



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

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 21, 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
Mayor Pro-Tem, Council Place 2 Betty Heyl
Council Place 3 Philip Campos
Council Place 5 Beth Mursch

EXCUSED

Council Place 4 Rey Orozco

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 5, Beth Mursch, 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 Brian Cordeau, Evan Bohl, and Tina Chasan.

3. Presentations

1. **Recognition of Jim Wells, LVPD for 40 Years of Service to the City of Leon Valley - Mayor Chris Riley**
Mayor Chris Riley presented Jimmy Wells, LVPD with a Certificate of Appreciation and an award for his 40 years of service to the City of Leon Valley.
2. **Presentation of Newly Hired Leon Valley Police Officers, Guillen, Mendez, Reyna, Nunez, Faulks - B. Sullivan Assistant Police Chief**
Brian Sullivan, LVPD Assistant Police Chief, introduced newly hired Officers Geybro Guillen, Roxanne Mendez (*not present this evening*), Anthony Reyna, Michael Nunez and DeVon Faulks. Each officer received their badge during this pinning ceremony.
3. **Presentation and Discussion of the Monthly Financial Report Ending March 31, 2026 - C. Goering, Finance Director**
Carol Goering, Finance Director, presented the Monthly Financial Report ending March 31, 2026. On the General Fund Slide, there was a projected Fund balance. Dr. Caldera asked the council if this complied with the goals set forth. The council agreed that it did at this time.
4. **Presentation, Discussion, and Possible Action on a Multiple-Use Agreement with the Texas Department of Transportation Allowing the Installation and Operation of Automated License Plate Recognition Cameras in Texas Department of Transportation Right-of-Way - D. Gonzalez, Police Chief**
David Gonzalez, LVPD Police Chief, presented this item.
Evan Bohl spoke at this time.
A motion was made by Council Place 1, Bolton, to approve the item as presented. The motion was seconded by Council Place, 2, Heyl.
Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 5 Mursch
The motion passed unanimously.
5. **Discussion and Possible Direction to Staff Regarding the Frequency of Citywide Garage Sales - S. Passailaigue, City Secretary**
Saundra Passailaigue, City Secretary, presented this item.
There was a consensus among members of the City Council to direct staff to bring back an ordinance amending the Code of Ordinances to allow an additional citywide garage sale.

Council Place 3, Campos asked to have Agenda Item 7.3 moved up to this point on the agenda. Being no objection, the item was moved up.

7. Regular Agenda

3. Discussion and Possible Action of an Application for a BYOB Permit for Staging Post located at 6150 Wurzbach Road – M. Gallardo, Planning and Zoning Director

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

Jessalyn Smith and Rene Smith, Applicants, were present to answer questions.

A motion was made by Council Place 3, Campos, to grant the permit as requested. 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 5 Mursch

The motion passed unanimously.

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 05, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **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**

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:

- A concern was received regarding the number of officers patrolling while groups of teens were present. Upon review, no calls related to this type of situation were found. Dr. Caldera assured the public that officers are actively patrolling.
 - The City of Leon Valley received approximately 4.5 inches of rain over the past few days.
- 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 5 Mursch

The motion passed unanimously.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **04-07-2026 Regular City Council Meeting Minutes**
2. **Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2026 - C. Goering, Finance Director**
3. **Discussion and Possible Action on an Ordinance Approving a Specific Use Permit 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 was Held on 04-07-2026) – M. Gallardo, Planning and Zoning Director**
4. **Discussion and Possible Action on an Ordinance for 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 was Held on 04-07-2026) – M. Gallardo, Planning and Zoning Director**
5. **Discussion and Possible Action of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2026 - D. Dimaline, Public Works Director**

6. **Presentation, Discussion and Possible Action of Council Place 4, Rey Orozco's Excused Absence from the April 21, 2026, City Council Meeting and the April 25, 2026, Coffee with the Mayor and City Council as Provided in the Charter Section 3.08, Subsection B, Part 3**

7. **Regular Agenda Continued**

1. **Presentation, Discussion, and Direction to Staff on the 4th of July Event - C. Miranda, Community Relations Director**

Crystal Miranda, Community Relations Director, presented this item.

There was consensus to place a 250th Celebration flag on the three monuments and to raffle gift card(s) during the event.

The budgeted amount was increased by \$1,500 to cover the cost of 2,000 flags, promotional items, and gift cards.

Director Miranda will bring this item back with the suggested changes and a revised budget estimate.

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 six (6) Heritage Trees, three (3) Medium Trees, and six (6) Large Trees, and is Seeking to Pay a Reduced Fee-In-Lieu of from \$18,800 to \$3,000.00 in 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, Applicant was present to answer questions and present his request.

Tina Chasan spoke at this time.

A motion was made by Council Place, 3, Campos, to deny the variance request and also to deny the reduced fee-in-lieu of from \$18,800 to \$3,000. The motion was seconded by Council Place 1, Bolton.

Dr. Crystal Caldera, City Manager, suggested that the City Council enter into Executive Session prior to voting on this motion.

The City Council went into Executive Session at 7:59 PM.

The City Council reconvened into Open Session at 8:16 PM.

Council Place 3, Campos withdrew his previous motion. Council Place 1, Bolton withdrew her second as well.

Council Place 3, Campos, motioned to table this item and allow the City Manager to discuss this issue with the applicant and then bring it back at a later date. 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 5 Mursch

The motion passed unanimously.

4. Presentation and Discussion 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 (1st Reading as Required by City Charter) - D. Gonzalez, Police Chief

David Gonzalez, LVPD Police Chief, presented this item for a first reading.

There was a consensus to place this item on the May 05, 2026, Consent Agenda for a second read.

5. Presentation and Discussion 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 as Required by City Charter) - D. Dimaline, Public Works Director

David Dimaline, Public Works Director, presented this item for a first read.

There was a consensus to place this item on the May 05, 2026, Consent Agenda for a second read.

6. 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

The consensus of the City Council was to go into Executive Session before discussing this item.

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

Mayor Riley read the caption for Agenda Item 9.1 aloud.

- 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

The City Council went into Executive Session at 8:34 PM.

9. Reconvene into Regular Session

The City Council reconvened into Open Session at 9:09 PM.

10. Possible Action on Issues Discussed in Executive Session If Necessary

A motion was made by Council Place 3, Campos, to table the item and allow the City Manager to discuss with the developer. The motion was seconded by Council Place 1, Bolton.

Changes to be discussed would be: to change the term to a fifty-year, and at the City's cost, to surround the area to keep the silos somewhat pulled back, and to include an easement in case the developer defaults.

Voting Yea: Council Place 1 Bolton, Mayor Pro-Tem, Council Place 2 Heyl, Council Place 3 Campos, Council Place 5 Mursch

The motion passed unanimously.

11. 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

12. Adjournment

Mayor Riley announced that the meeting adjourned at 9:10 PM.

These minutes were approved by the Leon Valley City Council on the 5th day of May, 2026.

ATTEST:

Sandra Passailaigue
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY



APPROVED

Chris Riley
CHRIS RILEY
MAYOR