible Action on an Ordinance Authorizing the City Manager to enter into a Development Agreement between the City of Leon Valley and RC Bandaru, Bandaru Realty Group, for the Sale of Real Property .552 acres of land, Lot 7, Dirt V-Murchison Huebner Subdivision, also known as the Silo property (First Read was Held 04-07-2026) - Dr. C. Caldera, City Manager**

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

A motion was made by Council Place 3, Campos, to authorize the City Manager to enter into a development agreement between the City of Leon Valley and RC Bandaru. 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.

4. Discussion and Possible Action on a Resolution Appointing Members, and a Council Liaison to the Zoning Board of Adjustment - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 4, Orozco, to appoint Drew Power, Don Friedeck, Teresa Moser, Adam Castillo, and Hal Burnside as members; and Council Place 2, Betty Heyl, as Council Liaison, to the Board of Adjustment. 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.

5. Discussion and Possible Action on A Resolution of the City of Leon Valley, TX., City Council Appointing Members, and a Council Liaison to the Citizens Police Advisory Committee - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 4, Mursch, to appoint Tina Chasan, Donnie Britt, Ronnie Morgan, Erick Matta, Olen Yarnell, Kim Crawford, and Bill Stannard as members, and Council Place 4, Rey Orozco, as Council Liaison to the Citizens Police Advisory Committee. 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. Discussion and Possible Action on A Resolution of the City of Leon Valley, TX., City Council Appointing Members, and a Council Liaison to the Comprehensive Plan Advisory Committee - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 1, Bolton, to appoint Drew Power, Abraham Diaz, Will Bradshaw, Russell Hernandez, Matthew Hodde, Anna Campos, Olen Yarnell, Jimmy Hernandez, Cheryl Reyes, Travis Leech, Dustin Nieto, Nestor Vasquez, and Linda Meffert as Members of the Comprehensive Plan Advisory Committee. The motion was seconded by Council Place 3, Campos.

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.

A motion was made by Council Place 5, Mursch, to appoint Mayor Chris Riley as the Council Liaison to the Comprehensive Plan Advisory Committee. The motion was seconded by Council Place 2, Heyl.

7. Discussion and Possible Action on a Resolution Appointing Members to the Economic and Community Development Advisory Committee - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 4, Orozco, to appoint Teresa Moser and Yvonne Orozco as members; and Mayor Pro Tem, Council Place 5, Mursch, as Council Liaison to the Economic and Community Development Advisory Committee. The motion was seconded by Council Place 3, Campos.

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.

8. Discussion and Possible Action on a Resolution Appointing Members to the Library Advisory Board - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 4, Orozco, to appoint Hilary Huber, Linda Crews, Anja Maraj, and Margaret Tovar as members of the Library Advisory Board. The motion was seconded by Council Place 3, Campos.

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.

9. Discussion and Possible Action on a Resolution Appointing Members and a Council Liaison to the Park Commission - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 5, Mursch, to appoint Jennifer Pecina, Elaine Valdez, Roger Christensen, John Hoyt, Tiffany Bradfield, Terra Patterson, and Diana Frazier as Commissioners; and Council Place 1, Danielle Bolton, as Council Liaison of the Park Commission. 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.

10. Discussion and Possible Action on a Resolution Appointing Commissioners, Alternates, and a Council Liaison to the Planning & Zoning Commission - S. Passailaigue, City Secretary

Saundra Passailaigue, City Secretary, presented the item.

A motion was made by Council Place 3, Campos, to appoint Andrea Roof-Commissioner 2, Donnie Britt-Commissioner 4, and Erick Matta-Commissioner 6; and Council Place 3, Philip Campos, as Council Liaison of the Planning & Zoning Commission. 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.

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, Campos, requested a meeting between the City Manager and Public Works Director to discuss the El Verde Road Project.

Council Place 5, Orozco, asked about adding a street sweeper to the Fiscal Year 2027 Budget.

9. Adjournment

Mayor Riley announced that the meeting adjourned at 10:48 PM.

These minutes were approved by the Leon Valley City Council on the 21st day of July, 2026.

APPROVED


CHRIS RILEY
MAYOR

ATTEST:


SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

