



**CITY OF LEON VALLEY
COMPREHENSIVE PLAN ADVISORY COMMITTEE**

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Thursday, July 16, 2026 at 6:00 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. NEW BUSINESS

- 1.** Presentation, Discussion, and Direction to the Comprehensive Plan Advisory Committee Regarding the Comprehensive Master Plan Process- M. Gallardo, Planning and Zoning Director

3. ADJOURNMENT

Executive Session - The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. *[Attorney General Opinion No. GA-0957 (2012)]*

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley City Council** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City's website at www.leonvalleytexas.gov.

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.

Michael Gallardo

Michael Gallardo, Planning and Zoning Director

On Behalf of:

SAUNDRA PASSAILAIGUE, TRMC

City Secretary

JULY 9, 2026 4:00 PM

MAYOR AND COMPREHENSIVE PLAN ADVISORY COMMUNICATION

DATE: July 16, 2026
TO: Mayor and Comprehensive Plan Advisory Committee
FROM: Michael Gallardo, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT: Presentation, Discussion, and Direction to the Comprehensive Plan Advisory Committee Regarding the Comprehensive Master Plan Process

PURPOSE

On June 2, 2026, City Council appointed the members of the Comprehensive Plan Advisory Committee and the Mayor as the Committee Liaison. As a result, Ardurra is presenting the Committee with a layout of what the process of updating the Comprehensive Master Plan will entail. The presentation will cover themes, goals and planning steps.

STAFF COMMNETS

The Comprehensive Plan Advisory Committee will be able to provide significant insight towards the planning process.

FISCAL IMPACT

N/A.

RECOMMENDATION

N/A

APPROVED : _____ DISAPPROVED:_____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC

CAC Meeting 1

(Comprehensive Plan Advisory
Committee)

Thursday July 16, 2026
6:00 P.M.

Leon Valley Comprehensive Master Plan 2026-2027

Agenda

➤ **Team Introduction**

➤ **Planning History in Leon Valley**

➤ **Comprehensive Plan**

Purpose

Planning Steps

Themes

Report Contents

Future Roadmap

Alignment with 2025 Strategic Plan

Economic Development & Market Forces

➤ **Process and Schedule**

➤ **Public Engagement**

➤ **Role of CAC**

➤ **City Council Work Session 1 Summary**

➤ **Next Steps**

➤ **CAC Exercise**

➤ **Discussion/Questions**

Team Introduction

CAC (14 Members)

- **Drew Power**
- **Abraham Diaz**
- **Will Bradshaw**
- **Russell Hernandez**
- **Matthew Hodde**
- **Anna Campos**
- **Olen Yarnell**
- **Jimmy Hernandez**
- **Cheryl Reyes**
- **Travis Leech**
- **Dustin Nieto**
- **Nesto Vazquez**
- **Linda Meffert**
- **Mayor Chris Riley**

CITY STAFF

- Crystal Caldera, PhD**
City Manager
- Michael Gallardo**
Planning & Zoning
Director

CONSULTANT

- Byron Sanderfer**
Ardurra
Client Services
- Lata Krishnarao**
Ardurra
Project Manager
- Krishna Radhakrishnan**
Ardurra
Planning/GIS
- Joe Esch**
Esch Development
Solutions)
Housing/Economic
Analysis

Planning History in Leon Valley

1970 - First Comprehensive Plan (created)

1986 - Comprehensive Plan Update
Updates – 1986, 1992, 1995, 1997, 2007, 2009

1972 – Adoption of Zoning and Subdivision Standards

2018 – Current Comprehensive Plan

2019 – Parks Master Plan

**2025 –Parks, Trails, Recreation, and Open Space
Master Plan**

2025 – Strategic Plan Update

Comprehensive Plan

Alignment with 2025 Strategic Plan

2025 Strategic Plan Themes:

- Preservation - natural resources, outdoor recreation
- Balance - future growth, existing development, neighborhood communities
- Compatible business environment - healthy economy, pedestrian friendly and efficient traffic patterns
- Collaboration - residents, businesses, civic partners (community of choice)

2025 Strategic Plan Goals:

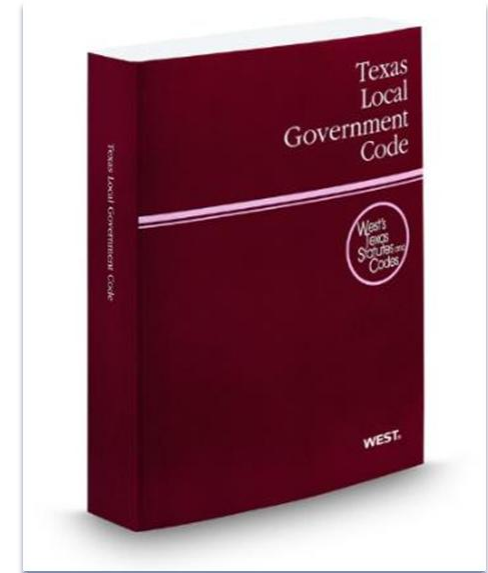
- A. Economic Development: Sustainable economic growth
- B. First Responders: Strong, resilient, and connected community
- C. Infrastructure: Enhanced quality of life, sustainable infrastructure, CIP
- D. Environment: Cleaner, healthier, more sustainable future
- E. Recreational Green Space & Parks – High-quality parks & recreational spaces
- F. Transparency: Open, transparent, and accountable government
- G. Fiscal Responsibility: Responsible stewardship of public funds
- H. Citizen Involvement: Engaged and empowered residents

Comprehensive Plan

Purpose

Goals & Objectives

- Shared vision for Leon Valley
- Resilient, balanced growth and redevelopment
- Guide land use and mobility
- Support financial and policy planning
- Improve services and asset management
- Align with resilience priorities
- Track progress over time
- Implementation-focused strategy
- Strengthen grant competitiveness



Authority:

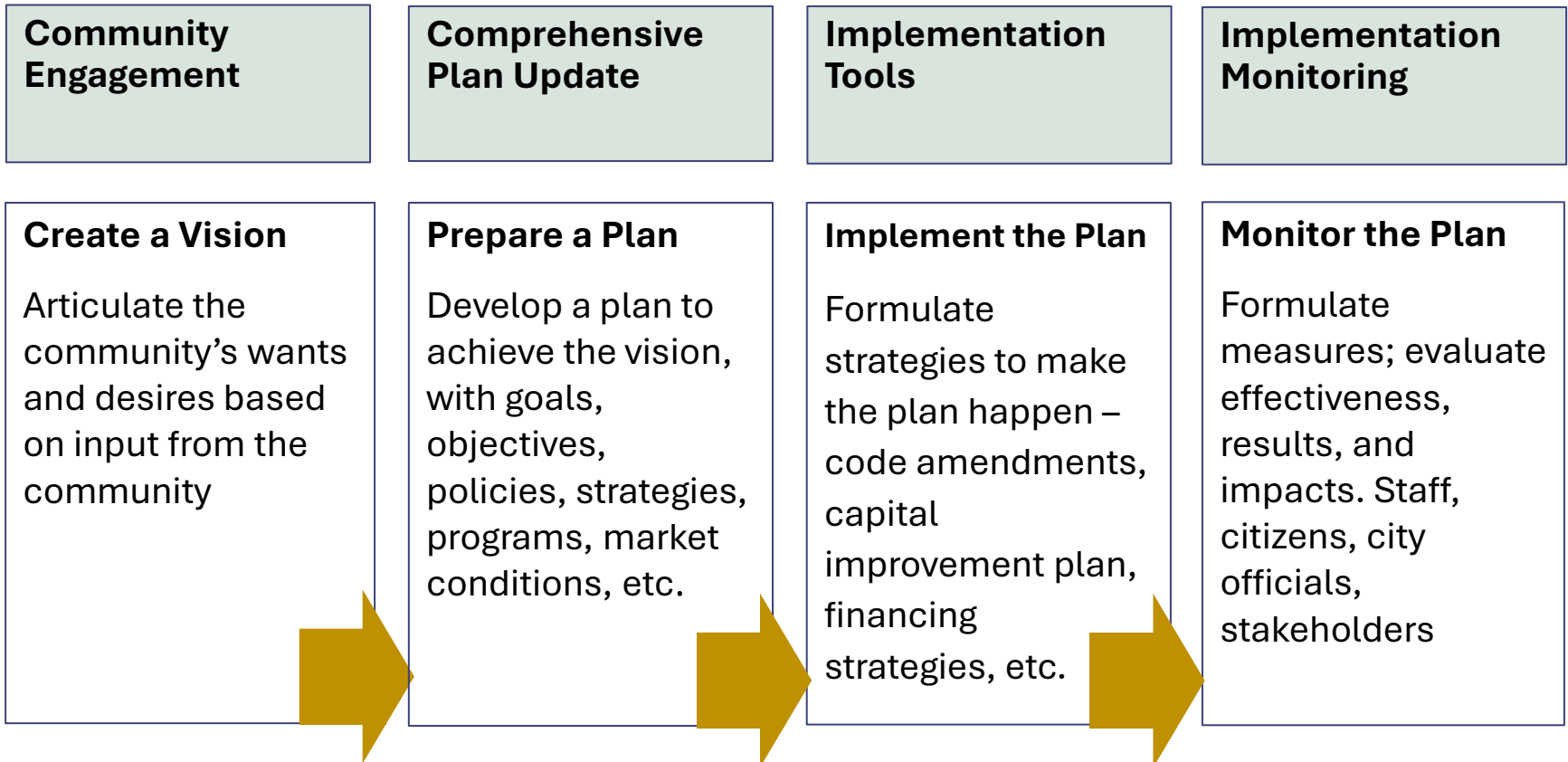
Comprehensive Plan-
Texas Local Government Code
Sec. 211.004

Zoning Regulations -
Texas Local Government Code
Sec. 211.003

Implementation Focus

Implementation Dashboard (Example)	
Recommendation Number	5d.i
Recommendation	Update Subdivision Standards
Action Steps	Adoption by City Council
Responsible Entity	Staff, City Council
Potential Partners	ISD, FBC, TXDOT, Drainage Dist.
Time Frame	12-18 months
Resources/Funding	Grants, Collaborations, Public Private Partnerships (PPP)

Comprehensive Plan Planning Steps



Comprehensive Plan Themes

Multi-modal Connectivity & Mobility

Preservation and New Housing & Neighborhoods

New Infrastructure & Rehabilitation

Visual Quality & Corridor Aesthetics



Natural Open Space/ Recreation

Tourism Arts & Culture

Community Cohesion & Character

Economic Strength and Density

History & Culture

Comprehensive Plan Report Contents

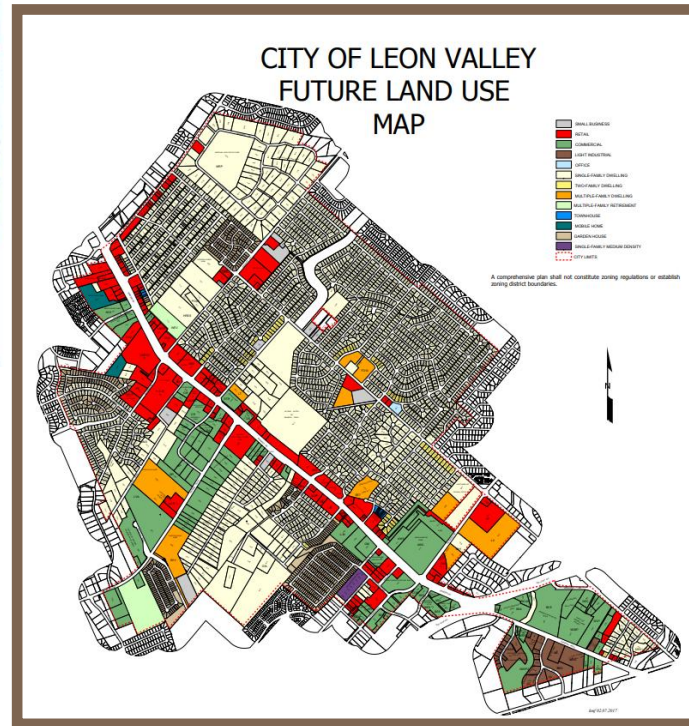


CHAPTER 6 COMMUNITY CHARACTER & DEVELOPMENT STANDARDS

- 6.1 Existing Conditions
- 6.2 Guiding Principles
- 6.3 Recommendations

Elements

- Text
- Maps
- Graphics
- Tables
- Illustrations



9 INFRASTRUCTURE, DRAINAGE, & HAZARD MITIGATION

The Infrastructure, Drainage, and Hazard Mitigation Plans are strategic documents that set growth-related goals, objectives, and priorities for municipal infrastructure related to water purification and distribution, wastewater collection and treatment, and stormwater management, hazard mitigation and others supporting the Comprehensive Plan vision and objectives. These plans serve as a guide to all decision-making relating to the city's infrastructure needs. The plans include recommendations for maintenance and provision for existing and new water and wastewater networks and facilities, drainage improvements, capital improvements, mitigation of flooding and other hazards and provide resident solutions. The plans also identify sources of funding and opportunities for public-private partnerships and assist in applying for eligible grants from FEMA and other agencies.



Flooding in Needville
Source: Fort Bend County Drainage District

Comprehensive Plan

Future Roadmap

Why Now

- **Attractive location** supported by growth, strong governance, and quality services
- Built-out city with limited vacant land, creating a need for **redevelopment** policies
- **Aging infrastructure** and limited water resources requiring long-term investment
- Enhanced **development standards** to support revitalization and redevelopment
- Neighborhood protection to **preserve community character** and quality of life
- Traffic improvements and expanded **transit, bicycle, & pedestrian mobility** options
- **Resilient** and sustainable practices building on the City's recycling leadership
- Vulnerability to natural & human-caused **hazards** requiring proactive preparedness
- Land use strategies to support economic growth and **long-term fiscal sustainability**

Importance of Market Study

- Understand demographics
- Understand the trends
- Formulate market-based revitalization/reinvestment strategies

Process

- Research & analysis
- On-site observations & interviews
- Recommendations for strategies on:
 - Land Use and growth
 - Neighborhood & commercial revitalization/redevelopment
 - Prioritization of infrastructure improvements
 - Ongoing maintenance and management
 - Economic development tools

“Goals of economic development is improving the economic well being of a community through efforts that **entail job creation, job retention, tax base enhancements and quality of life.**”

Communities differ in their demographic, geographic and political strengths and weaknesses. Each community, therefore, will have a **unique set of challenges for economic development.**“

Comprehensive Plan

Economic Development and Market Forces

Direct Benefits

- Tangible
 - Sales taxes
 - Property taxes
 - Hotel Occupancy tax
 - Fees
 - Jobs
 - Other (venue taxes, rents)
- Intangible
 - Fills identified need in community
 - Community events and activities

Indirect Benefits

- Icon
- Quality of life
- Activity center
- Inducement to surrounding development
- Maintains community's competitive position in marketplace

Basic Questions

- What is economic development?
- Why should a community get involved in economic development?
- What is success?
- Who defines success?
- What are you willing to do to achieve success?
- What is the City's role in economic development?
- What are Incentives and why should we use them?
-?

Comprehensive Plan

Economic Development and Market Forces

Process

- Analysis
- On-site observations and research
- Interviews
- Recommendations for strategies on:
 - Land Use and growth
 - Neighborhood and commercial revitalization and redevelopment
 - Prioritization of infrastructure improvements
 - Ongoing maintenance and management
 - Economic development tools

Process and Schedule

COMPREHENSIVE PLAN UPDATE (1-14 MONTHS)

Mobilization

(Months 1-3)

Kick-Off, Work Session with CC

Findings/ Visioning

(Months 3-6)

Population, Employment, Housing, Community Vision & Guiding Principles

Recommendations

(Months 6-10)

Draft Recommendations

Finalization & Adoption

(Months 11-14)

Work Session, Public Hearing, Final Report

Community Input

- City Council
- Planning & Zoning Commission
- Focus Groups
- Stakeholder
- Questionnaire
- CPAC Meeting
- Townhall Meeting

Public Engagement

Meet people where they are, what they want!

- Focus Groups
- One-on-one - interviews
- CPAC
- City Council
 - Meeting 1 – May 6, 2026
- City events, pop-up meetings
 - July 4, 2026
- Printed materials
- Digital methods
- Social media
- Online community engagement platforms
- City Web Site



**Web Site;
Questionnaire; CPAC
Bus Tour; Work
Sessions**

(Coming soon)

Please pin on this map to ask a question or provide feedback on a specific part of the proposed changes.

Name (Optional)

What topic are you commenting on?

PARKS

TRANSPORTATION

DRAINAGE

ZONING



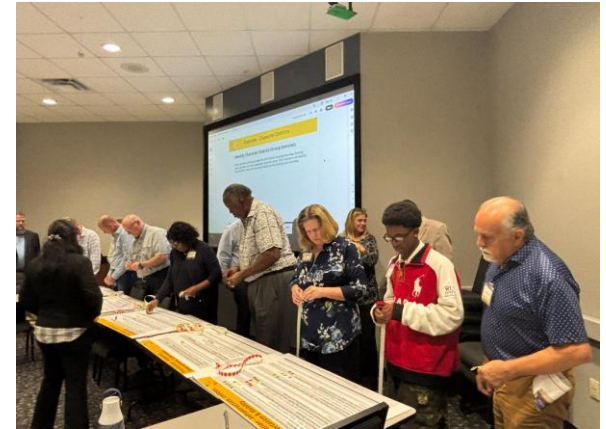
**July 4th Event –
Leon Valley**



Role of CAC

Role

- Temporary advisory committee
- Valuable insight, advice, and expertise
- Representation of stakeholders and agencies
- Diverse perspectives and experiences
- 4 meetings



Examples

Role of CPAC

4 Meetings

- CPAC 1: Project overview, process, schedule, initial input **July 17, 2026**
- CPAC 2: Community engagement findings, draft vision, guiding principles, Bus Tour
- CPAC 3: Draft recommendations
- CPAC 4: Draft plan & implementation strategy



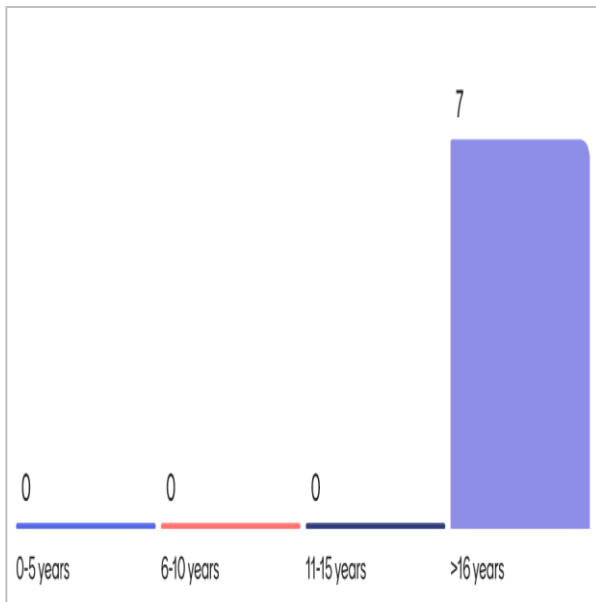
Examples

City Council Work Session 1 Summary

May 5, 2026

Residency

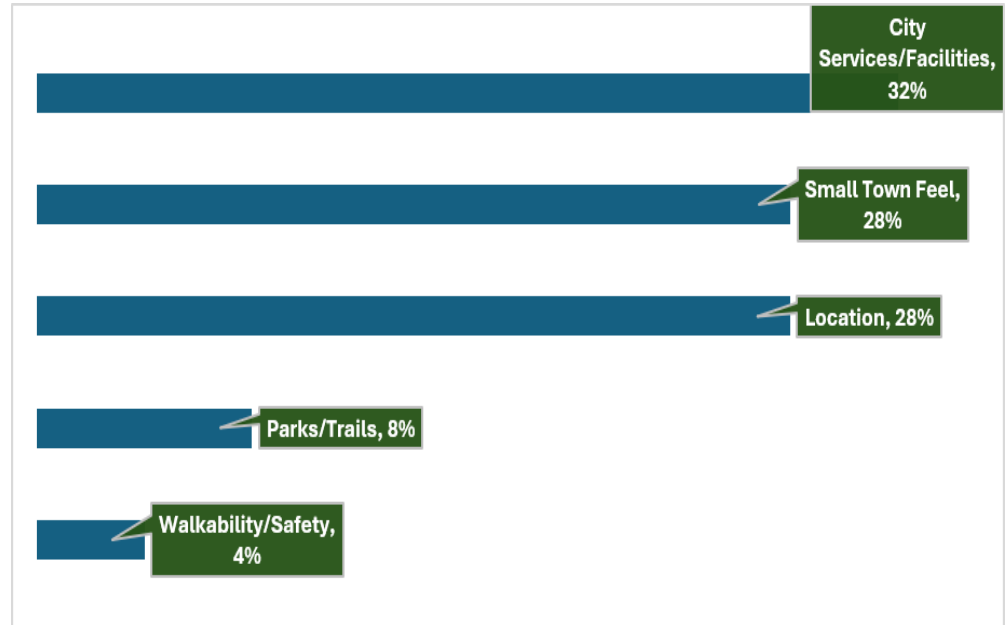
How long have you called Leon Valley home, owned property or business here?



16+ years

Strengths

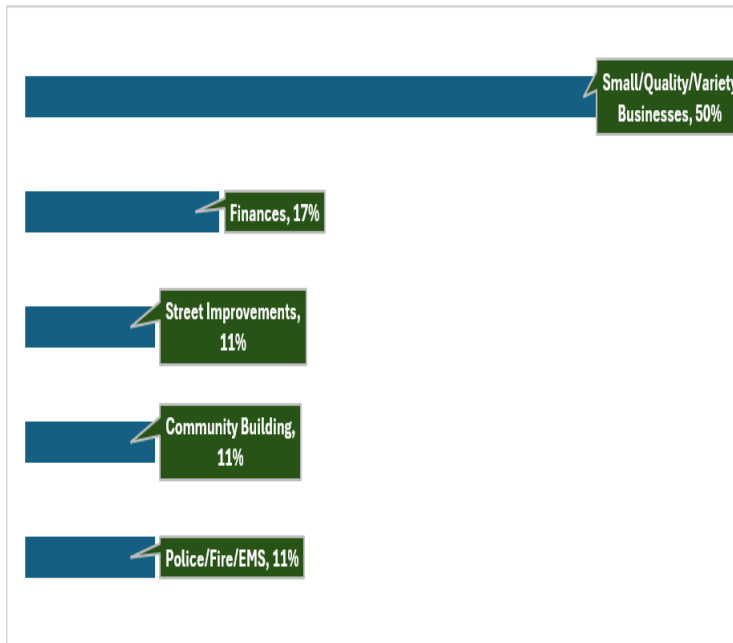
What do you like most about Leon Valley?



Strong City services & facilities
Small-town feel
Convenient location

Areas of Improvement

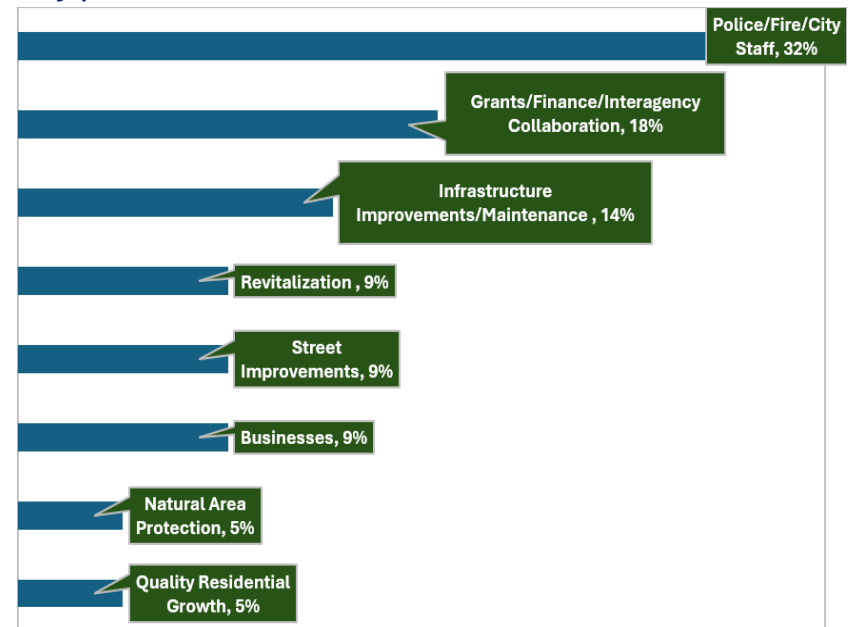
What do you think the City is lacking?



High-quality and diverse businesses
Strong City finance

Opportunities

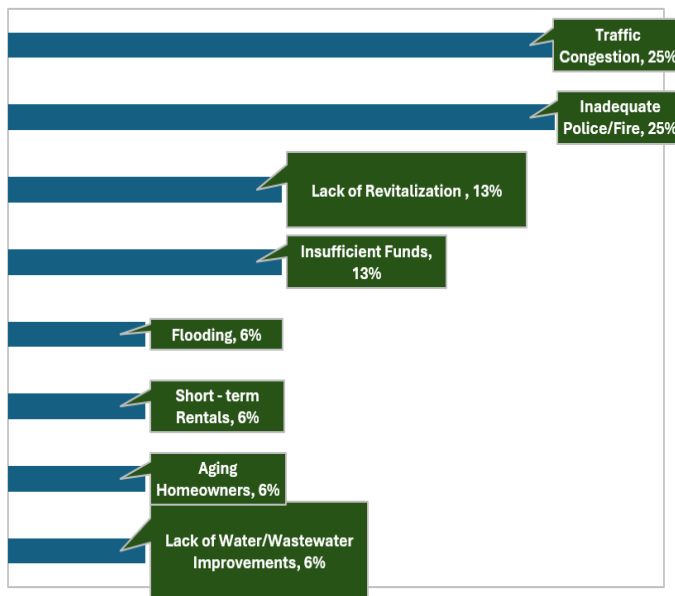
Looking into the future, what areas should the City prioritize?



Strong police, fire, City staff services
Securing funding & partnerships for infrastructure & street improvements

Threats

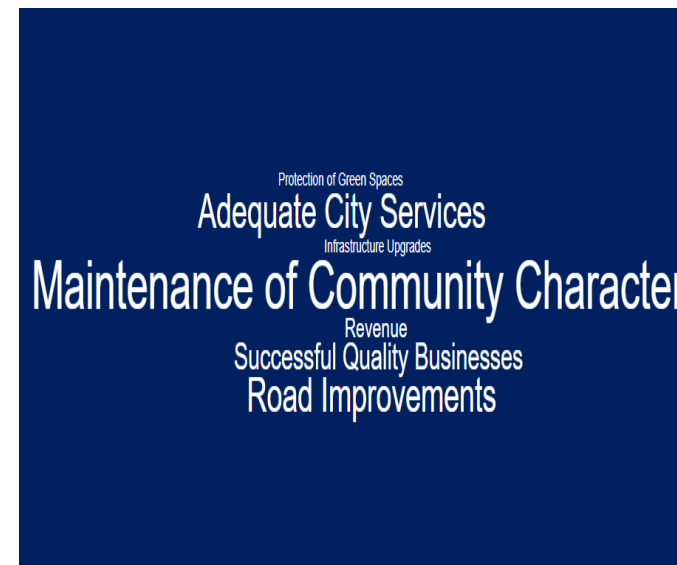
What are your concerns about the future of Leon Valley that need to be addressed?



Increasing traffic congestion
Strain on police & fire services due to growth

Vision

If you left Leon Valley today and returned in 10 years, what would you want to see?



Maintaining its strong community character
Continue to provide high-quality City services

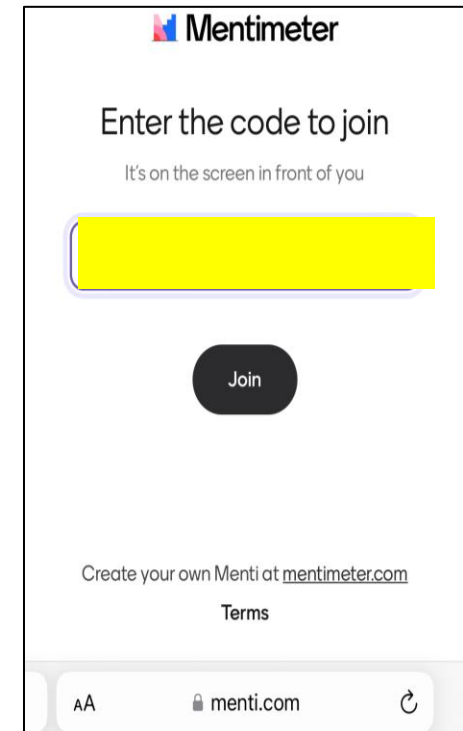
Next Steps

- Summarize today's guidance and feedback
- Community Engagement Activities
- Website
- Online Questionnaire
- Stakeholder/focus groups
- Data collection, research and findings

Poll

How to access this poll?

- Open the internet browser on the laptop (Edge, Google Chrome etc.)
- Type www.menti.com
- Enter the code (8 digits)
- Once you gain access:
- All participants should wait for the presenter to change the slide.
- Content slide – First slide is for informational purpose. Participants do not have to do anything when the content slide appears.
- Question slides –Participants’ responses will appear on the screen.
- Unless the presenter changes the slide, participants will not be able to access the next question.
- Participants will not be able to go back to the previous question if they hit “Next Question”.
- Do not hit “back” button or close the screen.



Discussion/Questions