



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

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, September 20, 2022

AGENDA

The City of Leon Valley City Council Shall Hold an In-Person Meeting with As Many City Members of City Council Physically Present as Possible. 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. All Other Citizen Participation May Be Provided In-Person at City Council Chambers.

1. **6:00 PM** Call to Order; Determine a Quorum is Present, Pledge of Allegiance.
2. **The City Council Shall Meet in Executive Session to Discuss the Following:**
 1. Section 551.071: Consultation with the Attorney Regarding Pending or Contemplated Litigation, or Settlement Offer; or on a Matter in which the Duty of the Attorney to the Governmental Body Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with the Texas Open Meetings Act, Re: City of Leon Valley v. 5622 Equity DE LLC, a Delaware Limited Liability Company D/B/A Vista Del Rey Apartments Located at 5622 Evers Road
3. **Reconvene into Regular Session**
4. **Citizens to be Heard**
5. **Possible Action on Issues Discussed in Executive Session If Necessary**
6. **Presentations**
 1. Presentation, Discussion, and Possible Action on City of Leon Valley Jazz Music Festival (M&C # 2022-09-20-4926 C. Miranda)

7. **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.
8. **City Manager's Report**
 1. Upcoming Important Events:
 - a. Regular City Council Meeting, Tuesday, September 20, 2022, at 6:30 PM, in Council Chambers.
 - b. Regular City Council Meeting, Tuesday, October 04, 2022, at 6:30 PM, has been rescheduled to Monday, October 03, 2022, at 6:30 PM, in Council Chambers.
 - c. Trash and Treasure Day, Saturday, October 01, 2022, at the Leon Valley Community Center.
 - d. National Night Out, Tuesday, October 04, 2022, from 4:00 PM to 6:00 PM, city-wide.
 - e. Miscellaneous other events and announcements.
9. **Consent Agenda**
 1. Consideration of the Following City Council Minutes:
 - a. Regular Meeting- September 6, 2022 6:00 PM
 2. Discussion an Action to Consider Approval of an Ordinance Repealing and Replacing the Leon Valley Code of Ordinances, Chapter 10 Subdivision Regulations (1st Read Held on September 4, 2022) (M&C # 2022-09-20-4971 M. Moritz)
 3. Presentation on the Monthly Financial Report Ending August 31, 2022 (M&C # 2022-09-20-4976 K. Rule)
10. **Ordinance**
 1. Discussion and Possible Action on an Ordinance Approving and Adopting Fiscal Year 2023 Annual Budget (1st Read was Held on 8-16-2022) (M&C # 2022-09-20-4964 K. Rule)
 2. Discussion and Possible Action of an Ordinance Ratifying the Fiscal Year 2023 Budget that will Raise the Same Amount of Revenue from Property Taxes as Last Year's Budget. (1st Read was Held on 8-16-2022) (M&C # 2022-09-20-4965 K. Rule)

11. Regular Agenda

1. Conduct A Public Hearing on the Proposed 2023 Tax Rate (M&C # 2022-09-20-4967 K. Rule)
2. Discussion and Possible Action on a Resolution Approving and Adopting the Tax Year 2023 Tax Rate for the Maintenance and Operations at \$0.438304/\$100 and the Interest and Sinking Fund at \$0.046435/\$100 for a Total Tax Rate of \$0.484739/\$100. (M&C # 2022-09-20-4966 K. Rule)
3. Discussion and Possible Action of an Ordinance Granting the Rezoning of an Approximately 9.174 acre Tract of Land from R-3 Multiple Family, B-1 Small Business, and B-2 Retail Zoning, with Sustainability Overlay Zoning, to Planned Development District with R-6 Garden Home Base Zoning and no Sustainability Overlay, on an Unplatted Parcel Generally Located at the Corner of Evers and Seneca Roads, Being P-4A, Abstract 530, CB 4432 (1st Read was Held on 8-2-2022) (M&C # 2022-09-20-4981 M. Teague)
4. Discussion and Possible Action on a Resolution Granting Mr. Samir Chehade, STS Partners, LP, a Variance to the City of Leon Valley Code of Ordinances, Chapter 13, Tree Preservation on a 9.174 Acre Tract of Land, Generally Located in the 6300 Block of Evers Road at the Corner of Evers and Seneca Roads, Being P-4A, ABS 530, CB 4432 Subdivision (M&C #2022-08-02-4980 M. Moritz)
5. Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Appendix A, Article A11.000 Water and Sewer Fees to Allow a Retroactive Adjustment to a Water Bill for a Verifiable Water Leak That Occurred Prior to November 2021 (1st Read as Required by City Charter) (M&C # 2022-09-20-4968 M. Moritz)
6. Presentation and Discussion of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 14 Utilities, Article 14.11 Water Conservation and Drought Management, Division 2. Landscape Watering to Add a New Section 14.11.038 Conservation Programs (1st Read as Required by City Charter) (M&C # 2022-09-20-4969 M. Moritz)
7. Discussion and Direction Regarding the Huebner Creek Channel Improvement Project Segment 1 Estimated Engineering Costs (M&C #2022-09-20-4947 M. Moritz)

12. Citizens to Be Heard**13. Requests from Members of City Council to Add Items to Future Agendas**

1. Attachment: (M&C # 2022-09-20-4978 C. Caldera)

14. 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 act 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. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
September 16th, 2022 9:50 AM

