



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

AGENDA

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**
- 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.
- 3. Presentations**
 1. Recognition of Jim Wells, LVPD for 40 Years of Service to the City of Leon Valley - Mayor Chris Riley
 2. Presentation of Newly Hired Leon Valley Police Officers, Guillen, Mendez, Reyna, Nunez, Faulks - B. Sullivan Assistant Police Chief
 3. Presentation and Discussion of the Monthly Financial Report Ending March 31, 2026 - C. Goering, Finance Director
 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
 5. Discussion and Possible Direction to Staff Regarding the Frequency of Citywide Garage Sales - S. Passailaigue, City Secretary

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.
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**
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.
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**

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

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
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.**
 1. **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.**
9. **The City Council Shall Meet in Executive Session to Discuss the Following:**
 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**

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.

Median-Valued Homestead Property of \$230,620	Property Tax Bill in Dollars
Current FY 2024/25	\$ 1,087.67
An estimate if the proposed budget is adopted for FY 2025/26	\$ 1,256.97
An estimate if a balanced budget is funded and adopted at the no- new-revenue tax rate for FY 2025/26	\$ 1,164.72



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
MONTH XX, 2022 XX:XX PM





PROCLAMATION OF APPRECIATION

WHEREAS, Jim Wells has rendered forty years of exemplary and devoted service to the Leon Valley Police Department, having begun his distinguished career as a Police Officer in 1985 and subsequently earning promotion to the rank of Detective in 1997; and

WHEREAS, Detective Wells further demonstrated his unwavering commitment to the safety and well-being of the community through his dedicated service on the LoneStar Task Force from 1990 to 1997; and

WHEREAS, throughout his remarkable forty-year tenure, Jim Wells has consistently exemplified the highest standards of professionalism, integrity, and public service, and presently serves with distinction as a Detective, diligently investigating criminal cases and responsibly managing the Leon Valley Police Department Impound Lot; and

WHEREAS, the City of Leon Valley recognizes with deep appreciation the extraordinary dedication, steadfast commitment, and invaluable contributions of those who devote their careers to public service, and deems such a significant milestone worthy of formal and lasting recognition;

NOW, THEREFORE, BE IT PROCLAIMED that I, Chris Riley, Mayor of the City of Leon Valley, Texas, together with the Leon Valley City Council, do hereby extend our profound gratitude and highest commendation to Jim Wells for his forty years of loyal, faithful, and distinguished service to the citizens of Leon Valley.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Leon Valley to be affixed this 21st day of April, 2026.

Mayor Chris Riley

City of Leon Valley March 2026 Financial Report

Carol Goering

Finance Director
City Council Meeting

April 21, 2026

City of Leon Valley Monthly Financial March 2026

{Section}.33.

General Fund

Target Percentage 50.00%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Ad Valorem	\$ 6,181,698	\$ 5,711,460	92.4%	\$ 5,330,655	92.52%
Sales Taxes	3,827,643	1,252,614	32.7%	1,259,722	33.57%
Franchise Taxes	940,450	310,973	33.1%	289,439	28.98%
Licenses, Permits, Fees & Fines	1,599,340	896,765	56.1%	1,026,596	64.54%
Interest Income	430,313	205,445	47.7%	199,934	46.46%
Miscellaneous Revenue	1,802,272	150,996	8.4%	1,789,304	99.99%
Transfers In	1,956,942	1,687,817	86.2%	1,729,644	74.59%
Total Revenue	\$ 16,738,658	\$ 10,216,068	61.0%	\$ 11,625,294	69.9%

EXPENDITURES

Municipal Court	\$ 498,548	\$ 230,181	46.2%	\$ 226,438	53.0%
Finance	469,456	219,354	46.7%	222,842	44.7%
Council & Manager	916,377	413,158	45.1%	485,327	46.2%
Information Technology	332,038	192,025	57.8%	280,909	62.6%
Police	3,714,526	1,728,067	46.5%	1,683,997	43.9%
Impound Lot	156,480	83,665	53.5%	91,837	57.8%
Fire	4,799,485	2,098,079	43.7%	1,867,715	43.5%
Public Works	2,466,884	1,241,796	50.3%	1,247,470	46.3%
Planning and Zoning	1,017,179	269,850	26.5%	247,128	23.3%
Economic Development	685,116	201,290	29.4%	173,899	25.8%
Code & Animal Control	194,373	78,942	40.6%	-	0.0%
Special Events	25,540	11,470	44.9%	17,334	9.9%
Parks & Recreation	2,672,666	159,881	6.0%	222,309	8.27%
Library	563,605	267,110	47.4%	240,425	43.3%
Transfers Out	-	-	0.0%	-	0.0%
Total Expenditures	\$ 18,512,273	\$ 7,194,868	38.9%	\$ 7,007,628	37.8%

Projected FY27 Ending Fund Balance \$ 6,551,594

City of Leon Valley Monthly Financial March 2026

General Fund

MISC REVENUE BREAKDOWN:	2026 BUDGET	2026 YTD ACTUALS		2025 YTD ACTUALS	
Miscellaneous	\$ 349,960	\$ 89,725	25.6%	\$ 76,124	1.3%
Sales of Surplus Property	10,000	28,542	285.4%	1,696,403	964.0%
ASPP Grant	20,000	-	0.0%	-	0.0%
Hike and Bike Grant	1,260,312	-	0.0%	-	0.0%
DEA Reimbursement	35,000	3,475	9.9%	-	0.0%
Insurance Proceeds	50,000	24,076	48.2%	16,108	32.2%
Library Grant	2,000	32	1.6%	668	9.9%
Fire Grant	50,000	5,146	10.3%	-	0.0%
PD Grants	25,000	-	0.0%	-	0.0%
Total Miscellaneous	\$ 1,802,272	\$ 150,996	8.4%	\$ 1,789,304	100.0%

City of Leon Valley Monthly Financial March 2026

Water/Sewer/Storm Water Fund

Target Percentage 50.00%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Water Sales	\$ 2,063,850	\$ 924,523	44.8%	\$ 913,588	43.2%
Sewer Sales	2,649,085	1,054,086	39.8%	1,210,918	39.4%
Storm Water	565,000	241,310	42.7%	241,235	43.1%
Connection & Platting	-	1,950	0.0%	1,725	76.7%
Customer Fees	73,350	38,810	52.9%	38,515	76.7%
Tapping Fees	20,000	3,300	16.5%	8,343	83.4%
Interest Income	175,099	76,685	43.8%	104,327	60.8%
Miscellaneous Revenue	9,500	29,120	306.5%	-	0.0%
Total Revenue	\$ 5,555,884	\$ 2,369,784	42.7%	\$ 2,518,651	37.4%

EXPENDITURES

Water System *	3,561,962	1,572,419	44.1%	1,945,572	57.8%
Sewer System	3,069,886	1,079,008	35.1%	781,829	24.3%
Storm Water	621,765	347,924	56.0%	71,068	8.4%
Other Sources/Uses	1,407,430	1,301,355	92.5%	1,253,538	92.1%
Total Expenditures	\$ 8,661,043	\$ 4,300,707	49.7%	\$ 4,052,007	46.1%

* Water rights are being paid a portion from revenue and the reserves for water supply and water supply impact

City of Leon Valley Monthly Financial March 2026

Water/Sewer/Storm Water Fund

MISC REVENUE BREAKDOWN:	2026 BUDGET	YTD ACTUALS	
Miscellaneous	\$ 9,500	\$ 29,120	306.5%
Grant - Bexar County	-	-	0.0%
Total Miscellaneous	\$ 9,500	\$ 29,120	306.5%

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City of Leon Valley Monthly Financial March 2026

Community Center Fund

Target Percentage 50.00%

REVENUE	FY 2026 BUDGET	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D ACTUAL	
Hotel/Motel Taxes	\$ 85,000	13,674	24.8%	13,860	26.4%
Short Term - Rentals	-	7,366		7,266	
RENTAL FEES					
Community Center	50,000	21,215	42.4%	28,415	58.4%
Conference Center	18,000	14,070	78.2%	11,089	62.4%
Interest Income	15,242	4,921	32.3%	5,599	37.5%
Transfers in	-	-	0.0%	-	0.0%
Total Revenue	\$ 168,242	\$ 61,246	36.4%	\$ 66,229	41.0%

EXPENDITURES					
Personnel	\$ 100,500	\$ 49,565	49.3%	\$ 46,705	50.1%
Supplies	13,650	429	3.1%	307	2.6%
Contractual	51,538	23,446	45.5%	15,458	30.9%
Capital Outlay	-	-	0.0%	10,116	84.3%
Transfers Out	22,131	22,131	100.0%	21,777	100.0%
Total Expenditures	\$ 187,819	\$ 95,571	50.9%	\$ 94,363	50.0%

City of Leon Valley Monthly Financial March 2026

Economic/Community Development

Target Percentage 50.00%

REVENUE	FY 2026	FY 2026		FY 2025	
	Budget	Y-T-D ACTUAL		Y-T-D Actual	
Sales Tax Revenues	\$ 419,307	\$ 137,457	32.8%	\$ 138,496	33.7%
Interest Income	20,313	9,394	46.2%	10,670	52.5%
Total Revenues	\$ 439,620	\$ 146,851	33.4%	\$ 149,166	34.6%

EXPENDITURES

Personnel	\$ 170,168	\$ 57,703	33.9%	\$ 80,756	44.2%
Supplies	4,475	1,530	34.2%	6,273	46.6%
Contractual	386,627	90,967	23.5%	45,401	19.2%
Capital Outlay	123,846	51,089	41.3%	41,469	17.3%
Total Expenditures	\$ 685,116	\$ 201,290	29.4%	\$ 173,899	25.8%

City of Leon Valley Monthly Financial March 2026

Impound Lot

Target Percentage 50.00%

REVENUE	FY 2026	FY 2026		FY 2025	
	Budget	Y-T-D ACTUAL		Y-T-D Actual	
Impound Lot Fees	\$ 101,000	\$ 80,633	79.8%	\$ 54,790	46.2%
Auctions	102,000	49,431	48.5%	37,441	35.3%
Total Revenues	\$ 203,000	\$ 130,064	64.1%	\$ 92,231	41.0%

EXPENDITURES

Personnel	\$ 136,901	\$ 71,228	52.0%	\$ 68,063	53.4%
Supplies	3,300	1,672	50.7%	706	21.4%
Contractual	16,279	10,765	66.1%	5,399	53.6%
Capital	-	-	0.0%	17,669	98.7%
Total Expenditures	\$ 156,480	\$ 83,665	53.5%	\$ 91,837	57.8%

**City of Leon Valley
Monthly Financial
March 2026**

{Section}.33.

Red Light Cameras (RLC)

Target Percentage 50.00%

REVENUE	FY 2026 Budget	FY 2026 Y-T-D ACTUAL		FY 2025 Y-T-D Actual	
Red Light Camera Fines	\$ 1,884,258	\$ 1,086,127	57.6%	\$ 828,825	39.9%
Late Fees/Court Costs	200,000	87,362	43.7%	68,632	34.3%
Interest Income	45,000	8,428	18.7%	20,767	55.0%
Miscellaneous Revenue	-	52,867	0.0%	-	0.0%
Transfers in	-	-	0.0%	-	0.0%
Total Revenues	\$ 2,129,258	\$ 1,234,784	58.0%	\$ 918,224	39.6%

EXPENDITURES

Red Light Cameras (Tier 1)

Personnel (6 employees)	\$ 705,561	\$ 351,529	49.8%	\$ 325,458	49.0%
Supplies	18,650	5,836	31.3%	-	0.0%
Contractual	911,318	445,853	48.9%	359,735	39.6%
Transfers	286,838	286,838	100.0%	370,264	100%
Total Tier One	\$ 1,922,367	\$ 1,090,056	56.7%	\$ 1,055,457	54.1%

Traffic Safety (Tier 2)

Personnel (2 employees)	\$ 213,902	\$ 94,858	44.3%	\$ 70,679	32.5%
Supplies	63,750	13,084	20.5%	593	1.6%
Contractual	137,568	79,219	57.6%	31,212	39.5%
Capital Outlay	10,423	9,797	94.0%	28,002	11.5%
Total Tier Two	\$ 425,643	\$ 196,958	46.3%	\$ 130,486	22.5%

UNAUDITED

RLC Fines Revenue	1,086,127	
RLC Expenditures (Personnel, Supplies, Contractual)	(803,218)	
RLC Share Personnel YTD	(143,419)	
	139,490	Of this 50% goes to the city the other 50% goes to the state
City 50% Revenue (Loss)	69,745	
Late Fees Revenue (City keeps 100%)	87,362	
Interest Income Revenue (City keeps 100%)	61,295	
	218,402	City Revenue Portion
Traffic Safety Expenditures	(196,958)	
	21,444	Total Net Fund Revenue (Loss)

City of Leon Valley Monthly Financial March 2026

RED LIGHT TICKETS ISSUED VS PAID

FY 26	ISSUED	PAID
10/01 - 10/31	7,314	2,779
11/01 - 11/30	5,095	1,964
12/01 - 12/31	5,768	2,168
01/01 - 01/31	6,747	2,514
02/01 - 02/28	5,560	1,816
03/01 - 03/31	6,645	1,293
	<u>37,129</u>	<u>12,534</u>

FY 25	ISSUED	PAID
Q4 10/01 - 12/31	10,480	4,310
Q1 01/01 - 03/31	14,747	6,090
	<u>25,227</u>	<u>10,400</u>
Variance	<u>11,902</u>	<u>2,134</u>

City of Leon Valley Fund Balances

Fund Balances as of 09/30/2025:

	General Fund	Red Light Camera	Debt Service Fund	Street Maintenance Tax Fund	Other Nonmajor Governmental Funds
Unassigned	8,325,209	-	-	-	-
Committed for Disaster Emergencies	1,250,000	-	-	-	-
Assigned:					
Economic Development	1,085,925	-	-	-	-
Tree Mitigation	668,975	-	-	-	-
Restricted:					
Public, Educational and Governmental	254,318	-	-	-	-
Other	7,918	-	-	-	-
Red Light Camera Traffic Safety	-	648,607	-	-	-
Debt Service	-	-	581,247	-	-
Street Maintenance	-	-	-	1,524,563	-
Crime Control and Prevention District	-	-	-	-	886,123
Federal Police Forfeitures	-	-	-	-	996,031
Community Center	-	-	-	-	362,544
Grants	-	-	-	-	9,887
Child Safety	-	-	-	-	93,167
State Police Forfeiture	-	-	-	-	12,288
Building Security	-	-	-	-	102,007
Court Technology	-	-	-	-	83,424

GOALS

- **Transparency:**
To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.
- **Fiscal Responsibility:**
To ensure responsible stewardship of public funds by maintaining a balanced budget, optimizing resources, and making strategic financial decisions that promote long-term sustainability.

City of Leon Valley March 2026 Financial Report

Carol Goering

Finance Director
City Council Meeting

April 21, 2026

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and Council

FROM: David Gonzalez, Police Chief

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion, and Possible Action to Consider Approval of a Resolution Authorizing the Chief of Police to enter into 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.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The purpose of this presentation is to seek authorization for the Leon Valley Police Department Police Chief to enter into 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.

FISCAL IMPACT

State OAG Grant Funded in the amount of \$49,950

RECOMMENDATION

Council discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS: ___

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 26-__R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO 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; AND PROVIDING FOR REPEALER, SEVERABILITY AND SAVINGS CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley is authorized to adopt resolutions for the purpose of good government, peace, or order of the municipality pursuant to Chapter 51 of the Local Government Code; and has the authority to adopt a resolution pursuant to Section 341.905 of the Local Government Code; and

WHEREAS, it is the overall goal of the City of Leon Valley to provide for safety of our citizens and all who visit our community in an economically expeditious manner; and **WHEREAS**, to further these goals, the City of Leon Valley has determined that the addition of Automated License Plate Recognition cameras will increase public safety and aid the Police Department in its crime prevention efforts and strategies; and

WHEREAS, the City of Leon Valley desires to engage with the Texas Department of Transportation (TxDOT) and asks that FLOCK Safety be allowed to place ALPR cameras in the TxDOT right-of-way on behalf of the City of Leon Valley; and

WHEREAS, the City of Leon Valley finds it in the public interest to authorize the Police Chief to sign a Multiple-Use Agreement with TxDOT.

NOW THEREFORE, BE IT RESOLVED that The CITY of Leon Valley, Texas authorizes the Police Chief to enter into a Multiple-Use Agreement with TxDOT for the installation and operation of ALPR cameras in the TxDOT right-of-way; and this Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ARTURO D. ART' RODRIGUEZ
City Attorney

A Resolution Authorizing a Multiple-Use Agreement with the Texas Department of Transportation

David Gonzalez
Police Chief
City Council Meeting
April 21, 2026

Summary

- Question
 - **City Council is being asked to consider approval of a Resolution Authorizing the Chief of Police to enter into 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**
- Options
 - Recommended:
 1. Approval of Resolution
 - Denial
 - Other

Purpose

- The purpose of this presentation is to seek authorization for the Leon Valley Police Department Police Chief to enter into 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.

Goals and Objectives

- Approval of this Resolution aligns with the City's goals and objectives of enhancing public safety resources and collaborative safety initiatives for First Responders

Fiscal Impact

None

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and Council

FROM: Sandra Passailaigue, TRMC, City Secretary

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Direction to Staff Regarding the Frequency of Citywide Garage Sales

SPONSOR(S): N/A

PURPOSE & BACKGROUND

This item has been placed on the City Council agenda for discussion and possible direction to staff regarding increasing the number of citywide garage sales to two per year.

On March 23, 2021, the City Council voted to increase the number of permitted garage sales from two (2) per year to four (4) per year. This included one (1) designated citywide garage sale, which did not require a permit. During the same meeting, the Council also approved eliminating the garage sale permit fee, which had been \$5.00 from 2008 through 2021.

FISCAL IMPACT

This change would result in an additional annual cost of \$200 to the City’s budget for classified advertising in the San Antonio Express-News, increasing the total from \$200 to \$400.

RECOMMENDATION

If the City Council elects to add a fall citywide garage sale, staff will proceed with preparing and presenting an amending ordinance for Council consideration.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ARTICLE 4.06 GARAGE SALES

Sec. 4.06.001 Definitions

Address. The street address, and for multifamily or duplex residences shall specify and be limited to the unit number.

Garage sale. The sale of personal property by the owner(s) thereof at his/her/their residence.

Resident. Someone actually residing at the address.

(1972 Code, sec. 27.201; 2008 Code, sec. 4.06.001; Ord. No. 2021-14, § 1, 3-23-2021)

Sec. 4.06.002 Penalty

Any violation of this article shall be punishable by fine in accordance with section 1.01.009 of this code.

(1972 Code, sec. 27.205; 2008 Code, sec. 4.06.002; Ordinance adopting 2017 Code; Ord. No. 2021-14, § 1, 3-23-2021)

Sec. 4.06.003 Permit required; application; posting

Any person desiring to conduct a garage sale shall first obtain a permit from the planning & zoning department. The applicant for such permit shall complete the form to be provided by the planning & zoning department. The application shall include the name and residence address of the applicant(s), the day or days of the sale, the hours of the sale, the street address of the sale, and the last date that a garage sale was conducted at the same location and/or by the applicant(s). The permit shall be posted by the applicant in a conspicuous place where the sale is being conducted or otherwise available for inspection by a city representative.

(1972 Code, sec. 27.202; 2008 Code, sec. 4.06.003; Ord. No. 2021-14, § 1, 3-23-2021)

Sec. 4.06.004 Limitation on number of sales; hours of operation; permit fee

No more than four garage sales may be conducted by the same applicant or at the same address during any consecutive 12-month period. One of the four will be a city-wide garage sale held annually in the spring or fall. Sale hours are limited to not earlier than 8:00 a.m. and not later than 6:00 p.m. All sale items must be owned by the applicants or residents and displayed within the yard. No items may be placed on the sidewalk or front yard easement. A garage sale may not extend over more than three consecutive days. Whether of one, two, or three days' duration, the sale shall constitute one sale.

(1972 Code, sec. 27.203; Ordinance adopting 2008 Code; 2008 Code, sec. 4.06.004; Ordinance adopting 2017 Code; Ord. No. 2021-14, § 1, 3-23-2021)

Sec. 4.06.005 Signs

- (a) It shall be unlawful for any person to post or place any sign advertising a garage sale of any kind or character, at any time, on public property, whether belonging to the city or any other agency or branch of government, whether owned in fee or easement therein, or by prescription or limitation.

-
- (b) It shall be unlawful for the owner of any private property, or any person acting for him or with his knowledge or permission, or consent, express or implied, to post or place any sign advertising a garage sale in or on his property unless such sign or advertisement is of a size of four square feet or less in area, or to place the same within two feet or less of the boundary of his property, or within two feet or less of any public or private property, including public easements. No sign permit is required.
 - (c) It shall be unlawful for the owner of any private property, or any person acting for him or with his knowledge or permission, or consent, express or implied, to allow to remain, for a period of more than 24 hours past the end of the permit period, any sign advertising a garage sale.

(1972 Code, sec. 27.204; 2008 Code, sec. 4.06.005; Ord. No. 2021-14, § 1, 3-23-2021)

Frequency of Citywide Garage Sales

Sandra Passailaigue, TRMC
City Secretary
City Council Meeting
April 21, 2026

Summary

- Question
 - **City Council is being asked to consider increasing the number of citywide garage sales from one to two.**
- Options
 - Recommended:
 1. No change.
 2. Provide staff direction.
 - Denial
 - Other
- Declaration
 - Ordinance No. 2021-14, adopted March of 2021, allows four (4) garages sales; one of which is a City-Wide Garage Sale, with no permit fees.

Purpose

- **Ordinance No. 2021-14 (March 2021) included the following amendments.**
 - Increased the number of garages sales to no more than four in a twelve-month period; one of the four would be a citywide garage sale.
 - Reduced the permit fee from \$5 to free.
- **Events considered when setting the date for the Spring citywide garage sale are:**
 - Earthwise Living Day
 - Fiesta
 - Elections
 - Easter
 - Battle of Flowers
 - Mother's Day
 - Fathers Day

Purpose

- **Number of participants for citywide garage sales have been the following:**
 - May 14, 2022 – 66 participants
 - June 03, 2023 – 73 participants
 - May 25, 2024 – 66 participants
 - May 24, 2025 – 72 participants
 - March 28, 2026 – 42 participants
- **Number of Garage Sale Permits issued by the Planning and Zoning Department:**
 - 2022 – 181
 - 2023 – 164
 - 2024 – 230
 - 2025 – 205

Fiscal Impact

This change would result in an additional annual cost of \$200 to the City's budget for classified advertising in the San Antonio Express-News, increasing the total from \$200 to \$400.

Goals

- **Environment:**
 - **Engage the Community in Environmental Stewardship** – Launch and support educational campaigns, volunteer clean-up events, and incentive programs to encourage residents and businesses to adopt sustainable practices. Adopt policies to reduce vehicle emissions and lessen environmental hazards
- **Citizen Involvement:**
 - **Recognize & Support Community Initiatives** – Partner with local organizations, neighborhood groups, and civic leaders to support grassroots efforts that enhance community involvement and civic pride.



**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

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 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
MAYOR

ATTEST: _____
SAUNDRA PASSAILAIGUE, TRMC
CITY SECRETARY

City of Leon Valley
Investment Quarterly Report
Quarter Ending March 31, 2026

This report is in compliance with the policies and strategies contained in the City of Leon Valley Investment Policy and the Public Funds Investment Act (Chapter 2256)

As of December 31, 2025

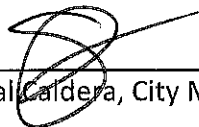
Beginning Book Value	\$ 22,865,366.00
Beginning Market Value	\$ 22,865,366.00
Unrealized Gain/(Loss)	\$ -
Weighted Average to Maturity	34 days

As of March 31, 2026

Beginning Book Value	\$ 24,056,392.76
Beginning Market Value	\$ 24,056,392.76
Unrealized Gain/(Loss)	\$ -
Weighted Average to Maturity	45 days



Carol Goering, Finance Director



Dr. Crystal Caldera, City Manager

City of Leon Valley
Investment Quarterly Report
Quarter Ending March 31, 2026

Fund	<i>Cash</i>	<i>Investment</i>	Total
	Frost	TexPool	
General Fund	2,506,654.48	11,455,119.73	13,961,774.21
Impound Lot	-	366,424.36	366,424.36
Economic Development	-	496,320.76	496,320.76
Parks Bucks	-	6,570.41	6,570.41
Water/Sewer/Stormwater	135,865.18	3,088,006.69	3,223,871.87
Traffic Safety	161,259.86	445,282.11	606,541.97
ARP Funds	92,605.40	217.81	92,823.21
LEOSE Funds	14,669.97	-	14,669.97
Community Center	128,121.30	260,446.34	388,567.64
Debt Service	708,332.18	341,060.35	1,049,392.53
Street Maintenance	632,596.18	1,106,042.83	1,738,639.01
Crime Control District	261,009.53	512,045.59	773,055.12
Police Forfeiture Federal	285,156.89	739,166.61	1,024,323.50
Police Forfeiture State	-	12,525.18	12,525.18
MC Building Security	52,073.77	51,877.21	103,950.98
MC Technology	59,366.84	39,587.62	98,954.46
Child Safety	43,746.87	54,240.71	97,987.58
	\$ 5,081,458	\$ 18,974,934	\$ 24,056,393

City of Leon Valley
 Investment Quarterly Report
 Quarter Ending March 31, 2026

Funds are invested as following:

Type of Investment	Yield	Book Value 12/31/2025	Market Value 12/31/2025	Book Value 3/31/2026	Market Value 3/31/2026	Percent of Total Portfolio
<i>Cash - Bank Account</i>						
Checking - Frost	0.01%	5,075,442	5,075,442	5,081,458	5,081,458	21%
Bank Total	0.01%	\$ 5,075,442	\$ 5,075,442	\$ 5,081,458	\$ 5,081,458	21%
<i>Investment Pools</i>						
TexPool	3.67%	17,789,924	17,789,924	18,974,934	18,974,934	79%
Investment Pool Total	3.67%	\$ 17,789,924	\$ 17,789,924	\$ 18,974,934	\$ 18,974,934	79%
TOTAL PORTFOLIO	2.90%	\$ 22,865,366	\$ 22,865,366	\$ 24,056,393	\$ 24,056,393	100%

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Consider Approval of an Application for a BYOB Permit for Staging Post located at 6150 Wurzbach Road – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Medical Spa offering advanced aesthetic treatments in a B-2 Retail District. The property is surrounded by similar retail businesses, and the proposed concept is suitable for the furnishing of goods and services to surrounding residential areas. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide intradermal permanent and temporary cosmetics. Additionally, a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, as the property abuts a residential zoning district.

STAFF COMMENTS

The proposed Medical Spa will need to comply with all code requirements as outlined in Chapter 15 Zoning, Division 3 Administration, Section 15.02.103 to obtain a certificate of occupancy.

Surrounding Zoning

- North: R-1 Single Family Dwelling District
- West: B-2 Retail District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail District

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 23 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo
Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW A MEDICAL SPA OFFERING ADVANCED AESTHETIC TREATMENTS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 6521 BANDERA ROAD; AND MORE SPECIFICALLY DESCRIBED AS CB 9925A, BLOCK 7, LOT 9 AND 10; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon’s Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City’s Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City’s Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the Specific Use Permit Request, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The request for a Specific Use Permit to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 and 10, Leon Valley, Texas, is hereby approved.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other

ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

Sec. 15.02.381 - Permitted use table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.321 - "B-2" retail district

(a) Purpose and description.

(1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.

(2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:

(A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;

(B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or

(C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

PZ-2026-3
Specific Use Permit Request
Sapphire Radiance and Aesthetics
6521 Bandera Road

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
April 21, 2026

Summary

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow a Medical Spa offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 3.38-acres of land, located at 6521 Bandera Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Applicant specializes in advanced cosmetic injectables and wellness treatments
- The property holds similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 - Exceptions

(a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.

Location Map

{Section}.63.



Aerial View

{Section}.63.



Surrounding Zoning

{Section}.63.

- North: R-1 Single Family Dwelling District
- West: B-2 Retail District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail District



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to construction

Notification

- Letters mailed to property owners within 200' 23
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Medical Spa offering advanced aesthetic treatments at 6521 Bandera Road

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: 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 – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow an Auto Accessories Sales and Installation Business in a B-2 Retail District. The proposed concept consists of a remodel to the existing structure and is suitable for the furnishing of goods and services to surrounding districts. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide retail with installation.

STAFF COMMENTS

The proposed Auto Accessory Business will need to comply with all code requirements as outlined in Chapter 3 Building Regulations. A permit is required prior to the remodel construction.

Surrounding Zoning

- North: PDD- Planned Development District
- West: B-3 Commercial District
- East: B-2 Retail District
- South: B-2 Retail District

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 10 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo
Planning and Zoning Director

ORDINANCE No. 2026-

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL GRANTING A SPECIFIC USE PERMIT REQUEST TO ALLOW AN AUTO ACCESSORIES SALES AND INSTALLATION BUSINESS IN A B-2 RETAIL ZONING DISTRICT LOCATED AT 6505 GRISSOM ROAD; AND MORE SPECIFICALLY DESCRIBED AS CB 5784A, BLOCK, LOT 60 LEON VALLEY ADDITION; PROVIDING A REPEALER CLAUSE; SEVERABILITY CLAUSE; NOTICE OF MEETING; SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS Chapter 211 of the Vernon’s Local Government Code empowers cities to enact zoning regulations and provide for their administration, enforcement, and amendment; and

WHEREAS the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City, to promote the public health, safety, and welfare of the residents of the City; and

WHEREAS the Leon Valley Code of Ordinances Chapter 15 Zoning constitutes the City’s Zoning regulations and requires the property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS the Planning and Zoning Commission of the City of Leon Valley provided adequate notice and held a public hearing in accordance with Chapter 15 of the Leon Valley Code of Ordinances; and

WHEREAS, the City Council, after proper notice and public hearing determined that the request is consistent and compatible with the surrounding zoning and with the City’s Future Land Use Plan, and

WHEREAS the City Council of the City of Leon Valley now desires to grant the Specific Use Permit Request, as requested at the subject location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. The request for a Specific Use Permit to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail Zoning District Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Block, Lot 60, Leon Valley Addition, Leon Valley, Texas, is hereby approved as depicted in the attached Exhibit “A”.

SECTION 2. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other

ordinance.

SECTION 3. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Leon Valley City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 4. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 5. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest: _____
SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form: _____
ART RODRIGUEZ
City Attorney

MAREX SOLUTIONS LLC.
2015 GUADALUPE STREET
SAN ANTONIO TX. 78207
Email: office@marexllc.com
210-879-3253 - 210-393-5382

CONSULTANTS

ISSUANCE

REVISIONS

**6505 GRISSOM RD
SAN ANTONIO, TEXAS 78238**

project no.

date **03/03/2026**

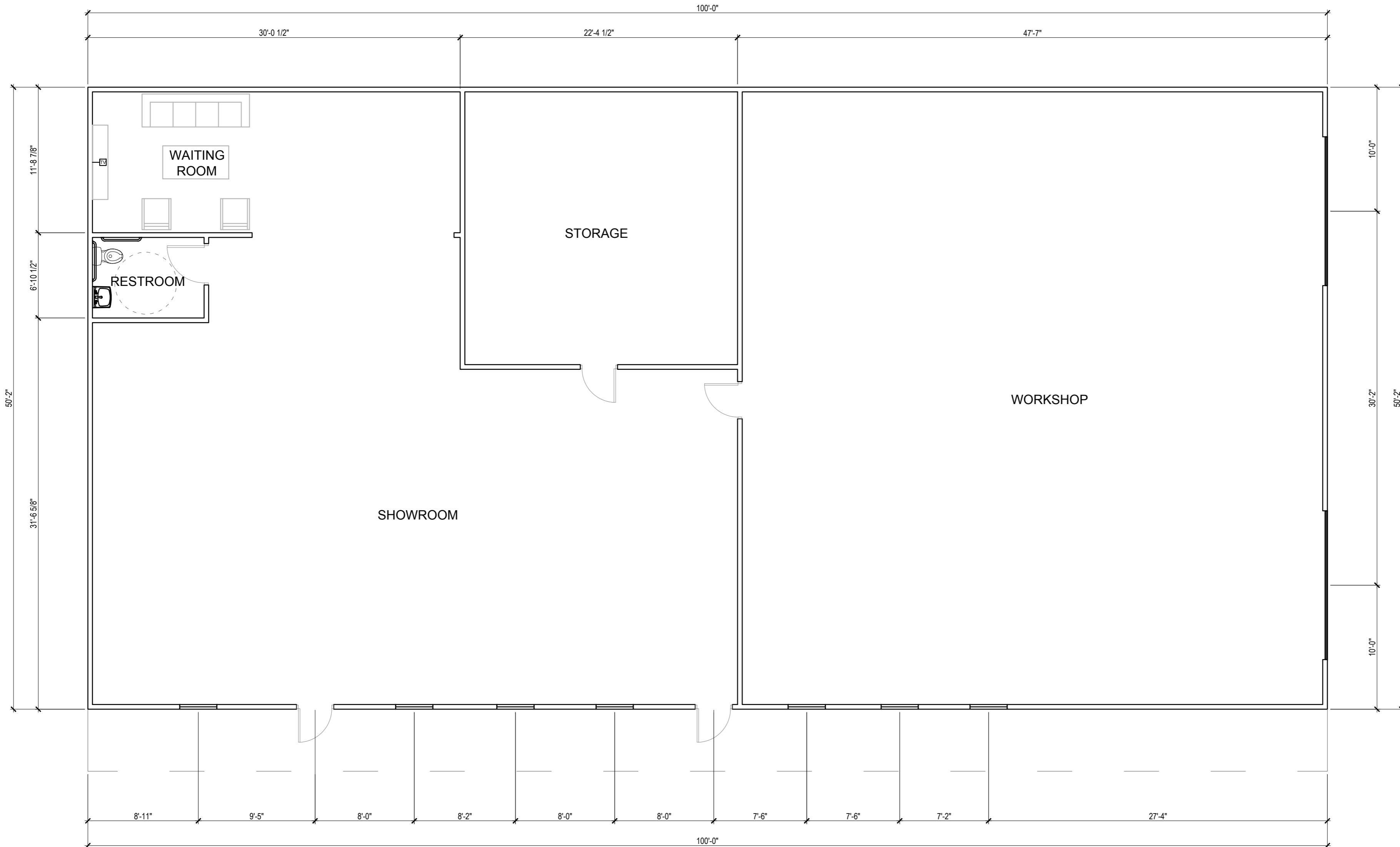
design by *Sofia sayan*

checked by

description
EXISTING FLOOR PLAN

sheet no.

A1.01



1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

PZ-2026-4
Specific Use Permit Request
SA Transnational Investment LLC
6505 Grissom Road

Michael Gallardo
Planning and Zoning Director
City Council Meeting
April 21, 2026

Summary

- Question
 - City Council is being asked to consider an Ordinance for a Specific Use Permit Request to allow Auto Accessory Retail Sales with Installation in a B-2 Retail Zoning District on approximately .89-acres of land, located at 6505 Grissom Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

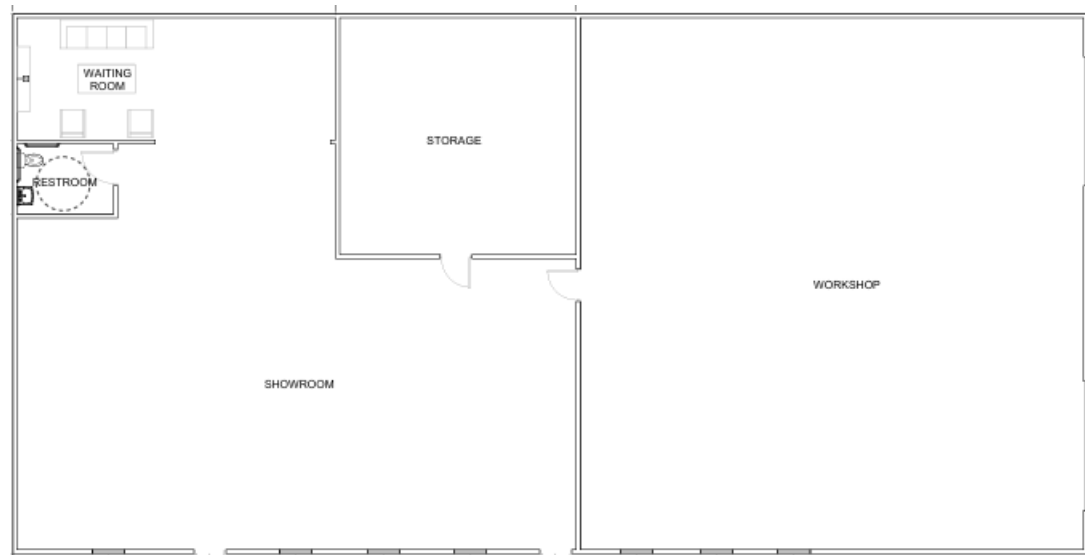
Purpose

- Property is zoned B-2 Retail District
- Applicant will provide retail sales of auto accessories to include installation
- The property is surrounded by similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	X	U	X



Location Map

{Section}.64.



Aerial View

{Section}.64.



Surrounding Zoning

{Section}.64.

- North: PDD-Planned Development District
- West: B-3 Commercial District
- East: B-2 Retail District
- South: B-2 Retail District



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to remodel construction

Notification

- Letters mailed to property owners within 200' 10
- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the approval of an Ordinance of a Specific Use Permit to allow an Auto Accessories Sales and Installation Business at 6505 Grissom Road

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026
TO: Mayor and Council
FROM: David Dimaline, Public Works Assistant Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT: Discussion and Possible Action to Consider Approval of a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2026
SPONSOR(S): None

PURPOSE & BACKGROUND

The attached resolution authorizes the filing of a grant application with the Bexar County Community Development Block Grant (CDBG) Program for fiscal year 2026 and authorizes the City Manager to act on behalf of the City of Leon Valley in all matters related to the application.

The Bexar County Department of Community Resources began the 2026 grant program for CDBG funding for eligible areas with Bexar County. The City of Leon Valley is in Bexar County Precinct 2. If authorized, the City will apply for grant funds for the Mike Nesmith Alley Sewer Main Improvements Project in the Castle Estates neighborhood. The original sewer main were constructed of concrete pipe in the 1970's and need replacement. The scope of work consists of installing approximately 1,100 feet of 8" sanitary sewer pipe, new manholes, new sewer lateral connections, two-way cleanouts, and provide for any easement restoration.

The grant application will be evaluated to ensure the project meets HUD guidelines, and the City will receive an eligibility letter that does not obligate funding. In July, the Bexar County Commissioners will make their final selection of projects to be recommended for funding, and selected projects will be submitted to HUD for evaluation.

FISCAL IMPACT

The estimated project cost is \$613,076. The City is applying for CDBG funding in the amount of \$490,461, with the City's match of twenty percent, or \$122,615. The current fund balance for the Water Utility Enterprise Fund is \$3,558,153 as of 9/30/25.

RECOMMENDATION

Staff recommends approval of the Resolution. The Resolution will be included with the City’s grant application to the Bexar County Department of Community Resources.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

RESOLUTION NO. 26- ___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS AUTHORIZING THE FILING OF AN APPLICATION WITH THE BEXAR COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FISCAL YEAR 2026; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF LEON VALLEY IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED, THE CITY OF LEON VALLEY WILL COMPLY WITH THE GRANT REQUIREMENTS.

WHEREAS, The Bexar County Community Development Block Grant (CDBG) Program is accepting applications for funding for Fiscal Year 2026; and

WHEREAS, the City of Leon Valley is a participating city with a long history of successful CDBG Projects dating back to 1986; and

WHEREAS, the City of Leon Valley is dedicated to community development support projects to provide needed services in areas of the City that would otherwise not be economically feasible; and

WHEREAS, the City of Leon Valley is proposing to replace the Mike Nesmith Alley sewer main near between Cammie Way and Mike Nesmith near 6003 Mike Nesmith at an estimated project cost of \$613,076 with the City providing a \$122,615 match; and

WHEREAS, the City of Leon Valley is dedicated to the public safety of its citizens and has identified a need eligible for funding that reflects infrastructure improvements in a qualifying area of the City

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. The City Manager of the City of Leon Valley, Texas is authorized to submit an application with the Bexar County Community Development Block Grant Program for consideration at the Bexar County Commissioners Court in June of 2026.

SECTION 2. The Mayor and City Council, with the adoption of this Resolution, further authorize the City Manager to act on behalf of the City of Leon Valley in all matters related to the application and pledge that if a grant is received, the City of Leon Valley will comply with the Grant requirements.

SECTION 3. The City of Leon Valley will continue its commitment toward strategic community development for the citizens of Leon Valley and the region.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 21st day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

ATTEST:

SAUNDRA PASSAILAIGUE
City Secretary, TRMC

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant (CDBG) Program

David Dimaline
Public Works Director
City Council Meeting
April 21, 2026

Summary

- Question
 - City Council is asked to consider approval of a Resolution authorizing the filing of an Application with the Bexar County Community Development Department for the 2026 CDBG Program
- Options
 - Approve
 - Deny
- Declaration
 - Staff recommends approval of the Resolution

Purpose

- This Resolution will authorize the filing of an application for the 2026 Bexar County CDBG Program
- If the project is selected, the City of Leon Valley will comply with all CDBG grant requirements

Background

- The Bexar County CDBG Program is accepting applications for 2026
- Proposing to replace approximately 1,100' of 8" sewer main, new manholes, sanitary sewer lateral connections, and two-way cleanouts for the Mike Nesmith Alley Sewer Main Improvements Project
- 8" PVC Sanitary Sewer Pipe
 - 4 Sanitary Sewer Manholes
 - Sanitary Sewer Laterals (2200')
 - 22 Two-way cleanouts
 - Bypass Pumping
 - Restoration of easement

Background

Schedule:

- April – Applications Due
- June – Applications are presented to Commissioners Court
- August – Selected projects are submitted to HUD for evaluation
- December – Develop Agreements for selected projects
- January 2027 – September 2027 – Contract Period

Fiscal Impact

- Estimated Project Cost

City Portion (20% Match)	\$122,615
Grant Request	\$490,461
Estimated Project Cost	\$613,076

- As of 09/30/25 the Fund Balance for the Enterprise Fund is \$3,558,153

Recommendation

- The Resolution is required to submit with the 2026 grant application
- Staff recommends approval and passage of the Resolution

Goals & Objectives

- **Infrastructure:** To enhance the quality of life in Leon Valley by investing in sustainable infrastructure and a strategic capital improvement plan that supports growth, safety, and economic vitality.
 - 2. **Upgrade Utilities and Public Services** – Agree to budget for initiatives that invest in water, sewer, and drainage infrastructure to ensure reliability, sustainability, and capacity for future growth.

4th of July Presentation

Crystal Miranda
Community Relations Director
City Council Meeting
April 21, 2026

Summary

- Question
 - **City Council is being asked to provide direction for the City of Leon Valley 4th of July Event.**

Purpose

- **To present, discuss and take action on options and budget for 4th of July Event**

Saturday, July 4, 2026

- ★ Leon Valley Historical Society Pioneer Run at 7:30 a.m.
 - ★ Huebner Creek Greenway Trail
- ★ Flag Raising Ceremony
 - ★ Veterans Park

Flag Raising Ceremony

- Itinerary - 9:30 a.m. – 12:30 p.m.
 - Welcome: Mayor & City Council
 - Presentation of Nation's Colors and Service Flags: American Legion Audie Murphy
 - Pledge of Allegiance: Miss United States 2025
 - Reading of Declaration of Independence: Tom Jackson
 - Flag Raising: National Anthem
 - Moment of Reflection: 250 Years of Freedom
 - Leon Valley Ballet Folklorico Dance Group – 11 AM

Flag Raising Ceremony

- Continued
 - John Jay Rockn' Stringz: 11:45 AM
 - DJ: 9:30 AM – 12:30 PM
 - Two quotes:
 - Marcos Villarreal
 - Stevie Mac

Flag Raising Ceremony

- 9:30 a.m. – 12:30 p.m.



- Guest Speaker Tom Jackson
 - Two hours of services that will include some meet & greet, photo ops, reading the Declaration of Independence, and a summary of the war and the peace treaty
- Face Painting & Balloon Artists (1 of each)
 - Three hours of services
- Booths
 - Similar to Holiday Tree Lighting Event (while supplies last)
- Inflatable Interactive Games
- DJ – Two options
- Vendors - Limit



Fiscal Impact

Type	Cost
Tom Jackson	\$250
Ballon Artist	\$85 per hour
Face Painter	\$100 per hour
America 250 Hand Flags	\$29.99 per 100
Inflatable Interactive Games	\$3,274.20
Original Ice Factory	\$600
DJ	\$400
Ballet Folklorico	\$150
John Marshall Rockin' Stringz	\$350-\$500
COLV (PD, Fire, PW)	\$5,200*

Fiscal Impact

- Other
 - Swag
 - Goodie Bags
 - Weighted Barriers

Concerns

- Security
- Fire/EMS
- Parking

Recommendation

Council Consideration

Questions

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Consider Approval of a Request for 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.

SPONSOR(S): N/A

PURPOSE

**Applicant/
Property Owner:** Shameem Akhtar, Hijaz Foundation of America

Site: The property is located at 5307 Wurzbach Road. The owner of the property would like to build a prayer hall with amenities and learning center with amenities to include a small playground and basketball court on a vacant lot.

Staff Comments:

- The site plan indicates the removal of six (6) Heritage, three (3) medium and six (6) large trees from the site to provide for construction of a Mosque and Learning Center.
- The applicant will be maintaining 48% of the current trees on the property.
- Tree mitigation fees in the amount of \$18,800 would be due to the city. They are requesting a reduction request for a variance of \$15,800 and only pay \$3,000 for fee-in-lieu.
- City Code mandates that for each medium tree removed, one tree of 6" or more in

diameter be planted and for each large tree, one tree of 8” or more in diameter be planted.

- City Code prohibits the removal of any heritage trees, regardless of species.
- The Code further states that up to 25% of all required trees may be mitigated rather than preserved, unless insufficient land area exists on which to plant the required total caliper width of replacement trees, then the “cash in lieu of” amount may be increased up to 50% of the required replacement tree amount.
- City Code states that variances may be granted after consideration and recommendation by the City Council where literal enforcement of the provision of this article will result in unnecessary hardship. No variance may be granted unless:

- (1) Such variance will not be contrary to the public interest;
- (2) Such variance will be in harmony with the spirit and purposes of the article;
- (3) The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
- (4) The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.

FISCAL IMPACT

The mitigation plan will result in the planting of appropriate tree species and an increase of \$3,000.00 in the Tree Mitigation Fund, which supports additional tree planting at approved sites in Leon Valley. The proposed Mosque and Learning Center will not be taxed but parishioners could potentially pay sales taxes on retail purchases.

RECOMMENDATION

At the City Council’s discretion.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Shameem Akhtar
Rahmani Learning Center
5307 Wurzbach Road
Leon Valley, Tx. 78238
210-219-9743

3/24/26

City of Leon Valley
City Council

RE: Request for Variance to Remove Trees for Proposed Building Construction

Respected City Council,

We are writing to respectfully request a variance to remove six heritage trees – five oak trees and one mesquite tree – located on a vacant parcel at 5307 Wurzbach Road, Leon Valley. We are planning to construct a Learning Center consisting of two new buildings on this land to support continued growth of our Center presently located in San Antonio just on the other side of Bandera/Wurzbach intersection. We currently have many members that live and support Leon Valley area.

After a thorough evaluation of the site with our design team, it has become clear that the removal of these trees is necessary to allow for proper building placement, parking, needed square feet, and entry/exit to the site. We have carefully explored alternative site layouts to preserve the trees, but to our utter disappointment the 2.75-acre lot does not provide that possibility.

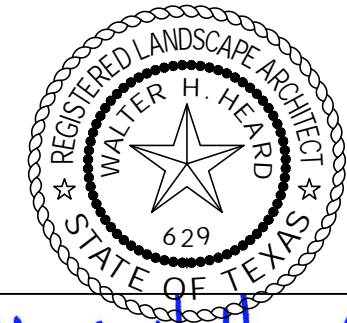
We greatly value the natural beauty of our area and do not take this request lightly. We are committed to working to make this good for both parties. We would be willing to pay \$3000.00 for the removal to the City and for all the fees associated with the removal costs that are estimated at \$18,800. We currently have 660 caliper inches of trees and we are going to maintain 48% of the current trees on the property. However, we are planning to plant an additional 152” of caliper inches of trees, a mixture of Live Oak (5 each), Texas Mountain Laurel (40 each), and Mexican Sycamore (13 each).

We respectfully ask for your consideration in granting this variance, which is essential for the successful development of this property and the future of a long-standing Learning resource. We are more than willing to provide any additional documentation, site plans, or meet in person to further discuss this request.

Thank you for your time and thoughtful consideration.

Sincerely,

Shameem Akhtar
Secretary, Rahmani Learning Center



Walter H. Heard
07.31.25

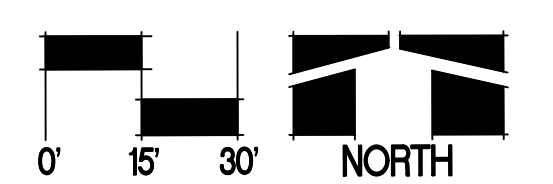


terra design group, inc.
4040 broadway, suite 103
san antonio, texas 78209
210.220.1400
wheard@terradesignsna.com

RAHMANI LEARNING CENTER

5307 Wurzbach Road
Leon Valley, Texas
78238

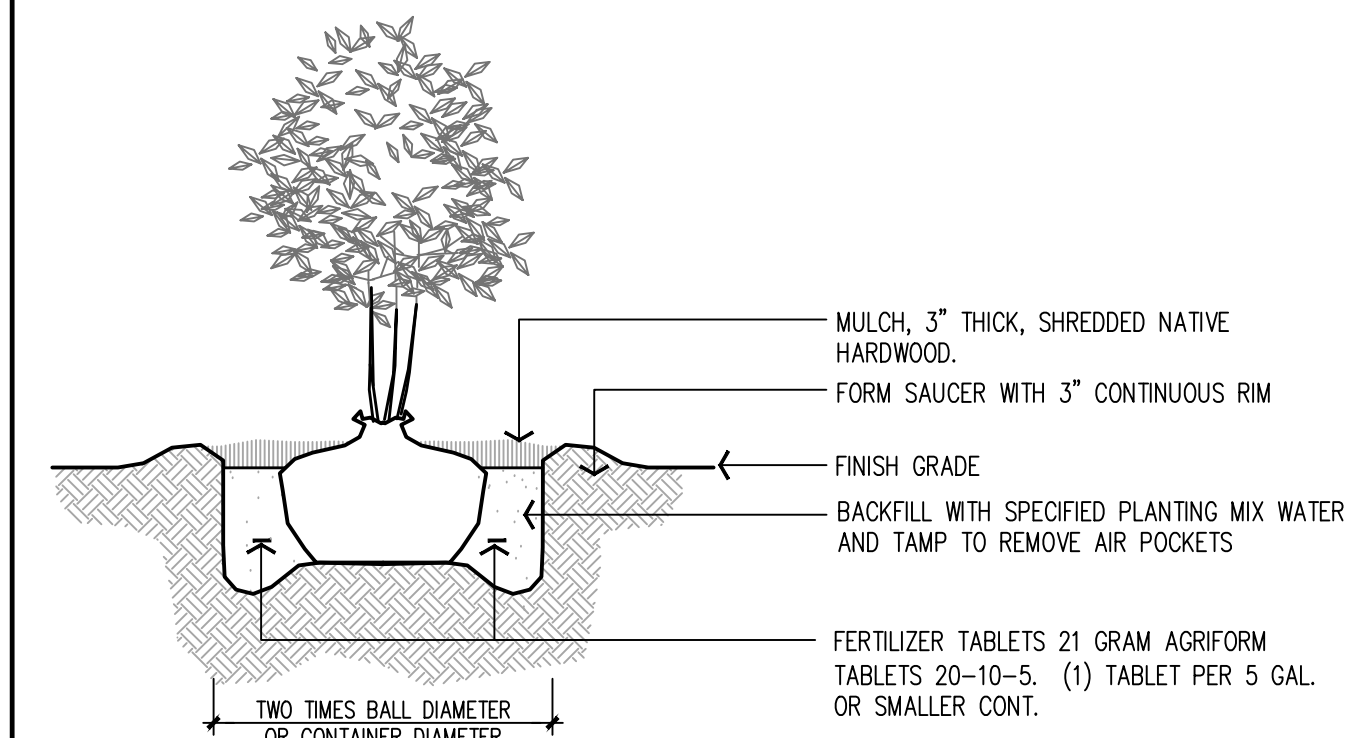
REVISION	DATE
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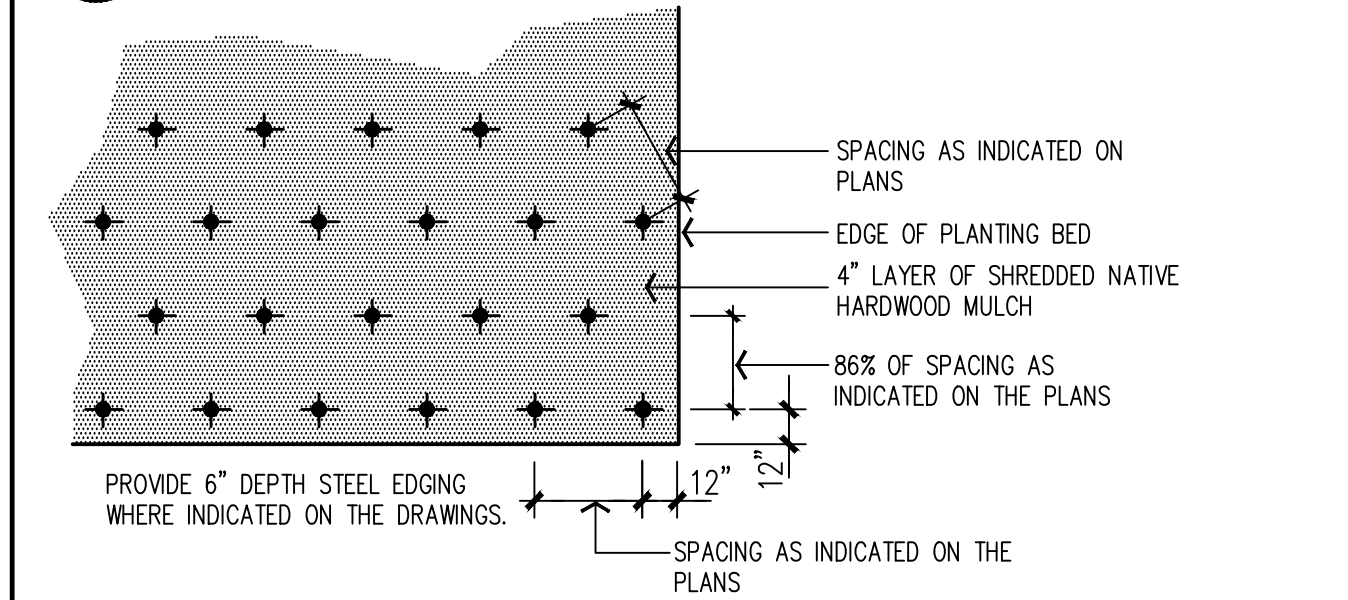
Project no:
Date: June 11, 2025
Sheet: 1 of 1

OVERALL LANDSCAPE LAYOUT LL 1.00

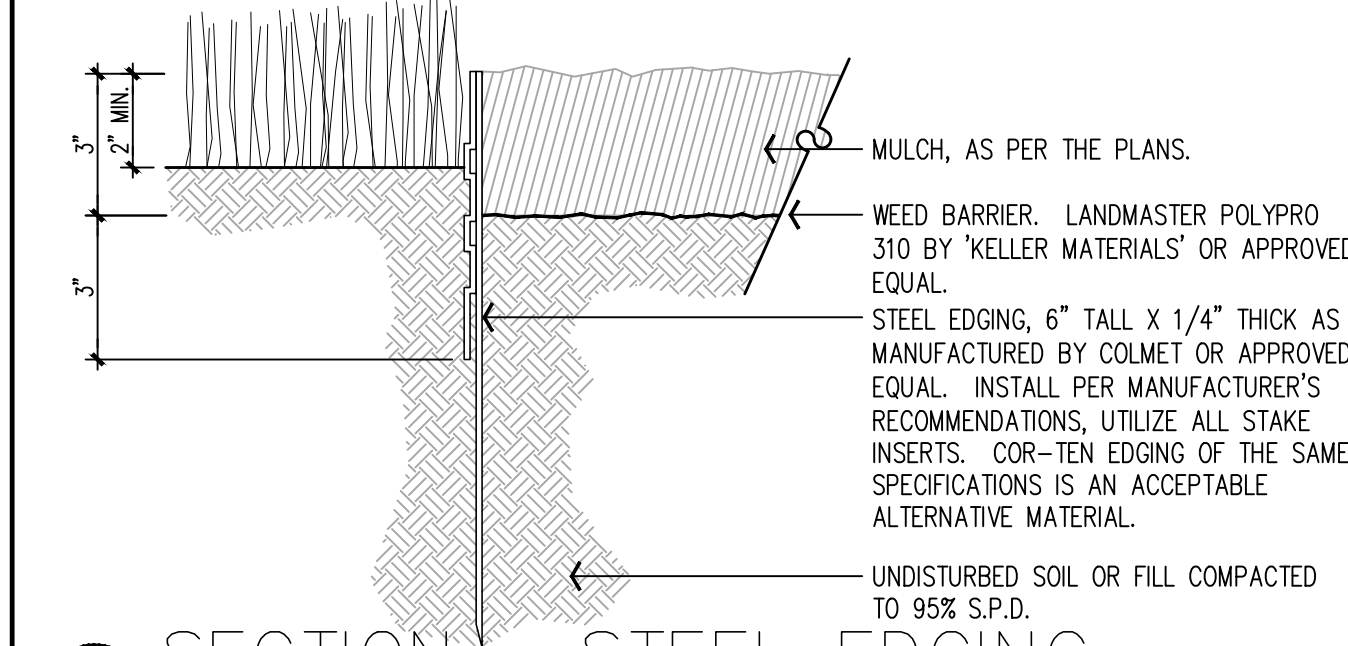
PLANT LIST							
	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES							
FP	7	MEXICAN FAN PALM	CHAMAEROPS HUMILIS	48" BOX	5'-6"	4'-6"	PER PLAN CONTAINER
PM	13	MEXICAN SYCAMORE	PLATANUS MEXICANA	4" CAL.	14'-16"	6'-8"	PER PLAN CONTAINER
QV	5	LIVE OAK	QUERCUS SHUMARDII	95 GAL.	12'-14"	6'-8"	PER PLAN CONTAINER
SS	40	TEXAS MOUNTAIN LAUREL	DERMATOPHYLLUM SECUNDFLORUM	30 GAL.	10'-15"	10'-15"	PER PLAN CONTAINER
SHRUBS							
DW	358	TEXAS SOTOL	DASYLIRON WHEELERI	5 GAL.	28"	28"	PER PLAN FULL
MA	50	TURKS CAP	LILIUM SUPERBUM	1 GAL.	2'-3"	2'-3"	PER PLAN FULL
ML	19	MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	5 GAL.	24"	24"	PER PLAN FULL
RO	18	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	5 GAL.	4"	36"	PER PLAN FULL
ST	1,102	MEXICAN FEATHER GRASS	STIPA TENUISSIMA	1 GAL.	12"	FULL	PER PLAN FULL
TL	138	TEXAS LANTANA	LANTANA URICOIDES	5 GAL.	6'	5'	PER PLAN FULL
	10,611	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	4" CONT.	9"	FULL	12" SPACING FULL, PROVIDE 3" OF NATIVE HARDWOOD MULCH IN THIS PLANTING AREA
MISCELLANEOUS							
	108	STEEL EDGING (L.F.)	1/8" THICK	AS SHOWN WITHIN THE PLANTING BEDS TO SEPERATE SHRUBS FROM GROUNDCOVER.			
	3,083	PLANTING BED WITH PINK GRANITE FOR MULCH (S.F.)	PINK GRANITE, 3/4". REF. DTL. 5/LL 1.00. INSTALLED TO A COMPACTED 3" THICK, LIGHT COMPACTION. PROVIDE WEED BARRIER, LANDMASTER POLYPRO 310 BY 'KELLER MATERIALS' OR APPROVED EQUAL, BELOW GRANITE. SECURE ALL EDGES INTO SUB-GRADE.				
	13,221	PLANTING BED WITH MULCH (S.F.)	NATIVE SHREDDED HARDWOOD MULCH, 3" THICK, SINGLE SHREDDED, ASH JUNIPER.				



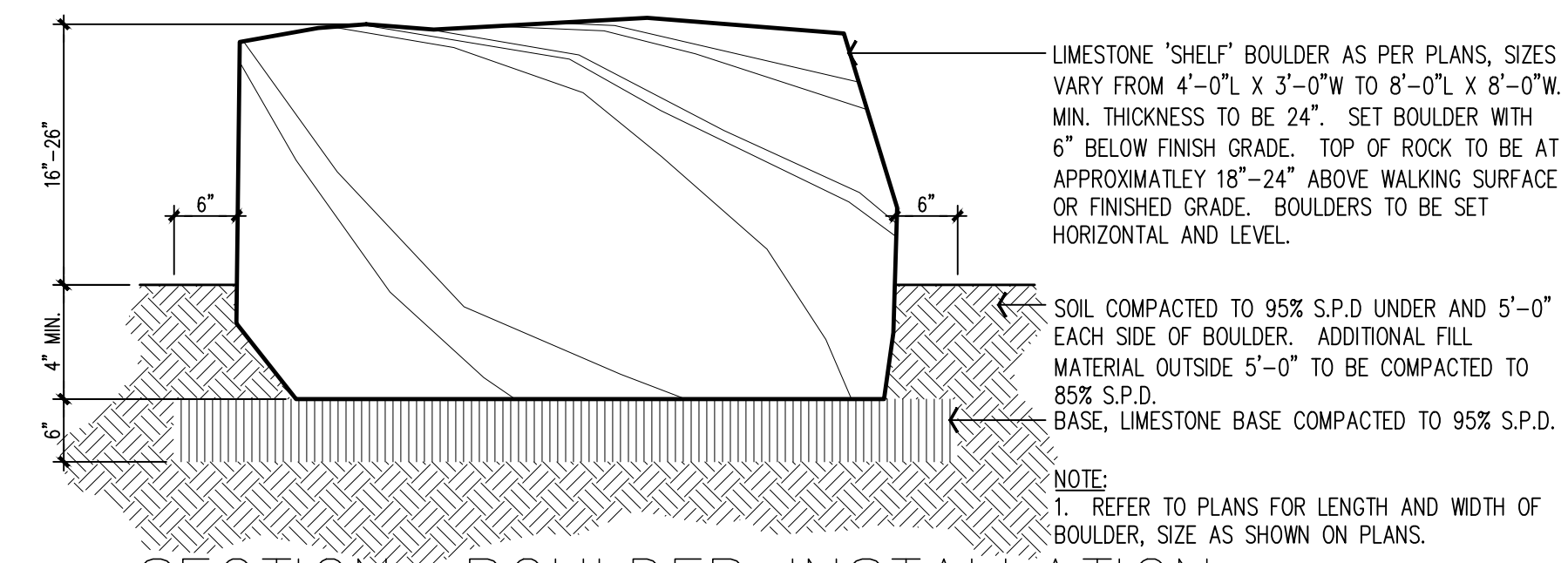
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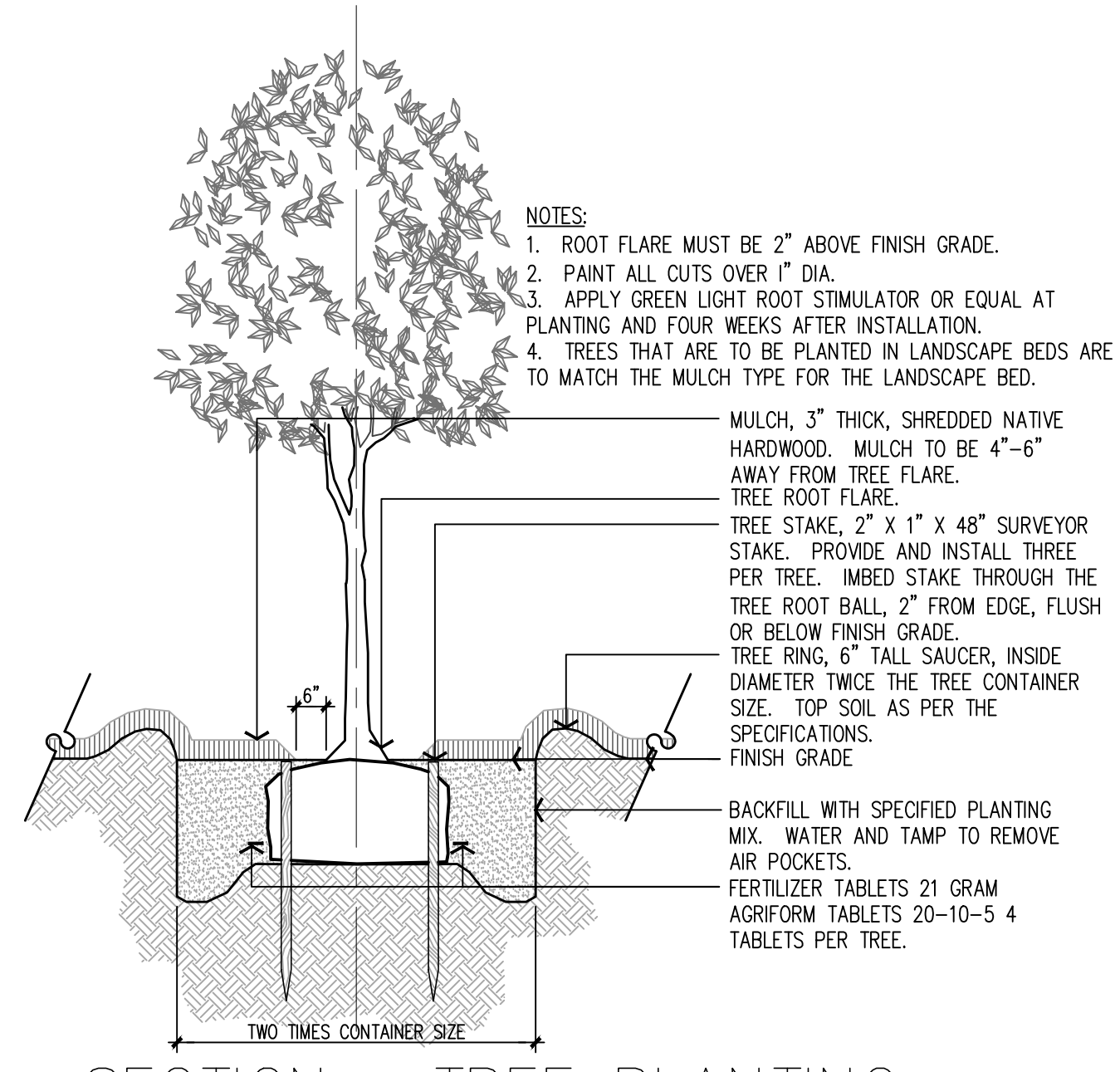
4 PLAN: GROUNDCOVER PLANTING
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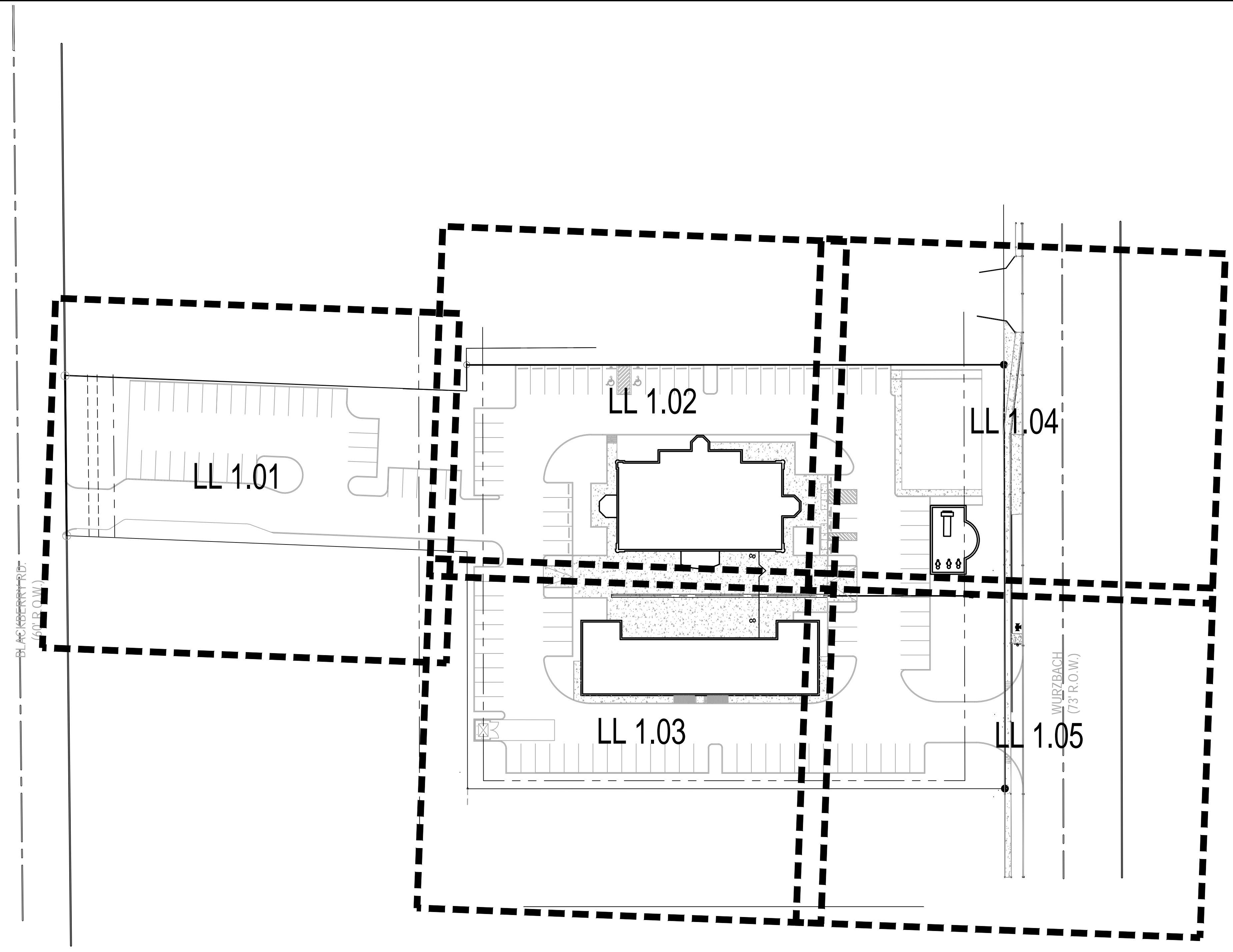
5 SECTION: STEEL EDGING
Scale: 3"=1'-0"



2 SECTION: BOULDER INSTALLATION
Scale: 3/4" = 1'-0"



1 SECTION: TREE PLANTING
Scale: N.T.S.





Waller H. Heard
07.31.25

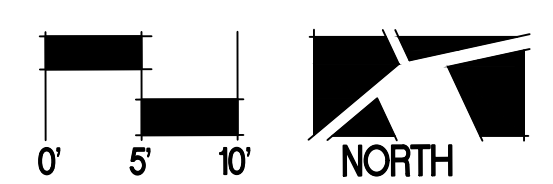


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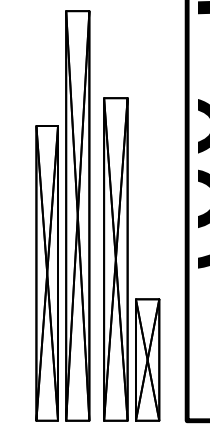
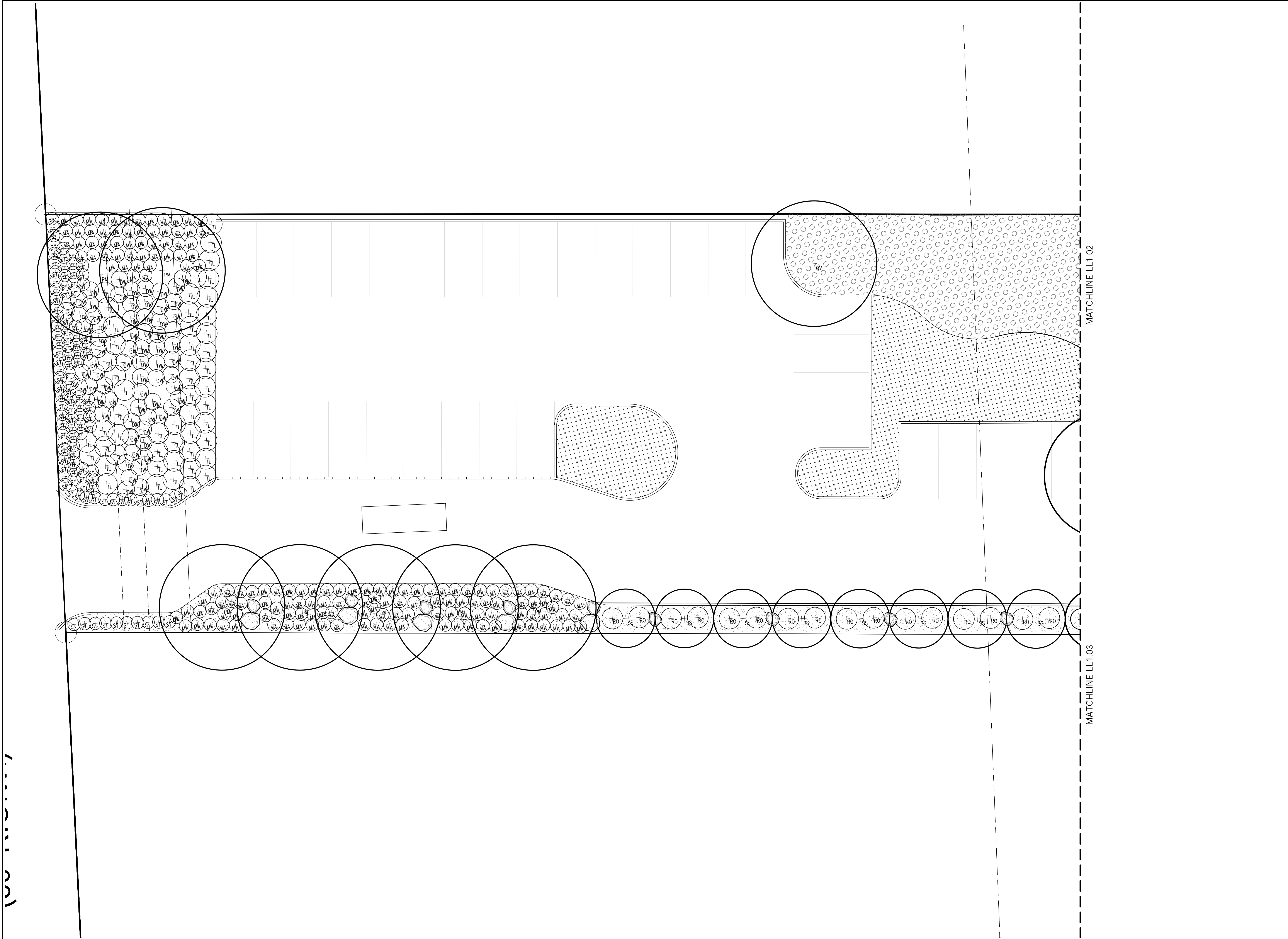
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LANDSCAPE LAYOUT LL 1.01





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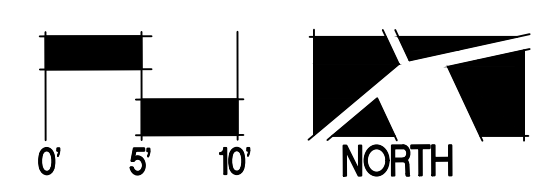


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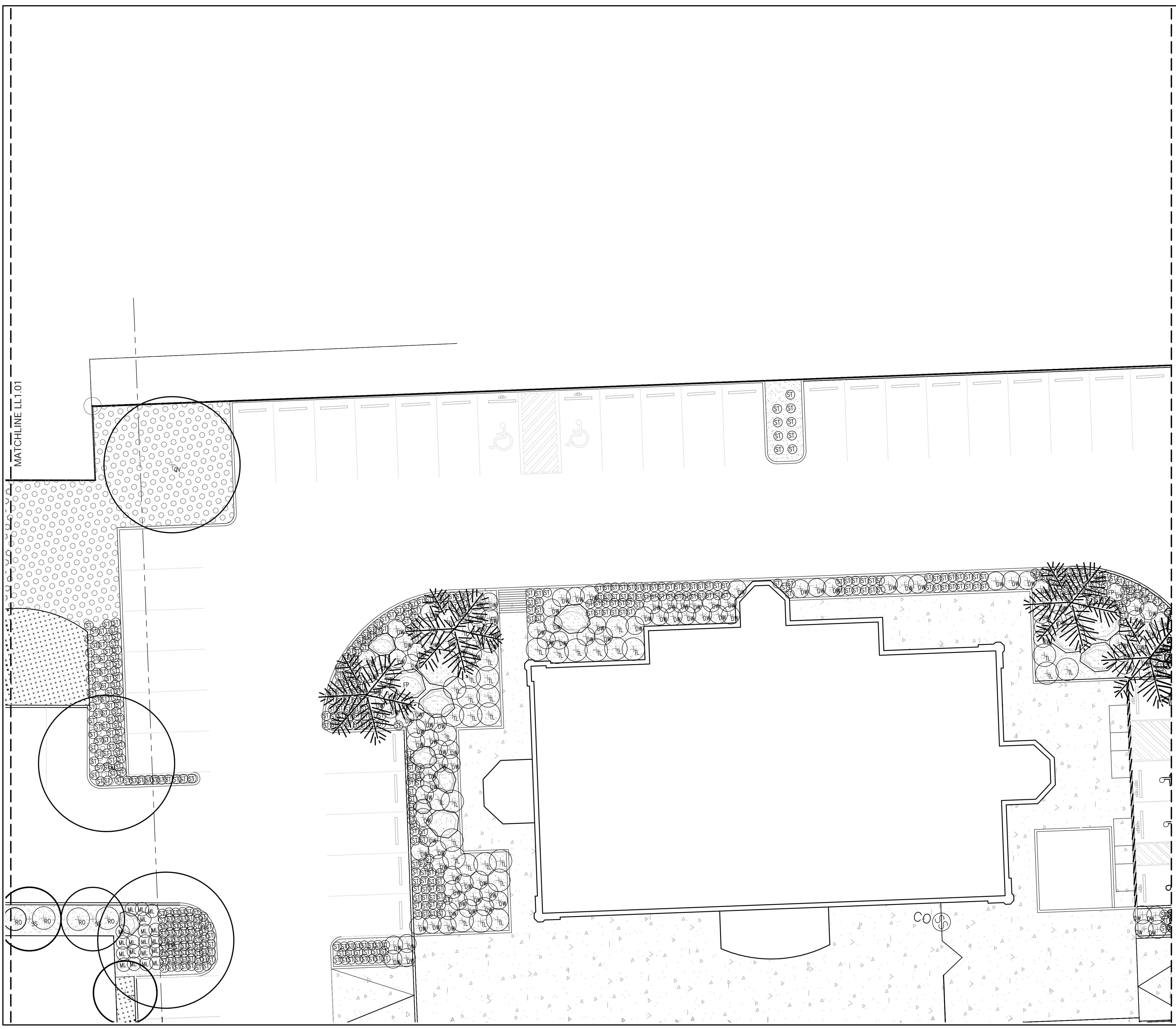
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LANDSCAPE LAYOUT LL 1.02





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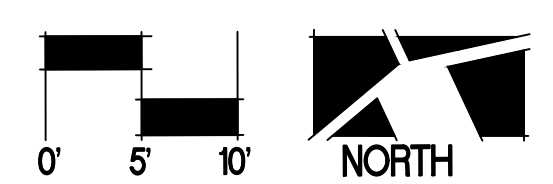


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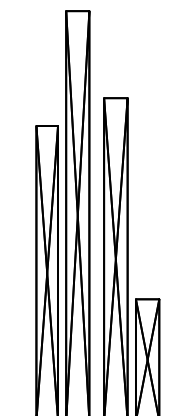
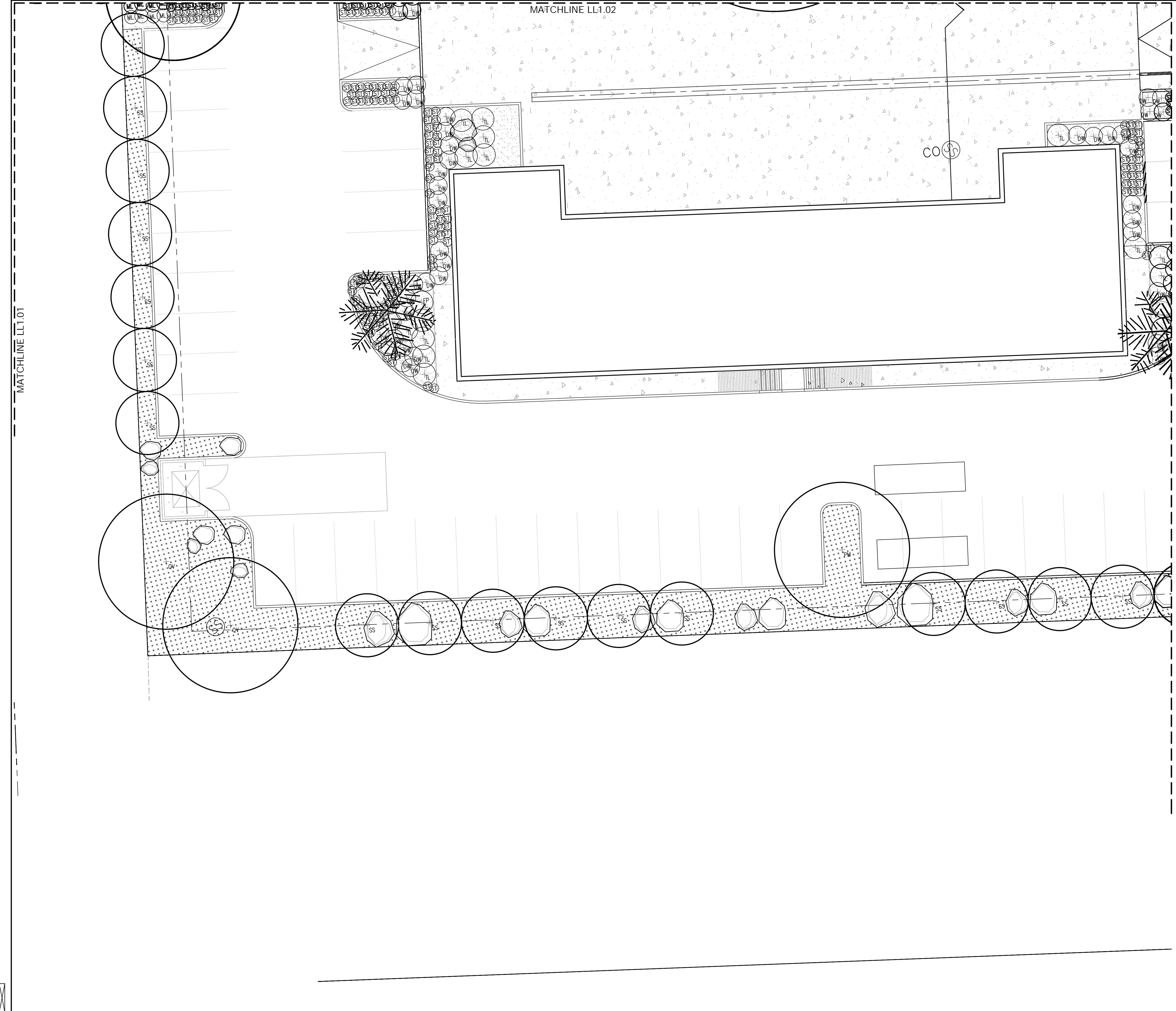
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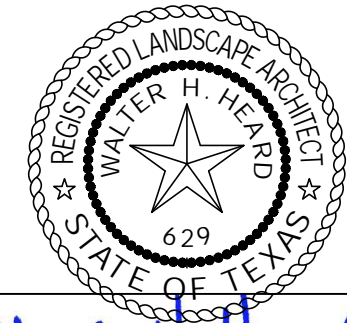
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LANDSCAPE LAYOUT LL 1.03





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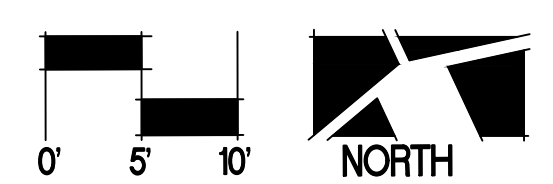


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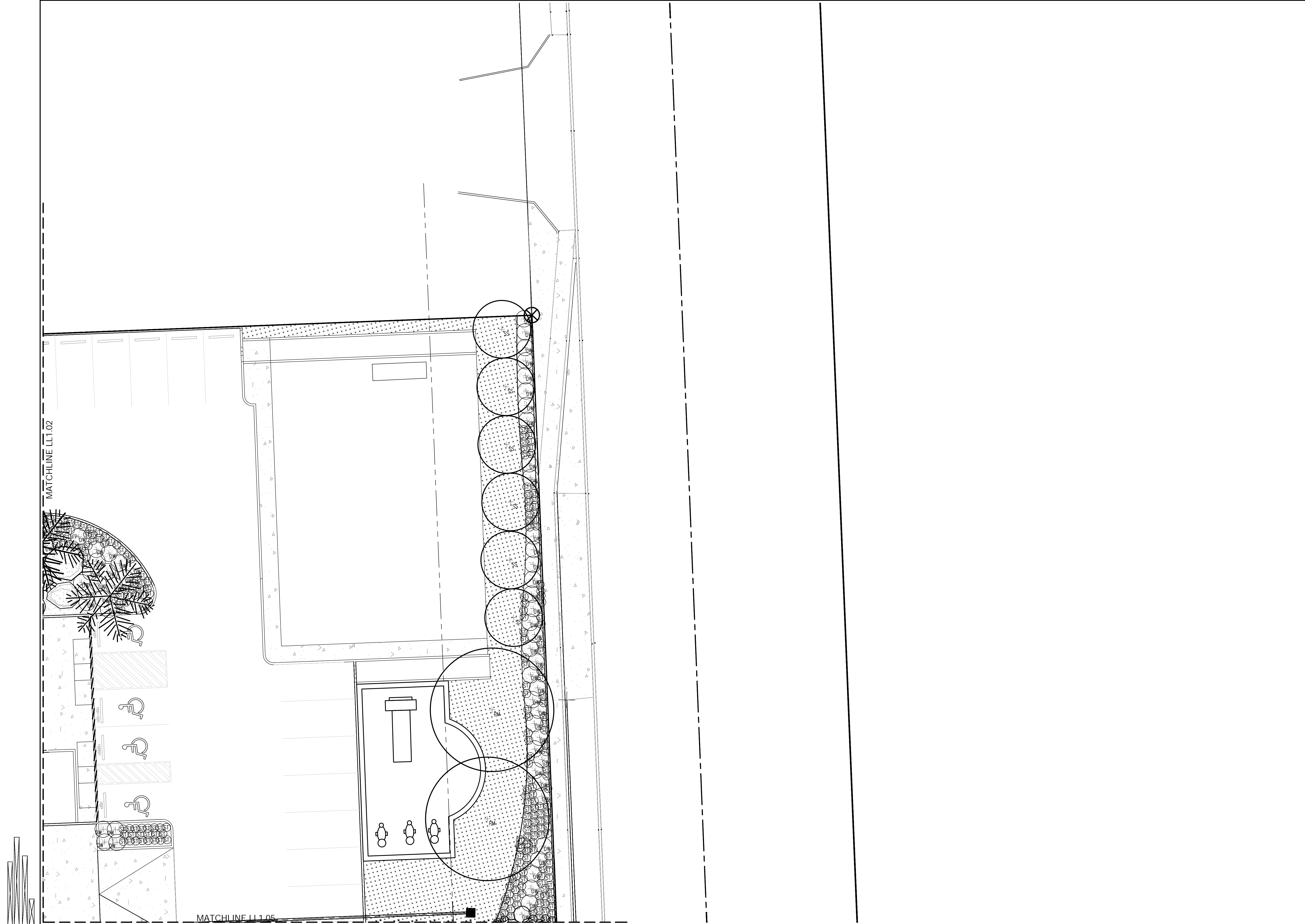
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LANDSCAPE LAYOUT LL 1.04





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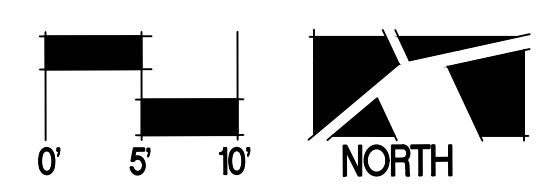


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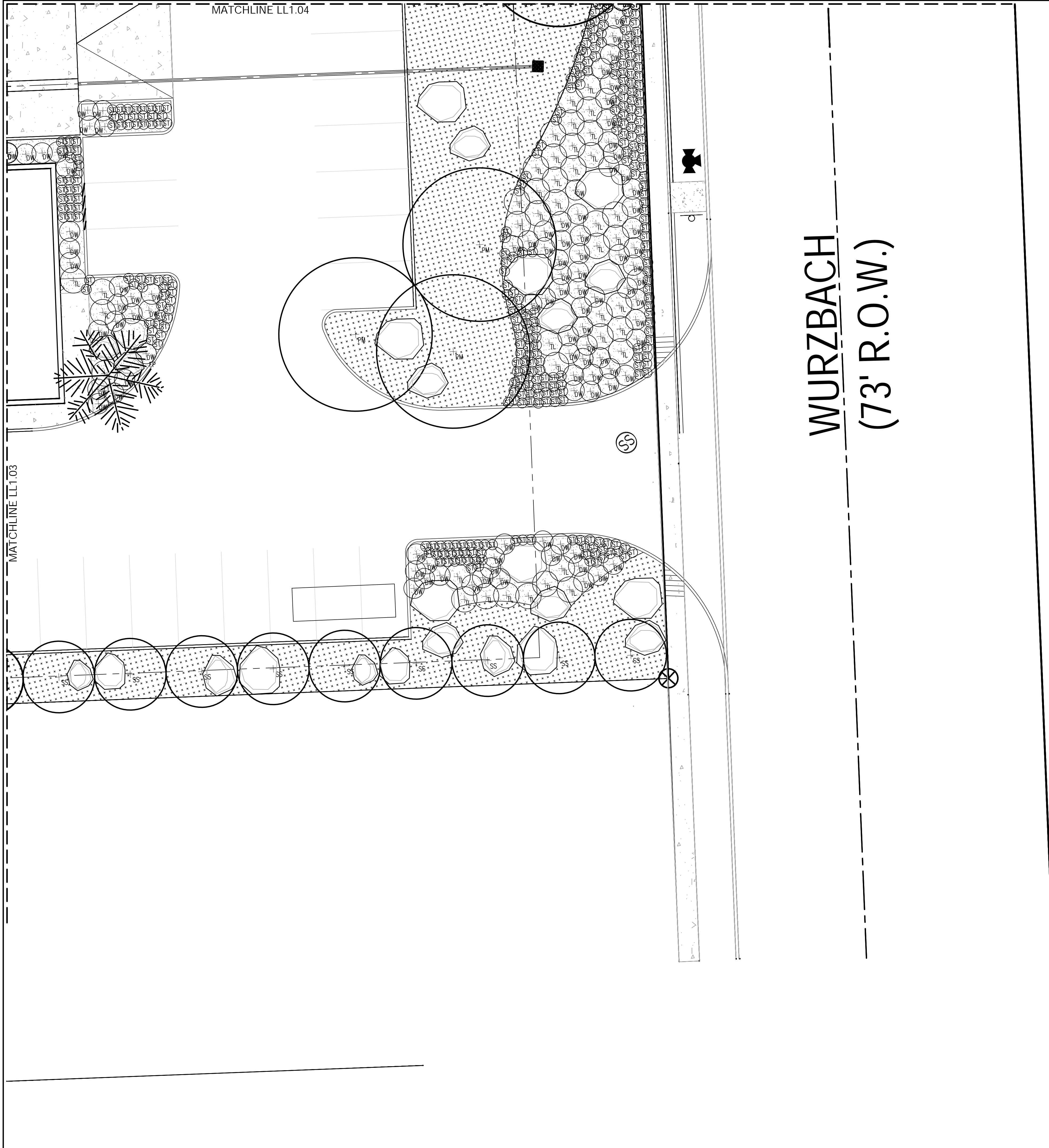
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LANDSCAPE LAYOUT LL 1.05



WURZBACH (73' R.O.W.)



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07.31.25

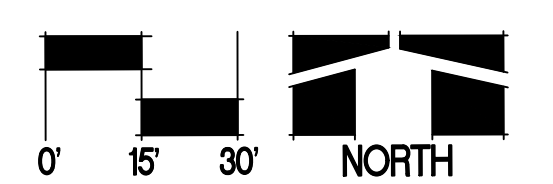


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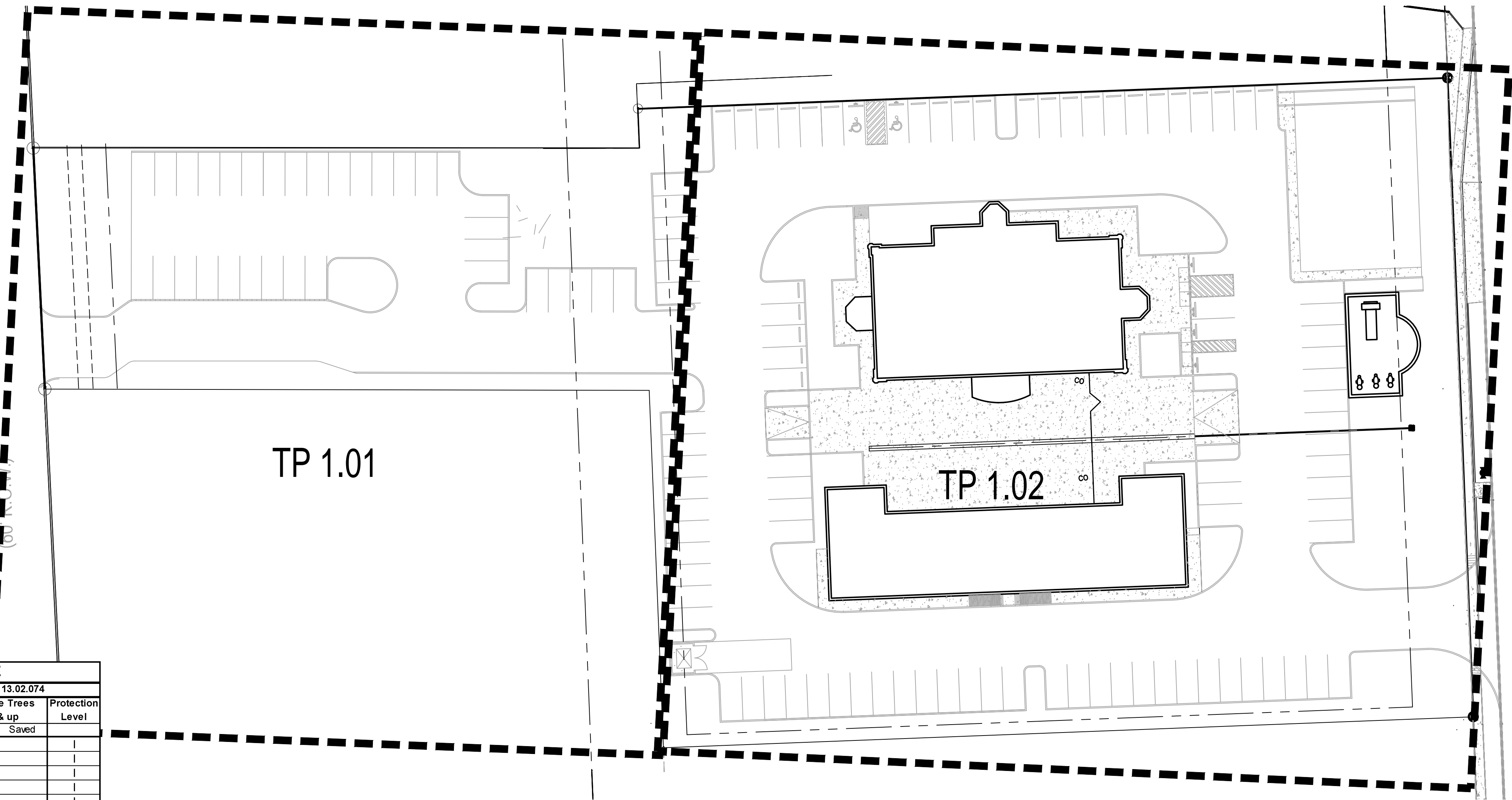


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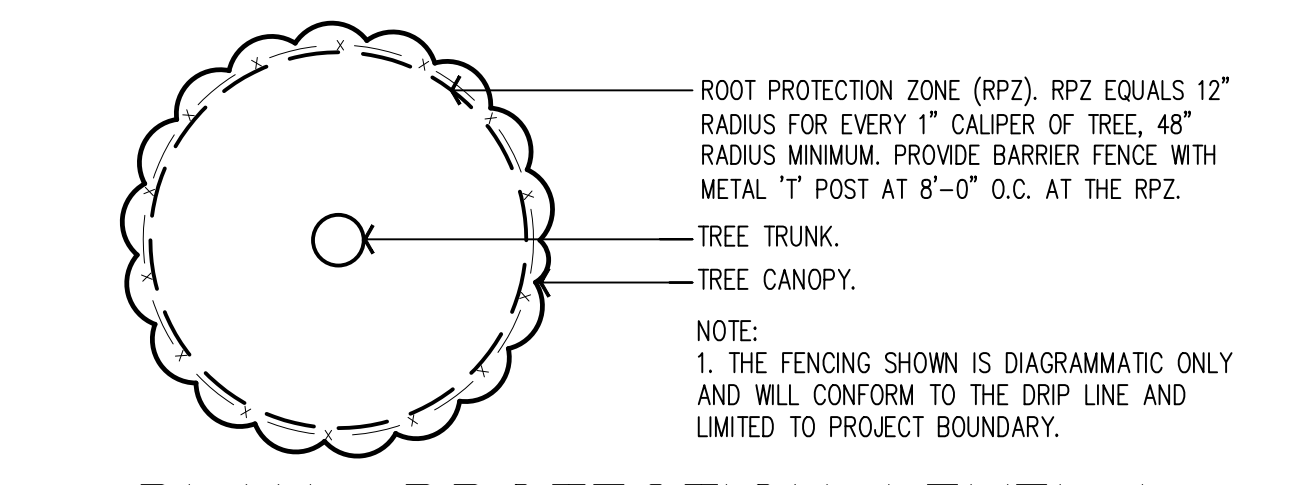
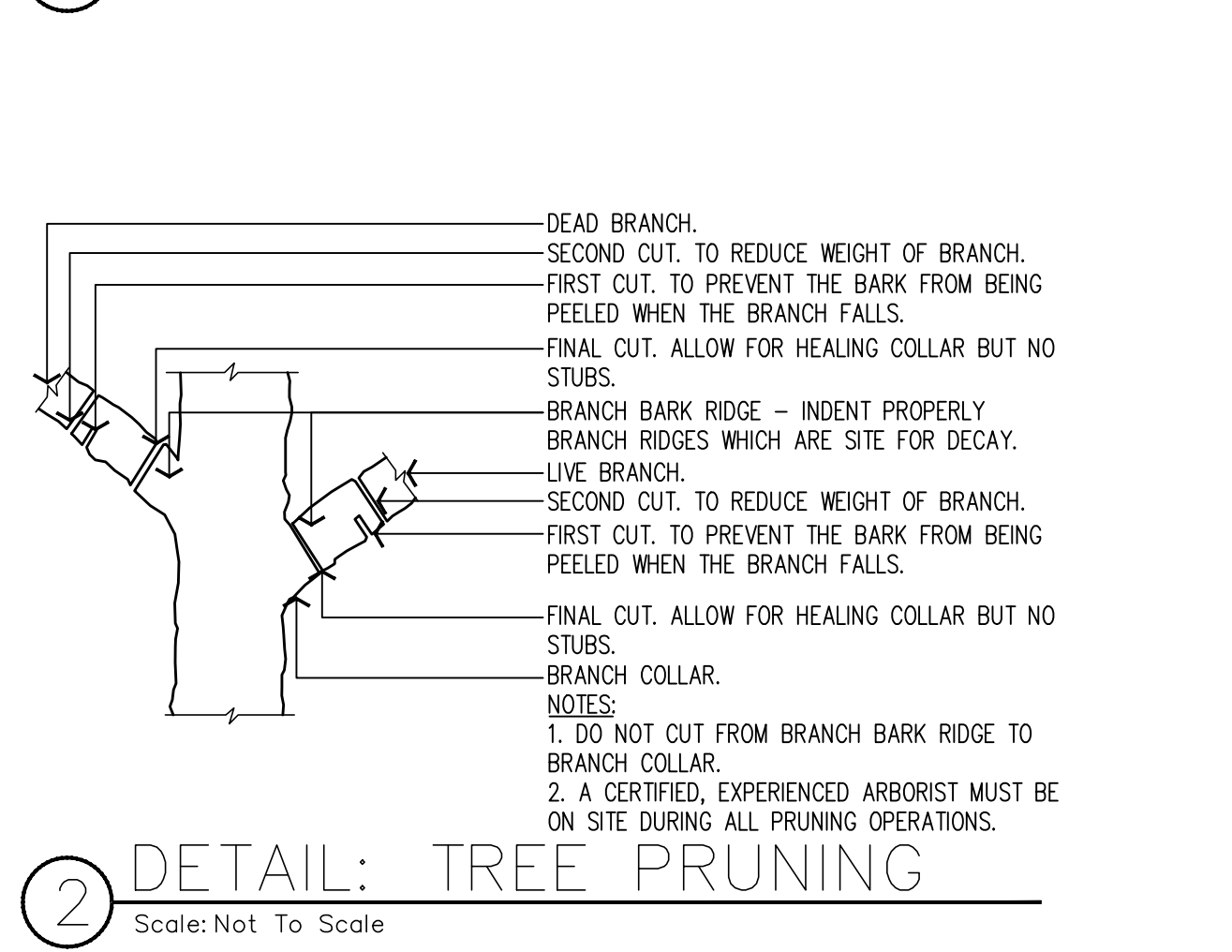
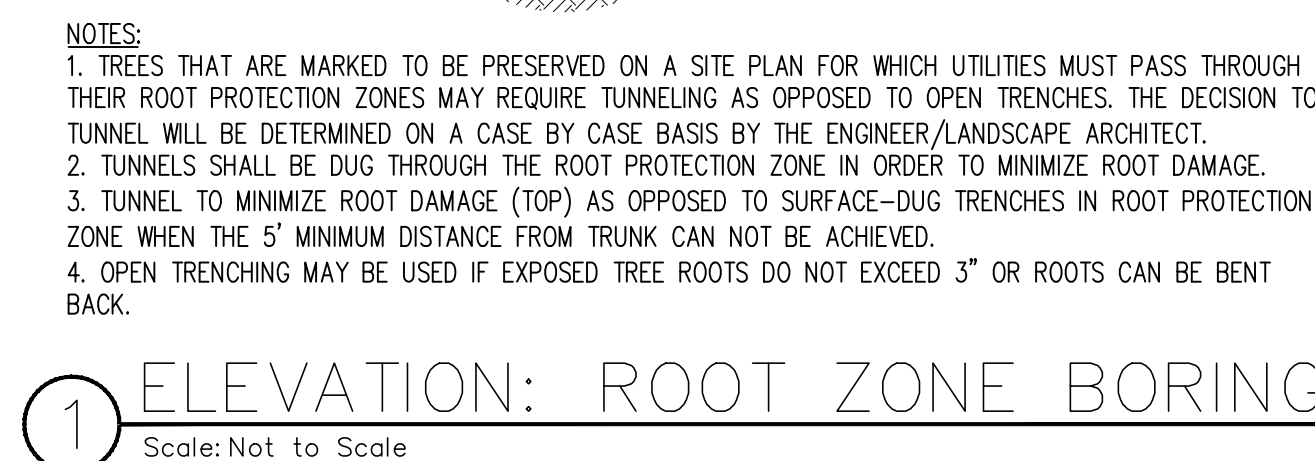
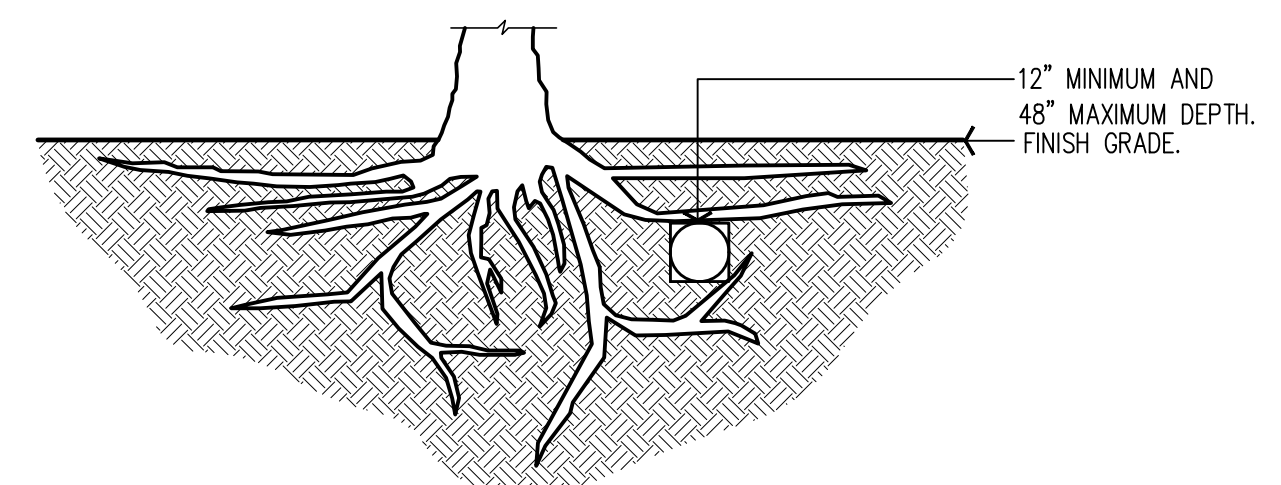
OVERALL LANDSCAPE LAYOUT LL 1.00

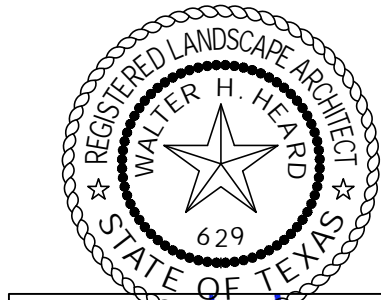
TREE PRESERVATION NOTES:

- EXISTING TREES DENOTED ON THIS PLAN WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PRESERVED WHERE POSSIBLE. NO TREES ARE TO BE REMOVED PRIOR TO APPROVAL FROM THE LANDSCAPE ARCHITECT. THE CONTRACTOR IS TO STAKE THE PROPOSED IMPROVEMENTS AND TRAIL ALIGNMENT FOR REVIEW BY THE LANDSCAPE ARCHITECT AND CITY OF LEON VALLEY DEVELOPMENT SERVICES TREE INSPECTOR, WHO WILL DETERMINE IF ANY EXISTING TREES ARE TO BE REMOVED. TREES TO REMAIN SHALL BE PROTECTED AS NOTED IN THE TREE INVENTORY. EXISTING TREES OUTSIDE THE LIMITS OF CONSTRUCTION ARE TO BE PRESERVED FROM ANY DAMAGE BY THE CONTRACTOR. ANY TREES DAMAGED BY THE CONTRACTOR WILL BE REPLACED AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- ORANGE MESH BARRIER FENCE SHALL BE ERECTED AT THE LIMITS OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. THE FENCING WILL ALSO BE ERECTED AROUND THE ROOT PROTECTION ZONE (RPZ) OF TREES THAT ARE TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION. THE RPZ SHALL BE DETERMINED BY THE TREE SIZE (RECOMMENDED 12" RADIUS FROM THE TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 6" ABOVE GROUND) WITH A MINIMUM OF 30' RADIUS. FENCE TREE GROUPS WHERE POSSIBLE.
- NO WORK SHALL BEGIN WHERE THE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC. NO FILL, EQUIPMENT, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS.
- ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO LIVE OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY AND PAINTED.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
- ALL TREES CLEARED FOR CONSTRUCTION WILL BE CHIPPED ON SITE AND THE CHIPPED MATERIAL WILL BE SPREAD IN A 2" THICK LAYER OVER BARE SOIL ADJACENT TO THE IMPROVEMENTS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR REMOVED FROM SITE.
- ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND/OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.
- EXISTING UNDERSTORY VEGETATION IS TO BE PRESERVED WHEREVER POSSIBLE.
- NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE LANDSCAPE ARCHITECT'S DIRECTION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED DURING CONSTRUCTION.
- NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
- ACCESS TO FENCED AREAS WILL ONLY BE PERMITTED WITH APPROVAL OF LANDSCAPE ARCHITECT OR CITY INSPECTOR.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
- ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
- SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
- TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE PROJECT LIMITS, CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING REQUIRED DURING CONSTRUCTION SHALL BE COMPLETED BY A CITY OF LEON VALLEY TREE MAINTENANCE LICENSED CONTRACTOR ONLY AFTER APPROVAL FROM THE INSPECTOR.
- TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A LICENSED TREE MAINTENANCE PROFESSIONAL THROUGHOUT THE PROJECT PER CITY OF LEON VALLEY ORDINANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TREES AND UNDERSTORY AS NECESSARY, WHETHER SHOWN OR NOT IN THE PLANS, TO INSTALL THE IMPROVEMENTS AS SHOWN IN THE PLANS. THE CONTRACTOR IS TO COORDINATE ALL TREE PRESERVATION AND REMOVAL WITH CITY OF LEON VALLEY DEVELOPMENT SERVICES PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID TO ACCOUNT FOR ALL TREE REMOVAL IN THEIR BID.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES AS PER THE TREE PRESERVATION PLAN WHILE ACCESSING THEIR WORK AREAS AND STAGING. THE CONTRACTOR IS RESPONSIBLE FOR ALL TREE PROTECTION MEASURES AS PER THE TREE PRESERVATION PLAN AND NOTES WITHIN THEIR IMMEDIATE WORK AREAS AND AS PER THE REQUIREMENT OF THE CITY OF LEON VALLEY'S DEVELOPMENT SERVICES.



TREE INVENTORY - RAHMANI MOSQUE						
City of Leon Valley Tree Preservation Ordinance Section 13.02.074						
	Species	Significant Trees 6" - 23.99"		Heritage Trees 24" & up		Protection Level
		Removed	Saved	Removed	Saved	
1	HUISACHE		14			I
2	OAK		8			I
3	OAK		6			I
4	OAK		4			I
5	OAK		6			I
6	OAK		6			I
7	OAK		6			I
8	HACKBERRY	16				REMOVE
9	OAK		20			I
10	OAK		20			I
11	OAK		12			I
12	OAK		12			I
13	OAK		10			I
14	OAK		12			I
15	OAK		6			I
16	OAK		6			I
17	OAK			24		I
18	OAK		6			I
19	OAK		8			I
20	OAK		6			I
21	OAK		6			I
22	OAK		6			I
23	OAK		6			I
24	OAK		6			I
25	OAK		6			I
26	OAK	6				REMOVE
27	OAK		6			I
28	MESQUITE		6			I
29	OAK	6				REMOVE
30	OAK	6				REMOVE
31	OAK	6				REMOVE
32	OAK	6				REMOVE
33	MESQUITE	10				REMOVE
34	MESQUITE		6			I
35	OAK			30		REMOVE
36	OAK	18				REMOVE
37	OAK	12				REMOVE
38	OAK			36		REMOVE
39	OAK	8				REMOVE
40	OAK	6				REMOVE
41	MESQUITE	6				REMOVE
42	MESQUITE			24		REMOVE
43	OAK			24		I
44	MESQUITE	12				REMOVE
45	PERSIMMON	6				REMOVE
46	OAK		20			REMOVE
47	OAK	10				REMOVE
48	PERSIMMON	6				REMOVE
49	OAK			30		REMOVE
50	OAK		20			I
51	MESQUITE	14				REMOVE
52	OAK			24		I
53	OAK		16			I
54	OAK	12				REMOVE
55	OAK			30		REMOVE
Sub. Tot. Inches=		166	272	150	72	
Total inches by category=			438		222	
Preservation percentage=			38%		68%	
Mitigation required=		1 to 1	166	3 to 1	450	





Walter H. Heard
07.31.25

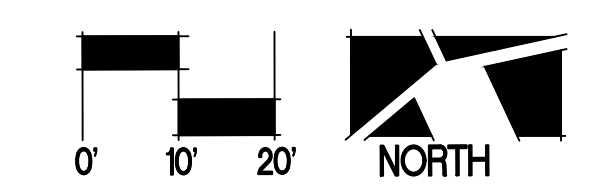


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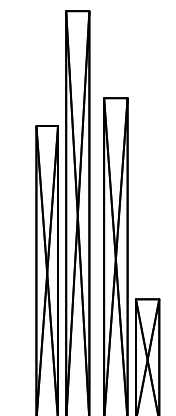
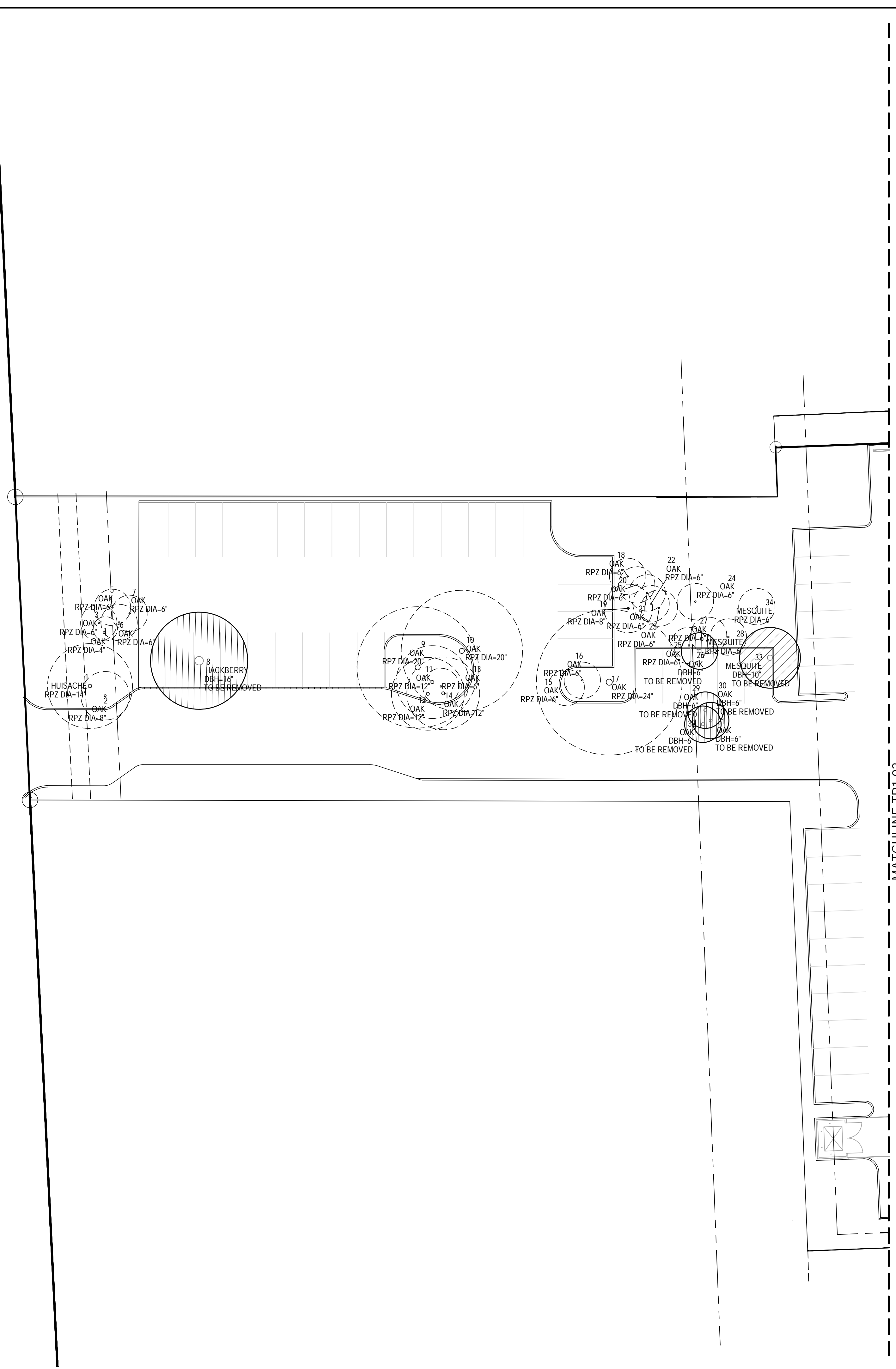


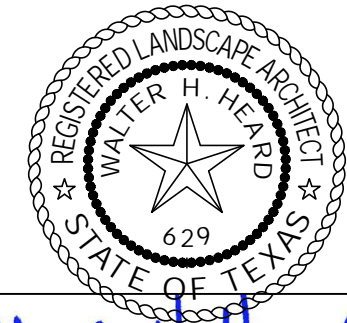
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TREE PRESERVATION LAYOUT TP 1.01

BLACKBERRY RD.
(60' R.O.W.)

MATCHLINE TP1.02





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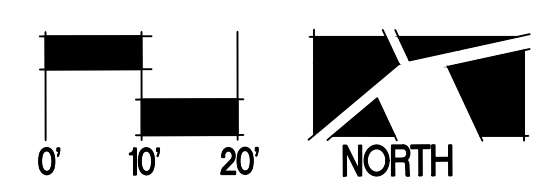


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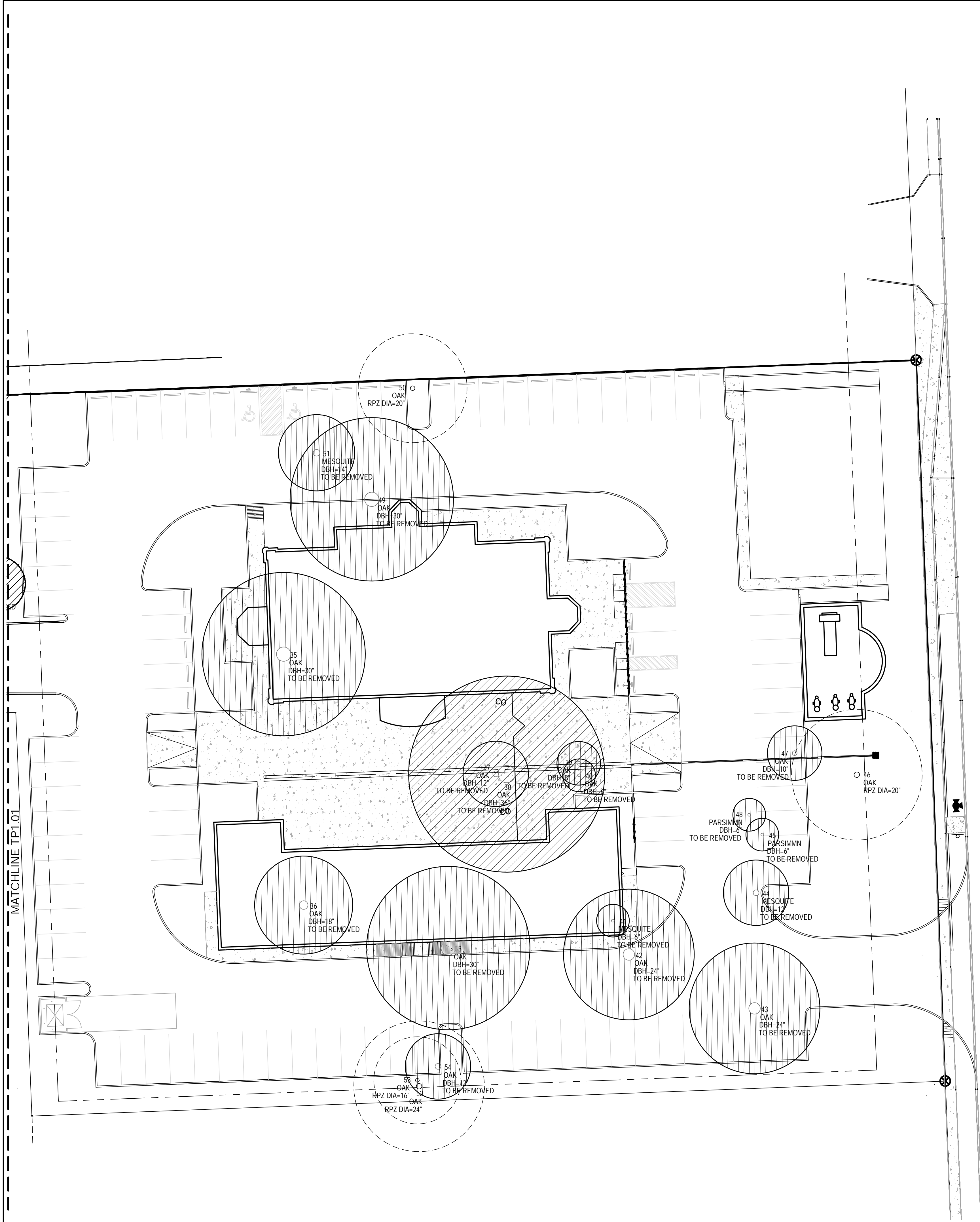
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TREE PRESERVATION LAYOUT TP 1.02



Rhamani Tree Ordinance - Variance Request

Removal

Type	Size
Persimmon	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Mesquite	6
Persimmon	6
Oak	8
Mesquite	10
Oak	10
Oak	12
Oak	12
Mesquite	12
Mesquite	14
Hackberry	16
Oak	18
Mesquite	24 Heritage
Oak	24 Heritage
Oak	30 Heritage
Oak	30 Heritage
Oak	30 Heritage
Oak	36 Heritage
Total	340

Removal	340
Replace	152
Balance	188
188x100	\$18,800.00

Saved

Type	Size
Oak	4
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Mesquite	6
Mesquite	6
Oak	8
Oak	10
Oak	12
Oak	12
Oak	12
Huisache	14
Oak	16
Oak	20
Oak	20
Oak	20
Oak	20
Oak	20
Oak	24
Oak	24
Total	320

Replacement

Type	Total Inches
Oak	20
Mountain Laurel	80
Mexican Sycamore	52
Total	152



**CITY OF LEON VALLEY
A TREE VARIANCE**

Rahmani Masjid & Learning Center, applicant, Project Number PZ-2026-8, is hereby granted 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.

The City Council of the City of Leon Valley voted approval of the above variance on the 21st day of April 2026.

Chris Riley
Mayor

Attest:

Sandra Passailaigue, TMRC
City Secretary

PZ-2026-8

Tree Mitigation Variance Request

5307 Wurzbach Road

Michael Gallardo
Planning and Zoning Director
City Council Meeting
April 21, 2026

Summary

- Question

- Should the Council grant a Tree Mitigation Variance to Allow the Removal of six (6) Heritage, three (3) Medium, and six (6) Large Trees, and Allow 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.

- Options

- Grant the variance
- Deny
- Other

- Declaration

- At Council's discretion - tree removal will accommodate orderly development of area.

Background

- The Tree Mitigation Plan proposes to maintain 48% of the existing 660 caliper inches of trees.
- Tree Mitigation fees in the amount of \$18,800 would be due to the City. They are requesting a reduction request for variance of \$15,800 and only pay \$3,000 for fee-in-lieu.

Mitigation Summary

{Section}.72.

Removal	340
Replace	152
Balance	188
188x100	\$18,800.00

Rhamani Tree Ordinance - Variance Request	
Removal	
Type	Size
Persimmon	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Mesquite	6
Persimmon	6
Oak	8
Mesquite	10
Oak	10
Oak	12
Oak	12
Mesquite	12
Mesquite	14
Hackberry	16
Oak	18
Mesquite	24 Heritage
Oak	24 Heritage
Oak	30 Heritage
Oak	30 Heritage
Oak	30 Heritage
Oak	36 Heritage
Total	340

Mitigation Summary

Replacement	
Type	Total Inches
Oak	20
Mountain Laurel	80
Mexican Sycamore	52
	152

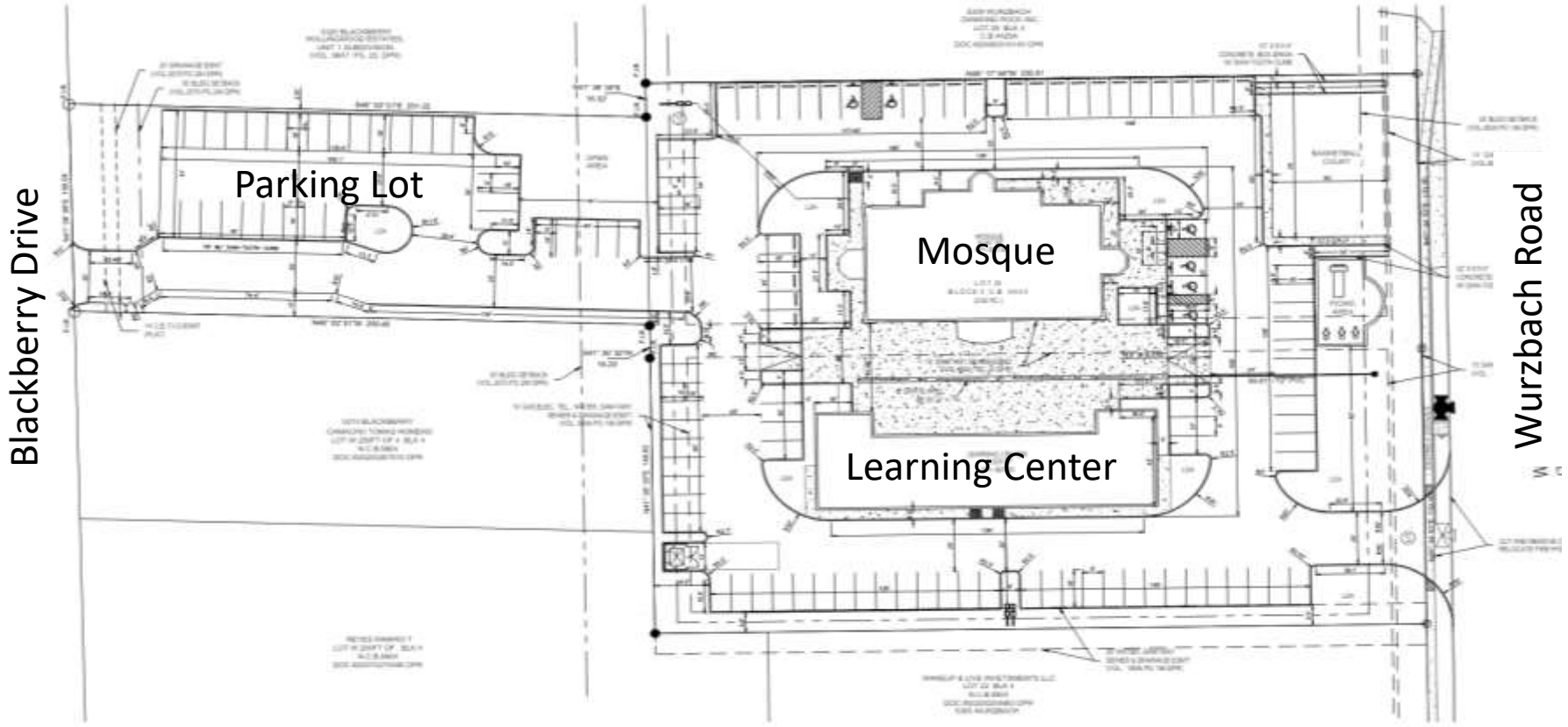
Saved	
Type	Size
Oak	4
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	8
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Oak	6
Mesquite	6
Mesquite	6
Oak	8
Oak	10
Oak	12
Oak	12
Oak	12
Huisache	14
Oak	16
Oak	20
Oak	20
Oak	20
Oak	20
Oak	24
Oak	24
	320

Aerial View

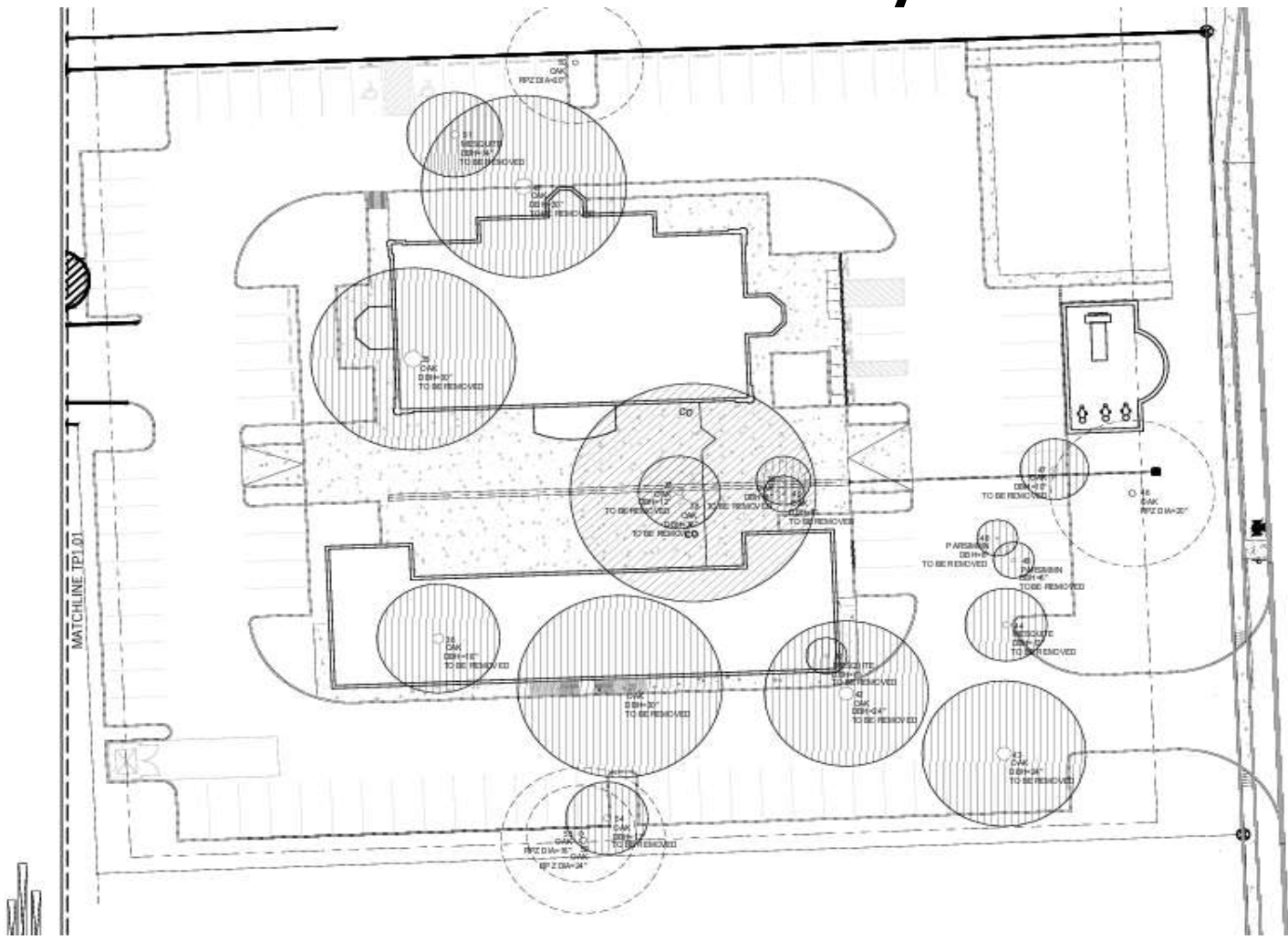


Site Plan

{Section}.72.



Tree Survey



Tree Survey



Tree survey



Code Requirements

- City Code mandates that for each medium tree removed, 1 tree of 6” or more in diameter be planted and for each large tree, 1 tree of 8” or more in diameter be planted
- City Code prohibits the removal of any heritage trees, regardless of species
- Per Code up to 25% of required trees may be mitigated rather than preserved, unless insufficient land area exists to plant the required total caliper width of replacement trees, then “cash in lieu of” amount may be increased up to 50% of the required replacement tree amount
- Applicant is keeping 48% of trees on the site.

Code Requirements

- City Code states:
 - Variances may be granted after consideration and approval of the City Council, where a literal enforcement of the provision of the Article will result in unnecessary hardship
 - No variance may be granted unless:
 - Such variance will not be contrary to the public interest;
 - Such variance will be in harmony with the spirit and purposes of the article;
 - The variance sought is due to unique circumstances existing on the property, and the unique circumstances were not created by the owner of the property and are not merely financial;
 - The variance will not substantially weaken the general purposes of the Tree Preservation Ordinance.

Tree and Landscape Design



Tree and Landscape Design



Fiscal Impact

- Tree mitigation fees in the amount of \$3,000.00 will be paid into the Tree Mitigation Fund
- This fund is restricted to supporting additional tree planting at approved sites in Leon Valley
- The granting of this variance would facilitate the development of a Mosque and Learning Center, which may increase sales tax revenue as parishioners shop in Leon Valley.

Recommendation

- At the discretion of the City Council

Goals

- *Environment:*

To promote a cleaner, healthier, and more sustainable future for Leon Valley by implementing eco-friendly initiatives, conserving natural resources, and reducing the city's environmental footprint.

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and City Council

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Consider Approval of an Application for a BYOB Permit for Staging Post located at 6150 Wurzbach Road – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

This item is to consider approving an application for a BYOB permit for Staging Post located at 6150 Wurzbach Road. Ordinance 2023-24 requires the City Council to approve the application before a permit can be issued. Chapter 4 Business Regulations, Article 4.03 Alcoholic Beverages, Division 3. Bring Your Own Bottle (BYOB) Establishments, Sections 4.03.041-4.03.045 states:

- “(a) A person shall obtain a permit issued by the Department before the person may operate a BYOB venue. A BYOB establishment may operate for a period no longer than 90 days, and under special circumstances.
- (b) The Director must take all approved BYOB permit applications directly to the City Council for approval
- (c) If approved by the City Council, the business must apply for an alcoholic permit, and it must be fully displayed at the approved establishment.”

The Code further states that the Planning and Zoning Director must approve the application prior to its submittal to the City Council. The Director will deny the application if the applicant is under the age of 21, if a previous TABC permit had been cancelled or suspended within the preceding 12 months, if the applicant provided incomplete or incorrect information on the application, and if the owner or operator has been convicted of a criminal offense.

The background investigations have been completed, the application is complete, and there are no other outstanding issues with the application.

STAFF COMMENTS

The background investigations have been completed, the application is complete, and there are no other outstanding issues with the application.

FISCAL IMPACT

The applicant paid all fees associated with the BYOB application.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE NO. 2023-24

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING THE AMENDING OF THE LEON VALLEY CODE OF ORDINANCE, CHAPTER 4 BUSINESS REGULATIONS, ARTICLE 4.03 ALCOHOLIC BEVERAGES, BY ADDING DIVISION 3. BRING YOUR OWN BOTTLE (BYOB) ESTABLISHMENTS, SECTIONS 4.03.041-4.03.045 TO REQUIRE A PERMIT; AMENDING APPENDIX A, ARTICLE A1700 MISCELLANEOUS FEES BY ADDING SECTION A17.011 BYOB PERMIT; REPEALING ALL ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; SAVINGS; AN EFFECTIVE DATE; NOTICE OF OPEN MEETING CLAUSES AND PROVIDING FOR A PENALTY.

WHEREAS, Chapter 51 of the Local Government Code grants the City the authority to adopt an ordinance or rule that is for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and is necessary or proper for carrying out a power granted by law to the municipality;

WHEREAS, The City of Leon Valley City Council wishes to update Chapter 4 Business Regulations, Article 4.03 Alcoholic Beverages by adding Division 3. Bring your own bottle (BYOB) Establishments, Sections 4.03.041-4.03.045 governing Bring Your Own Beer (BYOB) establishments within City Limits;

WHEREAS, The City of Leon Valley City Council believes that it is in the best interest of the citizens of Leon Valley and to the general public that an establishment, who does not possess a TABC license, be allowed to operate a BYOB establishment within City limits;

WHEREAS, The City of Leon Valley City Council hereby authorizes the use of BYOB permit to allow a BYOB establishment to operate for a limited time and under special circumstances;

WHEREAS, the City Council has established fees for a variety of City services, has from time to time amended the Fee Schedule as needed to cover the cost of services provided in accordance with the City's authority under state law, and has codified the Fee Schedule as Appendix A of the Code of Ordinances of the City ("Fee Schedule");

WHEREAS, having reviewed the fees for a BYOB Permit, the City Council has determined those fees to be reasonable, commensurate with the services provided, are not excessive, and are necessary fees for the services provided to Leon Valley citizens;

WHEREAS, the City Council further finds and determines that the amendments adopted hereby serve to benefit the health, safety, and welfare of the citizens of the City of Leon Valley; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, THAT:

SECTION 1. All the above premises are hereby found to be the true and correct legislative and factual findings of the City of Leon Valley and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION 2. Chapter 4 Business Regulations, Article 4.03 Alcoholic Beverages, Division 3. Bring Your Own Bottle (BYOB) Establishments, Sections 4.03.041-4.03.04 shall read as follows:

Division 3. Bring Your Own Bottle (BYOB) Establishments

Sec.4.03.041 - Short Title and Purpose

- (a) This division may be known and cited as "BYOB Establishments."
- (b) The purpose of this division is to protect the welfare of the citizens of the City of Leon Valley by monitoring and regulating BYOB businesses. To this end, this division establishes a permit program for BYOB businesses, imposes regulations of business operations of BYOB businesses, and imposes civil and criminal penalties for violations of this division by BYOB businesses.

Sec.4.03.042 – Definitions

Unless the particular provision or the context otherwise requires, the definitions and provisions contained in this section shall govern the construction, meaning and application of words and phrases used in this division.

- (a) It is a common practice for an establishment that is open to the public, not licensed or permitted by the Texas Alcoholic Beverage Commission to sell or serve alcoholic beverages to allow its patrons to bring their own alcoholic beverages onto the premises for possession or consumption. This practice is often referred to as "BYOB," an acronym for "bring your own bottle."
- (b) In this division:

Alcoholic Beverage has the meaning assigned by the Texas Alcoholic Beverage Code.

BYOB Permit means a permit, issued pursuant to this division, to operate a BYOB venue.

BYOB venue or Event means an establishment to which this division applies, as prescribed by Sec.4.03.043.

Department means the Planning and Zoning Department of the City of Leon Valley.

Director means the Director of the Planning and Zoning Department or designated agent.

Premises means the grounds and all buildings, vehicles, and appurtenances pertaining to the grounds, including any adjacent premises if they are directly or indirectly under the control of the same person.

Public Place means any place accessible by the public, a business or public facility, a way or place, of whatever nature, opened to use of the public as a matter of right, or for purposes of vehicular travel as a street, or in the case of a sidewalk thereof, for pedestrian travel.

Restaurant means an establishment engaged in the preparation and retail sale of food and beverages for on-premise consumption or in a ready-to-consume state. To qualify as a restaurant under this chapter, the establishment must produce at least 80% of its total revenue, exclusive of tips and gratuities, from the provision of food service.

Sec.4.03.043 Applicability

- (a) Except as provided in (b) below, this division applies to an establishment that:
 - (1) Is not licensed or permitted by the Texas Alcoholic Beverage Commission to sell or serve alcoholic beverages; and
 - (2) Allows patrons to bring alcoholic beverages onto the premises for possession and consumption.
- (b) This chapter division does not apply to:
 - (1) A residence;
 - (2) An establishment operated by a governmental entity;
 - (3) A private club, as defined by the Texas Alcoholic Beverage Code;
 - (4) A fraternal or veteran's organization, as defined by the Texas Alcoholic Beverage Code;
 - (5) A college and university use;
 - (6) A religious assembly use;
 - (7) A restaurant;
 - (8) A licensed farmer's market;
 - (9) A banquet hall; or
 - (10) A theater use.

Sec.4.03.044 Notice

- (a) Official mailed notice shall be by certified tracking.

- (b) Notice to a permit holder may be delivered to the manager at the BYOB venue and is effective on delivery.

Sec.4.03.044 Administrative Rules

The Director shall adopt administrative rules to implement, administer, and enforce this chapter.

Sec.4.03.045 Permit Required

- (a) A person shall obtain a permit issued by the Department before the person may operate a BYOB venue. A BYOB establishment may operate for a period of no longer than 90 days, and under special circumstances.
- (b) The director must take all approved BYOB permit applications directly to the City Council for approval.
- (c) If approved by the City Council, the business must apply for an alcoholic permit from the City, and it must be fully displayed at the approved establishment.

Sec.4.03.045 Permit Approval

- (a) The Planning and Zoning Director shall approve a permit application if the director determines that the applicant and the proposed BYOB establishment meets the requirements of this section.
- (b) The director shall deny a permit application if the director determines that:
 - 1. The applicant is under the age of 21 years;
 - 2. Any owner, operator, employee, and/or staff member had a TABC permit that was involuntarily cancelled or suspended within the preceding 12-month period;
 - 3. The applicant provided incorrect or incomplete information on the application; or
 - 4. The owner or operator of the BYOB establishment has been convicted of a criminal offense.
- (c) The director shall give written notice of a denial of an application to the applicant.
 - 1. An applicant may appeal a denial of a permit application to the director in writing within 10 days of notice of denial and request for City Council to overturn the denial. A City Council hearing will require two (2) City Council members to vote to place the item on

the agenda.

2. If denied, an applicant may not re-apply for a period of 12 months.

(d) Permit is not Transferable. A permit issued under this section is not transferable to another person and/or business. Any change in ownership of a BYOB establishment, including, but not limited to, the sale of the BYOB establishment or any ownership interest therein, shall require the purchaser or transferee to submit a permit application.

(e) Permit expiration, renewal.

1. The City Council may only approve a maximum period of 90 days for a permit.

2. The owner shall file an application for permit renewal if they wish to continue operating as a BYOB after 90 days.

3. An establishment may not be granted more than four (4) consecutive permits.

Sec.4.03.045 Permit Revocation

The Planning and Zoning Director may suspend or revoke the permit for good cause. The holder of the permit may appeal the suspension or revocation within ten days of receiving notice to the City Council. The City Council may uphold or overturn the suspension or revocation after notice and public hearing.

Appendix A, Article A1700 Miscellaneous Fees Section A17.011 BYOB establishments shall read as follows:

Sec. A17.011 - BYOB establishments

BYOB establishment permit fee (per application): \$ 50.00.

SECTION 3. REPEALER CLAUSE. The provisions of the Ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent by any other ordinance.

SECTION 4. SEVERABILITY CLAUSE. If any provision, section, sentence, clause, or phrase of this ordinance or application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the

intent of the City Council in adopting, and the Mayor in approving this Ordinance, that no portion thereof or provisions or regulation contained herein shall become inoperative or fall by reason of any unconstitutionally or invalidity of any portion, provision, or regulation.

SECTION 5. SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION 6. EFFECTIVE DATE. This ordinance shall become effective on and after its passage, approval and the meeting of all publication requirements as provided by law.

SECTION 7. NOTICE OF MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 8. PENALTY. Any person who violates any provision of this ordinance shall be guilty of a misdemeanor, and upon conviction shall be fined as provided in Chapter 1. General Provisions, Article 1.01 Code of Ordinances, Section 1.01.009 General penalty for violations of code: continuing violations of the City of Leon Valley Code, and/or applicable state law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this the 1st day of August, 2023.

APPROVED

Chris Riley

CHRIS RILEY
MAYOR

Attest:

Sandra Passailaigue

SAUNDRA PASSAILAIGUE, TRMC, City Secretary



Approved as to Form:

Nicole Warren

NICOLE WARREN, City Attorney

2026-519
BYOB Permit Application
Staging Post
6150 Wurzbach Road

Michael Gallardo
Planning and Zoning Director
City Council Meeting
April 21, 2026

Summary

- Question
 - City Council is being asked to consider approving an application for a BYOB permit to be located at 6150 Wurzbach Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The BYOB permit is compatible with surrounding zoning

Purpose

- The applicant must be over 21 years of age
- Must not have any violations or suspensions with TABC
- Must pass a criminal background check

Aerial View

{Section}.73.



Fiscal Impact

- The applicant has paid all fees associated with the BYOB Permit Application
- The applicant may apply for no more than four (4) consecutive permits.
- The permit is good for 90 days.

Recommendation

- At Council's discretion

Goals

- *Transparency:*

To foster a government that is open, transparent, and accountable by ensuring clear communication, ethical decision-making, and active public engagement.

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and Council

FROM: David Gonzalez, Police Chief

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Discussion and Possible Action on an Ordinance Authorizing a Budget Adjustment for the Fiscal Year 2025-2026, to the General Fund Budget in the amount of \$49,950, for the purpose of funding the FLOCK ALPR Safety Camera Program as described in OAG grant application.

SPONSOR(S): N/A

PURPOSE & BACKGROUND

The purpose of this ordinance authorizes a budget adjustment for the Fiscal Year 2025-2026, to the General Fund Budget in the amount of \$49,950, for the purpose of funding the FLOCK ALPR Safety Camera Program as described in the OAG grant application.

FISCAL IMPACT

Addition of \$49,950, to the 2025-2026 General Fund Budget to fund the FLOCK ALPR Safety Camera Program as described in the OAG grant application.

RECOMMENDATION

Approval

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
 City Secretary

AN ORDINANCE OF THE CITY OF LEON VALLEY, TX, CITY COUNCIL AUTHORIZING A FISCAL YEAR 2025-26 GENERAL FUND BUDGET ADJUSTMENT IN THE AMOUNT OF \$49,950 FOR THE PURPOSE OF FUNDING THE FLOCK ALPR SAFETY CAMERA PROGRAM AS DESCRIBED IN THE OAG GRANT APPLICATION; PROVIDING FOR REPEALER, SEVERABILITY AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Leon Valley has already approved their FY 2025-2026 Budget on September 16th, 2025; and

WHEREAS, it has been determined that funding should be added to the FY 2025-2026 Budget; and

WHEREAS, it is necessary to adjust the General Fund Budget by a total amount of \$49,950

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS:

SECTION 1. The City's General Fund budget is hereby adjusted to the amount of \$49,950 to increase the General Fund Budget to fund the FLOCK ALPR Safety Camera Program.

SECTION 2. The financial allocations in this Ordinance are subject to approval by the Director of Finance. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific accounts as necessary to carry out the purpose of this Ordinance.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 4. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 5. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley
this the 21st day of April, 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Ordinance Authorizing a Budget Adjustment for FY 2025-2026 in the Amount of \$49,950 for the purpose of funding the FLOCK ALPR Safety Camera Program

David Gonzalez
Police Chief
City Council Meeting
April 21, 2026

Summary

- Question
 - **City Council is being asked to consider approval of an ordinance authorizing a budget adjustment for FY 2025-2026 in the amount of \$49,950 for the purpose of funding the FLOCK ALPR Safety Camera Program.**
- Options
 - Recommendation:
 - Approve the budget adjustment
 - Denial
 - Other

Purpose

- Approval of this Ordinance authorizes a budget adjustment for the Fiscal Year 2025-2026, to the General Fund Budget in the amount of \$49,950, for the purpose of funding the FLOCK ALPR Safety Camera Program as described in the OAG grant application.

Goals and Objectives

- Approval of this Ordinance aligns with the City's goals and objectives of enhancing public safety resources and collaborative safety initiatives for First Responders

Fiscal Impact

State OAG Grant Funded in the amount of \$49,950

MAYOR AND COUNCIL COMMUNICATION

DATE: April 21, 2026

TO: Mayor and Council

FROM: David Dimaline, Public Works Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: 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

SPONSOR(S): None

PURPOSE & BACKGROUND

The purpose of this item is to consider approval of an Ordinance authorizing a budget adjustment in the amount of \$612,334 from the Enterprise Reserve Fund, awarding a bid in the amount of \$454,412 with 15% for contingency and authorizing the City Manager to enter into a contract with Sovrex, LLC for the Castle Estates Neighborhood Sewer Main Project.

The homes on Locker Lane are currently on septic systems, and several residents have expressed an interest in connecting to the City's sanitary sewer system. Many of the homes were built in the 1970's and have aging septic systems. The scope of work will include the construction of approximately 1,500 feet of 8" sanitary sewer pipe, new manholes, new sewer lateral connections, two-way cleanouts, and provide for asphalt repairs.

The lowest qualified bid for the project was submitted by Sovrex, LLC in the amount of \$454,412. A bid package was developed and advertised for 21 days. The bid advertisement was placed in the Express News for two consecutive weeks, and the bid documents and construction plans were placed on the City's web site, CivCast, and Public Purchase.

The bid opening was held on March 24, 2026, and the following bids were received:

Company	Bid Amount
Sovrex, LLC	\$454,412.00
D. Plata Construction, LLC	\$494,632.23
R.L. Jones LP	\$589,335.00
EZ-Bel Construction	\$636,704.20

The City Engineer reviewed each of the bid submittals, documents, and completed reference checks. They recommend awarding the construction contract to the lowest and best qualified bid to Sovrex, LLC.

FISCAL IMPACT

Construction	\$454,412
Contingency (15%)	\$ 68,162
<u>Engineering</u>	<u>\$ 89,760</u>
Project Total	\$612,334
Budget Adjustment Needed	\$612,334
Less: CDBG Grant	<\$590,423>
City Portion	\$ 21,911

The requested budget adjustment is \$612,334. The Enterprise Fund balance is \$3,558,153 (As of 9/30/25).

RECOMMENDATION

Staff recommends approval.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

ORDINANCE No. 2026 -

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS AMENDING THE ENTERPRISE FUND BUDGET OF THE CITY OF LEON VALLEY, TEXAS MUNICIPAL BUDGET FOR THE FISCAL YEAR 2025-26 IN A TOTAL AMOUNT OF \$612,334 TO PROVIDE FUNDING FOR THE LEON VALLEY ENTERPRISE FUND 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

WHEREAS, constructing meaningful capital improvement projects improves everyone's quality of life and protects taxpayer funded valuable assets; and

WHEREAS, Capital improvement projects such as constructing new sewer mains improve our environment; and will enhance the City's sanitary sewer utility system; and

WHEREAS, the City was awarded Community Development Block Grant (CDBG) funds through Bexar County in the amount of \$590,423 to construct the Castle Estates Neighborhood Sewer Main Project; and

WHEREAS, the City of Leon Valley has already passed their FY 2025-26 Budget on September 2, 2025; and

WHEREAS, City Council approved the budget for the Enterprise Fund for FY 2025-26; and

WHEREAS, it is necessary to adjust the Enterprise Fund Budget by a total amount of \$612,334 for FY 2025-26 in order to construct the Castle Estates Neighborhood Sewer Main CDBG Project and receive reimbursement by Bexar County; and

WHEREAS, the Leon Valley City Council desires to authorize the acceptance of the lowest responsive bid from Sovrex, LLC in the amount of \$454,412 with \$68,162 (15%) for contingency to construct the Castle Estates Neighborhood Sewer Main CDBG Project, and authorize a FY 2025-26 Enterprise Fund Budget adjustment in the amount of \$612,334;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, THAT:

SECTION 1. The lowest responsive bid of \$454,412 from Sovrex, LLC for the Castle Estates Neighborhood Sewer Main CDBG Project is hereby accepted. All other bids will be considered rejected upon the execution of a contract by the successful bidder

and the deposit of all required bonds and insurance certificates or the expiration of ninety (90) days from the effective date hereof, whichever occurs first.

SECTION 2. The City Manager is hereby authorized to enter into a contract with Sovrex, LLC for the construction of the Castle Estates Neighborhood Sewer Main CDBG Project.

SECTION 3. The Enterprise Fund budget for FY 2025-26 is hereby adjusted in the amount of \$612,334 for the construction of the Castle Estates Neighborhood Sewer Main CDBG Project.

SECTION 4. The financial allocations in the Ordinance are subject to approval by the Director of Finance. The Director of Finance may, subject to concurrence by the City Manager or the City Manager’s designee, correct allocations to specific accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, or section of this Ordinance shall be declared unconstitutional or invalid by any court or competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence, paragraph or section of this Ordinance.

SECTION 6. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such Ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this Ordinance.

SECTION 7. This Ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Leon Valley this 21st day of April 2026.

APPROVED

CHRIS RILEY
MAYOR

Attest:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Approved as to Form:

ARTURO D. 'ART' RODRIGUEZ
City Attorney

Consider Ordinance
Authorize Budget Adjustment & Bid Award
Castle Estates Neighborhood Sewer Main
CDBG Project

David Dimaline
Public Works Director
City Council Meeting
April 21, 2026

Summary

- Question – Should City Council approve an Ordinance authorizing a budget adjustment, awarding a bid, and authorizing the City Manager to Enter into a contract for the Castle Estates Sewer Main CDBG Project?
- Options
 - Approve - recommended
 - Deny
 - Other
- Declaration
 - The project will include construction of a new sewer main and greatly improve sewer service for customers along Locker Ln.

Purpose

- To consider approving an Ordinance authorizing a budget adjustment in the amount of \$612,334
- Award a bid in the amount of \$454,412 with 15% for contingency
- Authorizing the City Manager to enter into a contract with Sovrex, LLC
- Castle Estates Neighborhood Sewer Main CDBG Project

Background

- The project scope of work includes:
 - Constructing approximately 1,500 feet of 8” sewer main
 - New Manholes
 - New 6” sanitary sewer laterals
 - Two-way cleanouts
 - Bypass pumping
 - Asphalt repairs

Background

- The homes on Locker Lane are currently on septic systems
- Many of the homes were built in the 1970's and have aging septic systems
- Residents have expressed an interest in connecting to the City's sanitary sewer system
- The project will greatly improve the sanitary sewer infrastructure in this neighborhood
- The City was awarded a CDBG grant in the amount of \$590,423 from Bexar County

Background

- A bid package was developed and advertised for over 21 days
- The bid advertisement was placed in the Express News for two consecutive weeks, and the bid document and plans were placed on the City's web site, as well as public plan rooms
- The bid opening was March 24, 2026 and four companies submitted bids

Background

- The following bids were received:

Company	Bid Amount
Sovrex, LLC	\$454,412.00
D. Plata Construction, LLC	\$494,632.23
R.L. Jones LP	\$589,335.00
EZ-Bel Construction	\$636,704.20

Background

- City Engineer reviewed each of the bid submittal & documents, & completed reference checks
- Recommend awarding the construction contract for the project to Sovrex, LLC

Fiscal Impact

Project Costs

Construction	\$454,412
Contingency (25%)	\$ 68,162
<u>Engineering</u>	<u>\$ 89,760</u>
Project Total	\$612,334

Budget Adjustment Needed	\$612,334
Less: CDBG Grant	<\$590,423>
City Portion	\$ 21,911

- The requested budget adjustment is \$612,334
- The Enterprise Fund balance is \$3,558,153 (As of 9/30/25)

Recommendation

- Recommended City Council approve an Ordinance:
 - Authorizing a budget adjustment in the amount of \$612,334
 - Awarding a bid in the amount of \$454,412 with 15% for contingency
 - Authorizing the City Manager to enter into a contract with Sovrex, LLC
 - For the Castle Estates Neighborhood Sewer Main CDBG Project

Goals & Objectives

- Infrastructure: To enhance the quality of life in Leon Valley by investing in sustainable infrastructure and a strategic capital improvement that supports growth, safety, and economic vitality.
 - 2. Upgrade Utilities & Public Services – Agree to budget for initiatives that invest in water, sewer, and drainage infrastructure to ensure reliability, sustainability, and capacity for future growth.

**ECONOMIC DEVELOPMENT AND INFRASTRUCTURE IMPROVEMENT
FUNDING AGREEMENT**

This Economic Development and Infrastructure Improvement Funding Agreement (this "Agreement") is executed between RC Bandaru, Bandaru Realty Group, (RC Bandaru and Bandaru Realty Group are jointly and severally referred to herein as "BRG") and the City of Leon Valley, Texas, a home rule municipality (the "City"), each a "Party" and collectively the "Parties," to be effective **XXXXXXXX** (the "Effective Date").

ARTICLE I
RECITALS

WHEREAS, the City may administer economic development programs to promote local economic development and to stimulate business and commercial activity in the City; and

WHEREAS, the City owns a parcel of property, as described below, whereby the plan discussed herein is specifically found by the City Council of the City to promote local economic development and stimulate business and commercial activity in the City; and

WHEREAS, in support of said economic development program, on **XXXXXXXX**, BRG and the City entered into a real estate purchase contract (the "Contract") whereby the City would sell to BRG an approximately .55 -acre tract of land located in the City's corporate limits (the "City Tract") by special warranty deed with a fee simple determinable interest; and

WHEREAS BRG Agrees to move the sewer line, and is described by the Master Site Plan metes and bounds and depicted on **EXHIBIT "A"** (the "Property"); and

WHEREAS, the Property currently contains two farm silos that enhance the beauty, culture, and warmth of the City; and

WHEREAS BRG Agrees to develop, maintain, and beautify the Property and farm silos thereon, which shall comply with the Master Site Plan as approved by City Council; and

WHEREAS BRG will build two Duplexes and two single units on said property; and

WHEREAS BRG will protect the farm silos from deterioration, keep them maintained and decorated, install a wrought iron fence surrounding the silos and install a commemorative plaque; and

WHEREAS BRG agrees to construct a walking path, in compliance with all applicable City codes, to connect the development to the City park known as Silo Park.

WHEREAS the City agrees to sell the .55 acers to BRG for \$1,000 in exchange for developing the property according to the Master Site Plan; and

WHEREAS the City agrees to assist BRG through the platting process; and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed to by the Parties, the Parties agree as follows:

ARTICLE II
TERMS AND CONDITIONS

2.1 BRG shall, at no cost to the City, solely bear the responsibility and costs for the planning and construction of said improvements.

2.2 BRG shall dedicate, at no cost to the City, easements/right-of-way for utilities and right-of-way for improvements within the boundaries of the Property at the time of final platting of each phase of the Property, which dedications shall be shown on an approved final plat for the Property.

2.3 **Concept Plan.** The Property is to be developed as depicted in Exhibit A.

2.4 **Platting.** BRG are required to plat the Property, in accordance with the City's subdivision regulations and ordinances.

2.5 BRG shall provide roads, drainage, and utilities, to serve the Property at its sole cost, including easements and other rights-of-way necessary for said improvements. Water and wastewater facilities shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations, and the City shall have the right to review and approve plans and specifications for such facilities in accordance. Roads to serve the Property shall be designed and constructed in accordance with applicable City ordinances, rules, and regulations.

2.6 The City shall have the right to review and approve plans and specifications for water, sewer, drainage, and road facilities for the Property. Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to BRG. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If BRG receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as BRG complies with such written comments. City shall retain copies of inspection reports and provide to the BRG upon request.

2.7 Drainage facilities serving the Property shall be conveyed to the HOA, as defined below, for operation and maintenance. Detention facilities to serve the Property shall be owned by the HOA.

2.8 Road facilities serving the Property shall be conveyed to the City for operation and maintenance.

2.9 **Revitalization Plan.**

(a) The Property contains two historic farm silos which shall be rehabilitated and revitalized by BRG, at its sole cost and expense, in accordance with the Revitalization Plan contained in Exhibit _____. Fencing shall be placed around the collective silos to prohibit public access to the silos. Said rehabilitation is estimated to cost \$ 62,000. All costs for rehabilitation shall be provided to the City within 60 days of incurring such amount in order to ensure proper implementation of the Revitalization Plan. All Revitalization Plans and specifications will be submitted to the City for review and approval, which approval shall not be unreasonably withheld, conditioned, or delayed. The City shall have forty-five (45) days to review the plans and specifications and submit written comments to BRG. If the City does not submit written comments within this forty-five (45) day period, the plans and specifications shall be deemed approved. If BRG receives written comments from the City within this forty-five (45) day period, the plans and specifications shall be deemed approved as long as BRG complies with such written comments.

(b) All improvements required in the Revitalization Plan shall be completed by BRG within 1 year of execution of a Fee Simple Determinable Special Warranty Deed being conveyed to the BRG. In the event the Revitalization Plan is not completed within the time frame specified herein, the Property shall immediately revert back to the City.

2.10 **Owners Associations (“HOA”)**. Prior to the sale or occupation of any residences within the Property, BRG shall establish one or more property owners associations with one or more architectural control committees, which committees shall govern the architectural elements of all physical structures in accordance with the property owners association design guidelines. The purpose of the property owners association(s) will be to ensure a consistent quality and appearance of improvements and to maintain landscaping and exterior features, including parks, trails and open space on the Property. No City rules or regulations related to architectural design shall apply. However, the HOA shall be required to maintain the drainage facilities, silos, landscaping, fencing, and all other common areas in manner consistent with the Revitalization Plan. If the HOA fails to properly maintain the silos, the City reserves the right to reassume ownership and impose a penalty necessary to restore the farm silos to acceptable condition due to the HOA’s noncompliance with the agreement. The City’s fee simple determinable title to HOA shall indicate that failure to maintain the farm silos shall be a reason for the Property to be returned to the City. In the event the City provides HOA and/or BRG notice of the maintenance deficiencies on the farm silos, HOA and/or BRG shall have thirty (30) days to return the farm silos to an acceptable, as determined by City, state of repair. If said maintenance is not accomplished within the time period or standard set by the City, then the City may reenter through its fee simple determinable reversionary interest in the Property. Additionally, if the HOA declares bankruptcy or dissolved for any reason, the City, then the City may reenter through its fee simple determinable reversionary interest in the Property.

2.11 **City Fees**. BRG shall pay all impact fees, capital recovery fees, permit fees associated with construction of public infrastructure, parkland dedication fees, subdivision review fees, inspection fees, or other similar fees in connection with the development of the Property.

2.12 Water and Sewer service to the Property will be provided to the Property in compliance with the City's current connection requirements. The City confirms that the City's existing water and wastewater utilities have sufficient capacity to serve the Property at full build-out. Each water and wastewater facilities constructed by or on behalf of BRG, to serve the Property, shall be conveyed upon completion to the City for ownership, operation, and maintenance and become a part of the City's water and wastewater system in accordance with City ordinances and policies. Users of water and wastewater service within the Property will be customers of the City.

ARTICLE III
ADDITIONAL PROVISIONS

3.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, must be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3.2 Term of Agreement. The term of this Agreement shall be: (i) the earlier of 20 years after the Effective Date; or (ii) the fourth anniversary after final written acceptance of the Improvements by the City (the "Term").

3.3 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within five business days after it is due. If a Party who has received notice under this section cannot cure an alleged failure to perform within 30 days after receipt of written notice, such Party shall give written notice to the other Party within such 30 day period (a) stating that the Party cannot cure the alleged failure within 30 days after receipt of written notice, and explaining the reason; and (b) providing a date by which such Party can reasonably cure the alleged failure ("Cure Time Notice"). A Party who does not timely provide a Cure Time Notice shall be deemed to be able to cure the alleged failure to perform within 30 days after the initial written Notice of the alleged failure has been given.

3.4 REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY.

3.5 Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights, except to the extent permitted by law and necessary to allow BRG to enforce its remedies under this Agreement.

3.6 Assignment. BRG has the right upon written notice to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of BRG under this Agreement, to any person or entity (an "Assignee") that is or will become an owner or a developer of any portion of the Property, or that is an entity that is controlled by or under common control with BRG. Each assignment must be in writing and executed by BRG and the Assignee, and must obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment must be provided to all Parties within 15 days after execution. From and after such assignment, the City agrees to rely solely upon the Assignee for the performance of all obligations assigned to the Assignee and agrees that BRG shall be released from subsequently performing the assigned obligations and from any liability that may result from the Assignee's failure to perform the assigned obligations. An Assignee shall become a "Party" to this Agreement for purposes of the obligations, rights, title, and interests assigned.

3.7 Notices. Any notices, certifications, approvals, or other communications required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the notice is delivered in person to the person to whose attention the notice is addressed with a confirming copy sent by e-mail; (ii) 10 business days after the notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid with a confirming copy sent by e-mail; or (iii) when the notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address with a confirming copy sent by e-mail. For the purpose of giving any notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending notice of such change to the other Party as provided in this section.

To the City:

Attn: City Manager
City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238
E-mail: c.caldera@leonvalleytexas.gov

With a copy to:

Attn: Art Rodriguez
Messer Fort, PLLC
4201 W. Parmer Ln • Ste. C-150
Austin, TX 78727
E-mail: art@txmunicipallaw.com

To BRG:

Attn: RC Bandaru

Address

Email

3.8 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

3.9 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. BRG represents and warrants that this Agreement has been approved by appropriate action of BRG, and that the individual executing this Agreement on behalf of BRG has been duly authorized to do so. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

3.10 Amendments; Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

3.11 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Bexar County. Venue for any action to enforce or construe this Agreement shall be in Bexar County.

3.12 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall

be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

3.13 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties.

3.14 Indemnification. **BRG ON BEHALF OF ITSELF, ITS CONTRACTORS, AND ITS AGENTS, COVENANTS AND AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY FROM AND AGAINST ANY AND ALL CLAIMS FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE WHICH MAY ARISE FROM BRG'S CONSTRUCTION OF THE OVERSIZED PUBLIC INFRASTRUCTURE PERFORMED UNDER THE TERMS OF THIS AGREEMENT; AND BRG ALSO AGREES TO INDEMNIFY AND SAVE THE CITY HARMLESS FROM ANY AND ALL CLAIMS ARISING OUT OF THE LAWFUL DEMANDS OF CONTRACTORS, SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIAL, PERSONS, AND SUPPLIERS INCURRED IN THE PERFORMANCE OF THIS AGREEMENT. BRG WILL FURNISH TO THE CITY SATISFACTORY EVIDENCE OF THE DISCHARGE OF SUCH CLAIMS PRIOR TO RECEIVING ANY PAYMENT FROM THE CITY. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF THE CITY.**

3.15 Statutory Verifications. BRG makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, BRG understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with BRG within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such Verifications during the term of this Agreement shall survive until barred by the applicable statute of limitations, notwithstanding anything contained in this Agreement to the contrary.

(a) No Boycott of Israel. BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(b) Iran, Sudan and Foreign Terrorist Organizations. BRG represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, as amended. The foregoing representation excludes BRG and each of

its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) **No Discrimination Against Fossil Fuel Companies.** BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

(d) **No Discrimination Against Firearm Entities and Firearm Trade Associations.** BRG hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as

weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code."

3.16 Form 1295. BRG represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, BRG has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. BRG further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by BRG. The information contained in the Form 1295 completed by BRG has been provided solely by BRG and the City has not verified such information.

3.17 Public Information. Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and, to the extent such requirements apply to this Agreement, BRG agrees that this Agreement may be terminated if BRG knowingly or intentionally fails to comply with a requirement of that subchapter, if applicable, and BRG fails to cure the violation on or before the 10th business day after the date the City provides notice to BRG of noncompliance with Subchapter J, Chapter 552. To the extent Section 552.372, Texas Government Code applies to this Agreement, BRG is required to preserve all contracting information related to this Agreement as provided by the records retention requirements applicable to the City for the

duration of this Agreement; promptly provide to the City any contracting information related to this Agreement that is in the custody or possession of BRG on request of the City; and on completion of the Agreement, either provide at no cost to the City all contracting information related to the contract that is in the custody or possession of the entity or preserve the contracting information related to the contract as provided by the records retention requirements applicable to the City.

3.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

3.19 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

3.20 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

- | | |
|-----------|------------------|
| Exhibit A | Master Site Plan |
| Exhibit B | Meet and Bounds |

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed by BRG and the City to be effective on the Effective Date.

CITY:

CITY OF LEON VALLEY

By:

By: _____

Chris Riley

Title: Mayor

STATE OF TEXAS §

§

COUNTY OF BEXAR §

This instrument was acknowledged before me, on the ___ day of _____, 2026, by Chris Riley, Mayor of the City of Leon Valley, Texas on behalf of said City.

Notary Public, State of Texas

BRG:

**RC Bandar
a Texas limited partnership**

**By: Its General Partner,
RC BANDARU,**

By: _____
Name: RC Bandar
Title: President

**STATE OF TEXAS §
 §
COUNTY OF BEXAR §**

This instrument was acknowledged before me on this ____ day of _____, 2026,
by RC Bandar, Owner of Bandar Realty on behalf of said limited partnership.

Notary Public

Exhibit B

Revitalization Plan

- Painting of Silos: Our current budget for mural work is approximately \$25,000 for both silos, and we are confident this will support a clean, meaningful design (such as Texas and U.S. flag concepts). If the City prefers a more detailed or complex design, we would be happy to collaborate and would appreciate the City's support for any costs exceeding this budget.
- Roof Repairs: We will address and repair the roof as needed as part of our agreement.
- Ladder Restoration: We will restore the ladder as needed to ensure it is safe and functional.
- Patching Holes: We will repair and patch any structural holes or damage as needed.
- Iron Fence Installation: We will install a 5–6 ft wrought iron fence around the site. The exact dimensions of the fence perimeter shall be approved by the City Manager, but in no event shall it be less than _____ x _____.
- Plaque Installation: This item was not previously included in our scope. We are happy to install a plaque; however, we would appreciate it if the City could provide the plaque to install.

OUTSTANDING CITY COUNCIL ITEMS

- **Four-way stop at Forest Meadow and Evers.**
 - To be evaluated upon the development of the Evers property.
 - Will be discussed on 7/13/2024 council retreat
 - Waiting until after the development or until it is added by the city council.
- **Discussion on large capital projects – Possible Bond**
 - Public Works Building
 - ADA requirements
 - Crystal Hills Park
 - Pool
 - Dog Park
 - Library Annex
 - Will be discussed at the council retreat on 7/13/2024
 - This item was briefly discussed and will be brought back to the city council. September 17, 2024, council meeting.
 - Add to the town hall meeting for 2024 discussion
 - It was discussed, but did not go anywhere
 - Will be bringing this back for the 2025 for discussion
 - Added to the 2026 THM
 - Recap to City council 3/17/2026
 - Reviewed CIP on 4/5/2026
 - Council will review the Budget Survey on 4/21/2026
 - CIP is also scheduled for the Coffee Agenda on 4/25/2026
- **Recycled Waterline to the LC 17 Section of H & B – March 17, 2026**
 - **City council wants more information**
 - **Dimaline will bring back in May**
- **Updating the City Manager Evaluation Form, March 17, 2026 – Mayor moved to Retreat**
- **Update on ED incentives – Moved from April to May- New ED Director starts on April 20, 2026**
- **Joint Mtg with P & Z on Permitted Use table – April 28, 2026 at 7p.m.**
- **Silo design per request of the adjacent property owner**
 - 5/2/2023 – Moved by CM due to the number of items on the agenda.
 - 5/16/2023 – Scheduled
 - Council requested outreach to local universities.
 - Melinda is working on quotes.
 - Council removed from FY 26 budget.
 - February 17, 2026, Silo request to Purchase
 - Discuss development Agreement – April 7, 2026
 - Continue Discussion on -April 21, 2026
- **City Council Timeline on Short-Term Rentals**
 - Short-term rentals have appeared on City Council agendas multiple times:

- January 12, 2021 – Tabled
- January 19, 2021 – Discussed
- April 6, 2021 – Discussed
- April 20, 2021 – Discussed
- August 3, 2021 – Tabled
- August 17, 2021 – Discussed
- August 16, 2022 – Tabled
- September 6, 2022 – Discussed
- January 17, 2023 – Discussed
- March 7, 2023 – Item added by Councilmembers Stevens and Orozco
 - Council directed the City Attorney to draft an ordinance based on the information provided.

Additional actions:

- July 22, 2023 – Draft ordinance discussed at Council retreat
 - September 5, 2023 – First reading of ordinance amending regulations
 - September 29, 2023 – Council feedback provided to the City Manager
 - October 17, 2023 – City Manager presented Council feedback
 - Council directed staff to simplify the ordinance and bring it back for consideration
 - November 7, 2023 – Second reading; ordinance passed unanimously establishing a registration process
 - November 21, 2023 – Council adopted the Short-Term Rental Occupancy Tax remittance requirement
 - July 15, 2025- Discussion and Possible Action on Revisions to the Short Term Rentals
 - August 5, 2025 -Council Executive session to discuss STR regulations
 - August 19, 2025 – Council clarified the definition of “block face” and increased the registration fee
 - February 17, 2026 – Discussion on the Occupancy Tax regulations
 - March 3, 2026 -Discussion on the Occupancy Tax regulations -Tabled
 - March 17, 2026 - Discussion on the Occupancy Tax regulations
 - April 7, 2026 – council will discuss regulations. City Council wants to discuss changes to the trash ordinance and increasing the regulations for STRs. Will be discussed at the Retreat on June 6, 2026
- **Water item added to Coffee Agenda to Discuss Water Capacity and Conservation: Current Status and Future Outlook**
Scheduled for the Coffee Agenda 4/25/26

ITEMS ARE STILL IN THE PIPELINE BUT HAVE BEEN ADDRESSED

- **Flooding**
 - Was addressed at the following Council Meetings.
 - 08/03/2021 – Flood damage prevention Ord. # 21-034.
 - 11/2/2021 – To discuss flood mitigation strategies.
 - 12/07/2021 – Short-Term options to address flooding.

- Budget Adjustment – For funding floodway monitoring and software upgrades.
 - Upcoming Council presentation 1/18/2022.
- Budget Adjustment – for creek cleanup.
 - Staff is proposing \$150,000 in ARP funds. Upcoming Council meeting TBD.
- Segment one of Huebner Creek will be presented to the Council on 4/19/2022.
 - Council decided to look at the 50' wide, protected little league, the study will be brought back to the Council before we agree to do it.
- Budget adjustment for creek cleanup.
 - 6/7/2022
- Budget adjustment for flood gates and notification system.
 - 6/7/2022 postponed
- Huebner Creek Channel Improvement presentation 9/20/2022.
 - Council direction to bring back budget adjustment on \$633,000.
 - First Read 10/3/2022.
 - Second Read 10/18/2022.
 - 11/21/2023 – PW Director will provide an update and receive direction – Council decided to have a field trip to look at the creek layout TBD.
 - The Council decided to conduct a field trip in the Natural Area
 - 12/6/2023, the Council walked the steaked-out creek realignment
 - 1/16/2023 – The Council will revisit the project.
 - 2/24/2023- the Council will have a workshop to discuss with the engineer.
 - The council directed the engineer to look at a plan that leaves the creek alignment alone, a new tree survey, and build a retaining wall for erosion.
 - 8/6/2024 – budget adjustment will be presented to the council in the amount of \$168,000
 - Second Read on the Budget Adjustment is scheduled for 8/20/2024.
 - After council approval, the following is the timeline:
 - Preliminary Design – 1.5 months (45 days) from NTP
 - Final Design – 3-4 months (90-120 days)
 - Environmental – TBD – 3-6 months and will be concurrent with design
 - Bidding and Construction – TBD based on funding – Not Authorized at this time
 - Approved
 - Chanel bank options 11/19
 - Council decided to proceed with Rip Rap option and have staff proceed with SAWS addressing the exposed recycled water line.

- The Mayor requested that an item be added to have the engineers mark the trees that would be removed with the projects this item is on 1/17/2024 council meeting to be added for approval
 - City Council did not approve the expending of these funds and also had no objection to continuing the project
- Mayor, City Manager, Mayor Pro Tem and Engineer met with SAWS on 1/30/2025. To see what they would be willing to assist with. The City Manager asked if they would be willing to participate in an alternative that they engineered.
 - On 3/18/25, the city council was asked to choose between the original option, rip rap option, retaining wall option, or erosion. The City council voted to pause the project.
 - Joint meeting with LVHS on 10/18/25
 - A workshop will be given in November by the engineer
 - 11/18 council will discuss changing the date.
 - Council decided to have engineer evaluate the drop wall and the purchase of property.

Completed

- **Update on LV development – February**
- **Planning and Zoning General Rules 11/18**
 - The council decided to add an Ord. on the 12/16 meeting to have the excuse or unexcused be approved by the body.
 - Second read is 1/20/25 for approval final approval 2/3/26
- **Extending El Verde by 2025 to a 2030 – February 17, 2026 – Completed**
- **Park Veteran Monument- February 17, 2026 -Completed**
- **Ordinance on Amending the PDD**
 - Scheduled to go to the zoning commission meeting on 4/23/2024
 - The zoning commission tabled the item. Will revisit 5/28/2024
 - Zoning commission revisited on 6/5/2024
 - The Zoning Commission will revisit in September
 - New Planning Zoning Director is working with the City Attorney.
 - Will bring back for discussion on 8/19/25- moved by Mayor
 - Scheduled Discussion 9/2/2025
 - City Manager's draft presented on 10/21/25
 - City Council will provide recommendations and give to the City Manager. Expected to come back on 11/18/25, the item was moved to the 12/2/25 meeting by the Mayor
 - 12/2/2025 City Council decided on the criteria
 - 12/16/2025 more discussion on the ord.
 - Delete this section 2/3/2026 – First read
 - Delete this section 2/17/2026-Second read

- **STR Tax Ord. Amendment**
 - February 17, 2026, First read
 - March 3, 2026, Second Read
 - Postponed due to language change, March 17, 2026 – this was done and passed unanimously
- **Crime Stats for calendar year – March 17, 2026 - Done**
- **Police staffing Executive Session – March 17, 2026 – Done**
- **THM Meeting Update March 17, 2026- Done**
- **Comprehensive Master Plan**
 - Was addressed at the following Council meetings:
 - 2/2/2021
 - 3/23/2021
 - 06/1/2021
 - This item was discussed during the budget process, and ultimately, the Council has decided not to spend the funds on this project at this time.
 - This will be discussed during the town hall meeting update with the council on 4/19/2022.
 - The council would like us to use our future land use map.
 - Establish neighborhood boundaries
 - The council has opted not to update the Master Plan.
 - P & Z Director investigating a university conducting the plan.
 - Boundaries of the neighborhood
 - This has been placed in the FY 2025 budget.
 - The Council has decided to move the \$250,000 to the city's emergency fund.
 - Item was moved back in after there were savings in other areas.
 - Rollover to FY 2026
 - Reviewing RFPs
 - March 17, 2026 – Council Selected Ardurra
 - Kickoff Meeting on May 5th at 5:30 with the council