



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

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, July 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
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 6:00 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 Olivia Espinosa, Michelle Alonzo, Jaden Metcalf, Maria Alonzo, Gabby Metcalf, Hope Alonzo, Aquines Alonzo, and Robin Johnson.

3. Presentations

1. **Presentation and Discussion of the Monthly Financial Report Ending June 30, 2026 - C. Goering, Finance Director**

Carol Goering, Finance Director, presented the Monthly Financial Report ending June 30, 2026.

2. **Presentation, Discussion and Workshop on an Ordinance Related to the Fiscal Year 2026-2027 Proposed Budget (1st Reading was held on 06/02/26) - Dr. Caldera, City Manager**

Dr. Crystal Caldera, City Manager, continued the presentation of the proposed Fiscal Year 2026-2027 Budget from where she left off during the July 14, 2026, Special City Council Meeting.

There was a brief discussion regarding future July 4th celebrations, during which various options were discussed. Mayor Riley announced that there would be another opportunity for the public to voice their concerns regarding the July 4th Celebration on Saturday, July 25, 2026, from 9:00 a.m. to 11:00 a.m. at the Coffee with the Mayor & City Council event. The public was encouraged to attend.

Dr. Caldera, City Manager, continued the budget presentation, beginning with the Enterprise Fund.

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:**

- **July 25, 2026 – Coffee with the Mayor & City Council**
9:00 AM – 11:00 AM - Leon Valley Conference Center
- **August 04, 2026 – Regular City Council Meeting**
6:30 PM - City Council Chambers
- **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.

City Manager Caldera also provided the following updates:

- Commended Crystal Miranda, Community Relations Director, for putting together the July 4th Celebration in such a short time.
- Commended Fire, Police, and Public Works for all their efforts during the recent flooding.
- Commended Regina Reed, Library Director, for her efforts in obtaining multiple grants.

- 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 Mayor Pro Tem, 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.

1. **Discussion and Possible Action Approving of the Following City Council Minutes:**
 - a. **06-02-2026 Regular City Council Meeting Minutes**
 - b. **06-06-2026 Special City Council Meeting - City Council - Manager Annual Retreat Minutes**
 - c. **06-10-2026 Special City Council Meeting Minutes**
 - d. **07-14-2026 Special City Council Meeting Minutes**
2. **Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**
 - a. **08-12-2025 Board of Adjustment Minutes**
 - b. **04-09-2026 Library Advisory Board Meeting Minutes**
 - c. **05-14-2026 Library Advisory Board Meeting Minutes**
3. **Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended June 30, 2026 - C. Goering, Finance Director**
4. **Presentation and Discussion of the Monthly Financial Report Ending May 31, 2026 - C. Goering, Finance Director**
5. **Discussion and Possible Action on a Resolution Appointing a Member to the Economic and Community Development Advisory Committee - S. Passailaigue, City Secretary**
6. **Discussion and Possible Action on a Resolution Appointing an Alternate to the Planning & Zoning Commission - S. Passailaigue, City Secretary**

7. **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**
8. **Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the Dollar General Literacy Foundation and Authorizing a Budget Adjustment for the Fiscal Year 2025-2026 to the General Fund Budget in the amount of \$10,000 for the purpose to support Workforce Development and Adult Education at the Leon Valley Public Library (1st Read was held on 07-14-2026) - R. Reed, Library Director**
9. **Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the Texas State Library and Archives Commission (TSLAC) and Authorizing a Budget Adjustment for the Fiscal Year 2025-2026 to the General Fund Budget in the amount of \$75,000 for the purpose to support Workforce Development and Adult Education at the Leon Valley Public Library (1st Read was held on 07-14-2026) - R. Reed, Library Director**
10. **Discussion and Possible Action on an Ordinance of the City of Leon Valley Accepting Grant Funds from the Texas Book Festival and Authorizing a Budget Adjustment for the Fiscal Year 2025-2026 to the General Fund Budget in the amount of \$2,500 for the purpose of enhancing the Adult Nonfiction Collection at the Leon Valley Public Library (1st Read was held on 07-14-2026) - R. Reed, Library Director**

7. Regular Agenda

1. **Presentation, Discussion and Possible Action of a Resolution Authorizing Staff to Apply for a Federal, Department of Justice, Technology and Equipment Program, COPS Grant - D. Gonzalez, Police Chief**

This item was pulled from tonight's agenda.

2. **Presentation, Discussion, and Possible Action on the First Amendment to the Chapter 380 Economic Development Agreement between the City of Leon Valley, Texas and 6400 Bandera, LP and Xuyan Lang and David Weiner - S. Woeppel, Economic Development & Special Projects Director**

Sarah Woeppel, Economic Development & Special Projects Director, presented the item.

A motion was made by Council Place 3, Campos to accept the amendment as presented. The motion was seconded by Council Place 1, Bolton.

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.

3. **Presentation and Discussion on Amending an Ordinance of The City of Leon Valley, Texas, Chapter 2, "Animal Control," of The Code of Ordinances; Amending Definitions; Revising Regulations Governing Prohibited Animals; Authorizing Certain Licensed Zoological Parks, Aquariums, and Educational Animal Exhibition Facilities to Possess Otherwise Prohibited Animals Subject to Specified Safety Requirements; Establishing Pet Shop Requirements Regarding the Source of Dogs and Cats Offered for Sale or Adoption (1st Reading as Required by the City Charter) - Dr. Caldera, City Manager**

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

There was a consensus among the members of the City Council to provide six (6) months to comply with the amendments.

This item will be placed on the August 4, 2026, Regular City Council Regular Agenda for a second reading.

There was also a consensus among the members of the City Council to provide advance notice to the local pet stores.

4. **Presentation and Discussion on Amending Ordinance Chapter 4, Business Regulations, Article 4.14 Short Term Rental to Expand Prohibition from 200 Feet on the Same Block Face to 300 Foot Radius, Not Claiming Homestead Exemption on a Home Operating as a Short Term Rental, Establishing Occupancy Standards to Maximum Floor Area Allowance Per Occupant at 200 Gross, Not Allowing Permits to be Transferable, Require that any trash dispersed beyond property boundaries be collected, removed, or disposed of within 24 Hours (1st Read as Required by the Charter) - Dr. Caldera, City Manager**

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

Council Place 3, Campos made the recommendation that Section 414.005, J be struck from page 3 of the draft. All members of City Council agreed.

This item will be placed on the August 4, 2026, Regular City Council Consent Agenda for a second reading.

5. **Presentation and Discussion on an Ordinance Amending Chapter 6 Health and Sanitation Article 6.02 Food Establishments, Sec. 6.02.002 Definitions of Food Establishments to Amend Food Establishment Definitions and Add Definitions for Child Care Center, School Food Service Operation, and Mobile Food Vendor, Sec. 6.02.003 Licenses, Permits and Exemptions (E)1 and (H) to Comply with State Law, and Amending Appendix A Fee Schedule Article A6.000 Food Establishments Section A6.001 License Fees Deleting Mobile Food Vending License Fee of \$120 and Mobile Food Truck Vending Food License of \$35.00 and Repealing Ordinance 2021-58 (1st Reading as Required by City Charter) - M. Gallardo, Planning and Zoning Director**

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

This item will be placed on the August 4, 2026, Regular City Council Consent Agenda for a second reading.

6. Discussion and Possible Action on an Application for a BYOB Permit for Wulfspar Nexus, a PC Gaming Destination, located at 7007 Bandera Road Suite 17 – M. Gallardo, Planning and Zoning Director

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

A motion was made by Council Place 4, Orozco to deny the request for a BYOB Permit as requested. 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 to deny the request passed unanimously.

7. Presentation and Possible Action on Economic and Community Development Advisory Committee Objectives - S. Woepfel, Economic Development & Special Projects Director

Sarah S. Woepfel, Economic Development & Special Projects Director

A motion was made by Council Place 3 Campos to approve the Community Development Advisory Committee Objectives as presented. The motion was seconded by Mayor Pro-Tem, Council Place 5 Mursch.

Voting Yea: Council Place 2 Heyl, Council Place 3 Campos, Council Place 4 Orozco, Mayor Pro-Tem, Council Place 5 Mursch
Voting Absent: Council Place 1 Bolton

The motion passed 4-0.

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

City Council did not go into Executive Session.

1. Pursuant to Texas Local Government Code Section 551.071: Consultation with the Attorney regarding the Short-Term Rentals and Animal Ordinances if needed.

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

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.

Mayor Riley requested that the topic of feeding the deer be brought back for discussion after the completion of the budget process. Dr. Crystal Caldera, City Manager, replied that she would place the item on an October agenda for discussion.

11. Adjournment

Mayor Riley announced that the meeting adjourned at 9:11 PM.

These minutes were approved by the Leon Valley City Council on the 4th day of August, 2026.

APPROVED

Chris Riley

CHRIS RILEY
MAYOR

ATTEST:

Saundra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

