



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

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, December 20, 2022 at 6:00 PM

**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.**

**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. 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. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Lease Agreement between Ms. Bania Artiaga and the City of Leon Valley
  2. Pursuant to Texas Government Code, Chapter 551, Section 551.071, Consultation with Counsel on Legal Matters: To Receive Legal Advice Regarding the Purchase and Sales agreement between Meritage Homes and the City of Leon Valley
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 Staff Direction on Budget and Procurement Method for Proposed Skate Park - M. Moritz, Public Works Director
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:**

January 03, 2023, Regular City Council Meeting, CANCELLED.

Regular City Council Meeting, Tuesday, January 17, 2023, at 6:30 PM, in Council Chambers.

City Hall & Municipal Offices will be closed Thursday, December 22, 2022 through Tuesday, January 02, 2023 in observance of the Christmas and New Year's Day Holidays.

Annual Town Hall Meeting, Saturday, January 28, 2023, at the Leon Valley Conference Center.

Miscellaneous other events and announcements.

### **2. Presentation, Discussion and Possible Action on the Draft, January 28, 2023 Annual Town Hall Agenda**

## **9. Consent Agenda**

### **1. Discussion and Possible Action Approving of the Following City Council Minutes:**

a. 12-06-2022 Regular City Council Meeting Minutes

### **2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:**

a. 10-13-2022 Park Commission Meeting Minutes

b. 11-16-2022 Planning & Zoning Commission Meeting Minutes

c. 11-09-2022 Earthwise Living Committee Meeting Minutes

### **3. Presentation, Discussion and Possible Action on a Resolution Approving the Tax Roll for the City of Leon Valley, Texas for the 2022 Tax Year - Y. Acuna, Assistant Finance Director**

### **4. Presentation, Discussion and Possible Action on a Resolution Approving the City of Leon Valley Investment Policy for Fiscal Year 2023 - Y. Acuna, Assistant Finance Director**

## 10. Regular Agenda

1. Presentation and Discussion on an Ordinance Authorizing a Zoning Change from B-1 Small Business District, with SO, Sustainability Overlay District Zoning to R-3 Multi-Family Dwelling District of a 0.854-Acre Tract of Land Located in the 7500 Block of Huebner Road Between Hoofs and Evers (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
2. Presentation and Discussion on an Ordinance Authorizing the City Manager to Execute a Contract Amendment and Accept an Additional \$400,000 from Bexar County, and Authorize a Budget Adjustment From the Stormwater Fund Reserve in the Amount of \$400,000 to Provide Additional Funding for the Construction of the Seneca West Drainage Project (1st Read as Required by City Charter) - M. Moritz, Public Works Director
3. Presentation, Discussion, and Possible Action on an Ordinance Authorizing the City Manager to Enter into an Agreement Between the City of Leon Valley and Meritage Homes of Texas, LLC For Real Property Consisting of Approximately 21.35 Acres Identified as 6503 Samaritan Drive, Leon Valley, Texas, 78238, (CB 4430 P-15: 2.137 acres, P-16: 6.391 acres & P-16A: 1.0 acre, ABS432), Various Parcels located William Rancher, Grass Hill, Samaritan, and Aids Drive BCAD Parcel Identification No.'s 217816, 217817, 217818, 217819, 217820, 217281, 217838, 217840, 217843 - City Manager Dr. Caldera (1st Read as Required by City Charter)
4. Presentation and Discussion on an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 13 Tree Preservation, Article 13.02 Tree Preservation Ordinance to Remove Definitions and Add a Definition, Direct the Park Commission to Assume the Duties of the Tree Advisory Board, Correct the Responsible Department References, and Give Variance Approval Duties Directly to the City Council (1st Read as Required by City Charter) - M. Moritz, Public Works Director

## 11. Citizens to be Heard

## 12. Requests from Members of City Council to Add Items to Future Agendas

1. Presentation, Discussion, and Possible Action on City Manager's Future Agenda Items

## 13. 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 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 . 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  
December 15, 2022 at 2:40 PM





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

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**ADDENDUM TO THE AGENDA**

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The following item is hereby added to amend the previously posted agenda for the Regular City Council Meeting on Tuesday, December 20, 2022:

**10. Regular Agenda**

1. Presentation, **Public Hearing**, and Discussion on an Ordinance Authorizing a Zoning Change from B-1 Small Business District, with SO, Sustainability Overlay District Zoning to R-3 Multi-Family Dwelling District of a 0.854-Acre Tract of Land Located in the 7500 Block of Huebner Road Between Hoofs and Evers (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Leon Valley, Texas, a place readily accessible to the general public at all times, on the 16<sup>th</sup> day of December 2022 at 9:45 AM, and that it remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

SAUNDRA PASSAILAIGUE, TRMC  
City Secretary

