



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 07, 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. 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 Abraham Diaz, Drew Power, Tina Chasan, and Teresa Moser.

### 3. Presentations

1. **Presentation of a Proclamation Declaring April 19th - 25th National Library Week 2026 - Mayor Chris Riley**

Mayor Chris Riley combined this and the next item together.

2. **Presentation of the 2025 Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award - R. Reed, Library Director**

Mayor Chris Riley presented a Proclamation declaring April 19th-25th National Library Week 2026. The proclamation was presented to Regina Reed, Library Director, along with library staff Angelina Corona and Sherry Watson.

3. **Presentation and Discussion from TML Vendor Homeserve Service Line Program - Emilie Zalfini**

Dr. Crystal Caldera, City Manager, introduced Emilie Zalfini, HomeServe representative, who gave a brief presentation on their Service Line Program.

4. **Presentation of the 2026 Swim Season, and Update on the Texas Parks and Wildlife Department Grant Received for the Forest Oaks Pool Improvements Project - D. Dimaline, Public Works**

David Dimaline, Public Works Director, presented this item.

5. **Presentation, Discussion and Direction to Staff on options for Amending the STR Regulations, if any - Mayor, Chris Riley**

Mayor Chris Riley presented this item, which was added to the agenda for discussion following citizen concerns.

Dr. Crystal Caldera, City Manager, and Art Rodriguez, City Attorney, responded to questions from members of the City Council.

The following individuals spoke during this item: Greg Meffert, Drew Power, Roger Saucedo, Linda Meffert, Jed Hefner, Erick Matta, and Will Bradshaw.

Staff was directed to bring back the short-term rental ordinance for clarification regarding the distinction between "block-face" and "block," as well as to consider a potential increase to the allowable radius. Staff was also directed to review the trash ordinance to ensure that short-term rentals have appropriate accommodations for waste removal.

This item will be further discussed at the June City Manager/City Council retreat.

Mayor Riley opened this up for more citizen input.

At this time, Greg Meffert and Jed Hefner spoke once more.

## 7. Regular Agenda

1. **Presentation, Public Hearing, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 3.38 Acre Tract of Land, Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 and 10 (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director**

Council Place 3, Campos, requested that Agenda Item 7.1 be moved to this point in the agenda. There was a consensus to move the item.

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

Applicant Jorge Zamora, Sapphire Radiance Aesthetics, was present to answer questions.

Mayor Riley opened the public hearing at 8:10 PM.

There being no further public comment, Mayor Riley closed the public hearing at 8:10 PM.

There was a consensus to place this item on the April 21st Consent Agenda for second reading of the ordinance.

2. **Discussion, Public Hearing, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail District on Approximately .89 Acre Tract of Land, Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Blk, Lot 60, Leon Valley Addition (First Read as Required by City Charter) – M. Gallardo, Planning and Zoning Director**

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

Applicant Marek Sieczynski, SA Transnational Investment LLC, was present to answer questions.

Mayor Riley opened the public hearing at 8:18 PM.

There being no further public comment, Mayor Riley closed the public hearing at 8:18 PM.

There was a consensus to place this item on the April 21st Consent Agenda for second reading of the ordinance.

## 3. Presentations Continued

7. **Presentation, Discussion, and Possible Action on Proposed Capital Plans FY 2027 - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, presented the proposed Capital Plan for Fiscal Year 2027.

This item will be presented again at the April 25, 2026, Coffee with the Mayor and City Council.

- 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.

Council Place 3, Campos motioned to add an item about water capacity and conservation on the Coffee with the Mayor and City Council Agenda. Council Place 4, Orozco seconded the motion.

## 5. City Manager's Report

### 1. Upcoming Important Events:

- **April 21, 2026 – Regular City Council Meeting**  
6:30 PM - City Council Chambers
- **April 20, 2026 – Last Day that Registered Voters may apply for a Ballot by Mail**
- **April 20-28, 2026 - Early Voting by Personal Appearance**  
**EARLY VOTING HOURS**  
Tuesday, April 20, 2026 through Thursday, April 23, 2026: 8:00 A.M. to 8:00 P.M.  
Friday, April 24, 2026: Closed (Battle of the Flowers Holiday)  
Saturday, April 25, 2026: 8:00 A.M. to 6:00 P.M.  
Sunday, April 26, 2026: 12:00 P.M. to 6:00 P.M.  
Monday, April 27, 2026 through Tuesday, April 28, 2026: 7:00 A.M. to 7:00 P.M.
- **April 24, 2026 – City Hall and Municipal Offices Closed**  
In observance of Battle of the Flowers Holiday
- **April 25, 2026 – Coffee with the Mayor & City Council**  
9:00 AM – 11:00 AM, at the Leon Valley Conference Center, 6421 Evers Road
- **April 28, 2026 – Special City Council and Planning & Zoning Commission Joint Meeting**  
7:00 PM – City Council Chambers
- **May 02, 2026 – Election Day**  
Polls Open from 7:00 AM until 7:00 PM
- **Miscellaneous other Events and Announcements**

- 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 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. **03-17-2026 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
  - a. **01-08-2026 Park Commission Meeting Minutes**
  - b. **02-12-2026 Park Commission Meeting Minutes**
  - c. **02-24-2026 Planning Zoning Commission Meeting Minutes**
3. **Discussion and Possible Action on a Resolution Appointing a Member to the Earthwise Living Committee - Mayor Chris Riley**
4. **Discussion and Possible Action on a Resolution Awarding the Lowest Qualified Bid in the Amount of \$979,511.60, with 15% for Contingency and Authorizing the City Manager to Enter into a Contract with Presidio Contracting, LLC for the Huebner Creek Greenway Hike and Bike Trail Extension Project - D. Dimaline, Public Works Director**
5. **Presentation and Discussion on a Resolution Authorizing the Amendment of the Lease Agreement with the Northwest Senior Club at the City of Leon Valley Irene Baldrige Community Center - C. Miranda, Community Relations Director**
6. **Discussion and Possible Action Affirming Sarah Woepfel as the Economic Development & Special Projects Director for the City of Leon Valley - Dr. C. Caldera, City Manager**
7. **Regular Agenda Continued**
  3. **Presentation and Discussion 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 as Required by City Charter) - Dr. C. Caldera, City Manager**

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

Council Place 5, Mursch suggested a change to the wording in terms of the completion date of the silo improvement to be concurrent with the sale of his first property, or house on that property.

There was a consensus to have a path to connect the site from the silos to the PDD; and have that added to the agreement.

Council Place 3, Campos, will provide Dr. Crystal Caldera, City Manager, with his requested amendments, and she will discuss these changes with the city attorney. These changes will also include language on maintenance of the silos and failure to do so; changing the \$62,000 to *an estimated \$62,000*.

This item will be placed on the April 21, 2026, City Council Regular Agenda for further discussion and second read.

**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.**

None

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

City Council did not go into Executive Session this evening.

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 know at the Silo Property

**10. Reconvene into Regular Session**

**11. Possible Action on Issues Discussed in Executive Session If Necessary**

**12. Adjournment**

Mayor Riley announced that the meeting adjourned at 9:39 PM.

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

**APPROVED**

*Chris Riley*

**CHRIS RILEY  
MAYOR**

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

