



**CITY OF LEON VALLEY  
CITY COUNCIL REGULAR MEETING**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, April 19, 2022

**AGENDA**

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**The City of Leon Valley City Council Shall Hold an In-Person Meeting with A Quorum of Members of City Council to Be Physically Present in The Leon Valley City Council Chambers, 6400 El Verde Road, Leon Valley, Texas 78238. Some Members of City Council May Appear and Participate in The Meeting by Videoconference Pursuant to The Requirements Set Forth in The Texas Open Meetings Act.**

**The City Will Use Appropriate Guidelines from The Centers for Disease Control and Prevention with Respect to Social Distancing and Utilizing Additional Hygiene Controls.**

**Citizens May E-Mail Public Comments To [citizenstobeheard@leonvalleytexas.gov](mailto:citizenstobeheard@leonvalleytexas.gov). All Other Citizen Participation May Be Provided In-Person at City Council Chambers.**

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1. **5:30 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.
2. **Citizens to be Heard**
3. **Presentations**
  1. Presentation, Discussion and Direction to staff on the FY 2022-23 Capital Plan (M&C # 2022-04-19-4782 K. Rule)
  2. Presentation, Discussion and Possible Action Regarding Needed Repairs to Aerial Platform (M&C # 2022-04-19-4772 M. Naughton)
  3. Presentation, Discussion and Possible Direction to Staff on Huebner Creek Remediation Project Segment 1 (M&C 2022-04-19-4778 M. Moritz)
  4. Presentation, Discussion, and Direction to Staff on Town Hall Meeting Results (M&C # 2022-04-19-4781 C. Caldera)
  5. Presentation, Discussion, and Possible Direction to Staff on Comparable Salary Information (M&C # 2022-04-19-4784 C. Caldera)
  6. Presentation, Discussion and Possible Direction on Items the Council would like to Propose to Senator José Menéndez for the Next Legislative Session (M&C # 2022-04-19-4786 Mayor Chris Riley)

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:

- a. Regular City Council Meeting, Tuesday, May 03, 2022, at 6:00 PM, in Council Chambers.
  - b. City-Wide Garage Sale, Saturday, May 14, 2022, from 8:00 AM to 6:00 PM.
  - c. Early Voting, Monday, April 25, 2022 through Friday, April 29, 2022 from 8:00 AM to 6:00 PM; Saturday, April 30, 2022 from 8:00 AM to 8:00 PM; Sunday, May 01, 2022, from noon to 6:00 PM; and Monday, May 02, 2022 through Tuesday, May 03, 2022 from 8:00 AM to 8:00 PM., at the Leon Valley Conference Center.
  - d. Election Day, Saturday, May 07, 2022, from 7:00 AM to 7:00 PM, at the Leon Valley Conference Center.
  - e. Big Rig Petting Zoo, Friday, June 03, 2022, from 10:30 AM to 12:00 PM, at the Leon Valley Community Center/Conference Center Parking Lot.
  - f. Miscellaneous other events and announcements.
2. Presentation, Discussion and Possible Action on Requests from Members of City Council to Add, Remove, and Prioritize Future Agenda Items (M&C # 2022-04-19-4714 C. Caldera)

6. **Consent Agenda**

1. Consideration of the Following City Council Minutes:
  - a. Regular Meeting- March 15, 2022 6:00 PM
  - b. Annual Town Hall Meeting- March 26, 2022 9:00 AM
  - c. Regular Meeting- April 5, 2022 6:00 PM
2. Discussion and Possible Action on an Ordinance Granting Specific Use Permit 2022-03 for the Construction of an Accessory Dwelling Unit, to be located at 7355 Canterfield, Being Lot 14, Block 1, CB 4445J, Canterfield Subdivision Unit 1 (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4745 M. Teague)
3. Discussion and Possible Action to Consider Approval of an Ordinance Granting a Specific Use Permit to Operate an "Entertainment-Indoor" Facility, Generally Located at 6959 Bandera Road, Being Lots 30 & 31, Block 9, CB 4432C, HEB Neighborhood Shopping Center Subdivision (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4751 M. Teague)

4. Discussion and Possible Action on an Ordinance of the City of Leon Valley, TX, City Council Accepting the Southwest Texas Regional Advisory Council Trauma System Grant in the Amount of \$9210 and the Texas A&M Forest Service Grant in the Amount of \$6,840; and Amending the General Fund Budget of the City of Leon Valley, Texas Municipal Budget for the Fiscal Year 2021-2022 to be Increased in the Amount of \$16,050 to Provide Funding to Purchase Supplies, Training and Equipment Used for Providing Emergency Medical Care in Leon Valley (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4755 M. Naughton)
5. Presentation, Discussion and Possible Action on the Monthly Financial Report Ending March 31, 2022 (M&C # 2022-04-19-4774 K. Rule)
6. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended March 31, 2022 (M&C # 2022-04-19-4775 K. Rule)
7. Discussion and Possible Action on a Resolution Authorizing the Filing of an Application with the Bexar County Community Development Block Grant Program for Fiscal Year 2022 (M&C # 2022-04-19-4777 D. Dimaline)
8. Presentation, Discussion, and Possible Action on an In-Kind Grant Request from the Greater San Antonio Quilt Guild (M&C # 2022-04-19-4780 C. Miranda)
9. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances, Article 14.09 Stormwater Management Utility, Division 2. Funding, Section 14.09.055 Fee Established, (1); Division 3. Rate Methodology, Section 14.09.091 Origin of Base Rate; and Appendix A Fee Schedule, A11.000 Water and Sewer Fees, A11.002 Reserved, to Revise the Stormwater Utility Rates, Remove the Rates from Article 14.09 Stormwater Management Utility and Place Them in Appendix A Fee Schedule, Article A11.000 Water and Sewer Fees, Section A11.002 (1st Read was Held on 03-01-2022) (M&C # 2022-04-19-4783 M. Moritz)
10. Presentation, Discussion, and Possible Action to Sponsor a Program to Support and Promote 2022 National Small Business Week in an Amount not to Exceed \$1,500.00 (M&C # 2022-04-19-4779 W. Cox)

## **7. Regular Agenda**

1. Discussion and Possible Action on an Ordinance Amending the Leon Valley Code of Ordinances Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 Permitted Use Table, to Allow Certain B-3 Commercial Uses in the Sustainability Overlay Zoning District (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4684 M. Moritz)

2. Discussion and Possible Action on an Ordinance Granting a Request to Rezone Approximately One (1) Acre of Land, Generally Located at 6008 Grissom Road, Being Lot 5, CB 5955, Leon Valley Ranches Subdivision, From B-3 Commercial with Sustainability Overlay District to B-3 Commercial with Commercial/Industrial Overlay Zoning District (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4747 M. Moritz)
3. Discussion and Possible Action on an Ordinance Granting a Specific Use Permit to operate a "Restaurant - with On-premise Consumption of Alcohol", Generally located at 6417 Evers Road, Being Lot 18, Block 25, CB 4445F, McCain Subdivision (1st Read was Held on 04-05-2022) (M&C # 2022-04-19-4746 M. Teague)

8. **Citizens to Be Heard**

9. **Adjournment**

**Executive Session.** The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES:** (a) Section 551.041 does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at [www.leonvalleytexas.gov](http://www.leonvalleytexas.gov). This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
April 14th, 2022 12:20 PM

