



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

Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, February 07, 2023 at 5:45 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 551.074 Personnel Matters: Regarding the Annual Review of the City Manager as Outlined in the Employment Agreement.
  2. 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 to Consider Traffic Calming Actions in the Monte Robles Park Subdivision - M. Moritz, Public Works Director

2. Presentation, Discussion and Possible Action on Leon Valley Impound Lot Update - D. Gonzalez, Police Chief

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:**

**Regular City Council Meeting, Tuesday, February 21, 2023, at 6:30 PM, in Council Chambers.**

**Filing for a Place on the May 06, 2023 City of Leon Valley, General Election for Council Place 1, Council Place 3, and Council Place 5, Wednesday, January 18, 2023 through 5:00 PM on Friday, February 17, 2023.**

**Drawing for Place on the Ballot, Monday, February 20, 2023, at 9:00 AM, in Council Chambers.**

**Earthwise Living Day, Saturday, March 04, 2023, from 9:30 AM to 1:30 PM, at the Leon Valley Events Center at 6427 Evers Road**

**Annual City-Wide Garage Sale, Saturday, May 27, 2023, from 8:00 AM to 6:00 PM**

**Miscellaneous other events and announcements.**

9. **Consent Agenda**

1. Discussion and Possible Action Approving of the Following City Council Minutes:
    - a. 01-17-2023 Regular City Council Meeting Minutes
    - b. 01-28-2023 Annual Town Hall Meeting Minutes
  2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
    - a. 12-14-2022 Earthwise Living Committee Meeting Minutes
    - b. 06-09-2022 Library Board of Trustees Meeting Minutes
    - c. 11-10-2022 Library Board of Trustees Meeting Minutes
    - d. 12-14-2022 Planning & Zoning Commission Meeting Minutes
  3. Discussion and Possible Action of the Quarterly Investment Report for the Quarter Ended December 31, 2022- Y. Acuna, Assistant Finance Director

4. Discussion and Possible Action on an Ordinance Amending Chapter 3 Building Regulations, Article 3.02 Technical and Construction Codes, Division 1 Generally, Section 3.02.001 to Create a New Section 3.02.001 and Revising Appendix A Fee Schedule, Article A8.000 Building and Construction Related Fees, Section A8.015 Renter's Registration to Require Registration of Vacant Structures and Assign Appropriate Fees (1st Read was Held on 1/17/23) - M. Moritz, Public Works Director
5. Discussion and Possible Action on a Resolution of the City Council of the City Of Leon Valley Ordering and Establishing Procedures for a General Election in the City of Leon Valley, Texas to Elect Three Council Members: (Places 1, 3 And 5) by the Qualified Voters of the City of Leon Valley; Authorizing the City Manager to Sign a Joint Election Agreement with the Bexar County Elections Administrator for the Conduct of Said Elections, and Providing Details Relating to the Conduct of Holding the Election, Authorizing the Use of the Leon Valley Conference Center on the 6th Day of May, 2023, for Election Day Voting, and the Use of the Leon Valley Conference Center, Located at 6421 Evers Road, Leon Valley, Texas, 78238, for Early Voting (April 24, 2023 through May 02, 2023) - S. Passailaigue, City Secretary

Una Resolución Del Consejo De La Ciudad De La Ciudad De Leon Valley Para Ordenar Y Establecer Los Procedimientos Para Una Elección General En La Ciudad De Leon Valley, Texas, Para Elegir Tres Miembros Del Consejo: (Posiciones 1, 3 Y 5) Por Parte De Los Votantes Habilitados De La Ciudad De Leon Valley; Autorizando Al Administrador De La Ciudad A Firmar Un Acuerdo De Elección Conjunta Con El Administrador De Elecciones Del Condado De Bexar Para La Celebración De Dichas Elecciones, Y Proporcionando Detalles Relativos A La Celebración De Dicha Elección, Autorizando El Uso Del Centro De Conferencias De Leon Valley El Día 6 De Mayo De 2023 Para La Votación Del Día De Elección, Y El Uso Del Centro De Conferencias De Leon Valley, Ubicado En 6421 Evers Road, Leon Valley, Texas, 78238, Para La Votación Adelantada (Del 24 De Abril De 2023 Hasta El 2 De Mayo De 2023, Inclusive)

6. Discussion and Possible Action on a Resolution of the City Council of the City of Leon Valley Ordering and Establishing Procedures for a Special Election to be Held on May 06, 2023 in the City of Leon Valley for the Purpose of Submitting to the Qualified Voters a Proposition Relating to the Continuation or Dissolution of the Leon Valley Crime Control and Prevention District and the Continuation of a Local Sales and Use Tax at a Rate of One-Eighth (1/8) of One Percent (1%) Pursuant to Chapter 363 of the Texas Local Government Code - S. Passailaigue, City Secretary

Resolución Del Consejo De La Ciudad De La Ciudad De Leon Valley, Texas Que Ordena Una Elección Especial Para Celebrarse El 6 De Mayo De 2023 En La Ciudad De Leon Valley Con El Propósito De Presentar A Los Votantes Una Proposición Relacionada Con La Continuación O Disolución Del Distrito De Control Y Prevención De Crímenes De Leon Valley Y La Adopción De Un Impuesto Local A Las Ventas Y Al Uso A Una Tasa De Un Octavo Del Uno Por Ciento De Acuerdo Con El Capítulo 363 Del Código De Gobierno Autónomo De Texas

7. Discussion and Possible Action on a Resolution Appointing Members to the Citizens Police Advisory Committee - S. Passailaigue, City Secretary

## 10. Regular Agenda

1. Presentation, **Public Hearing**, and Discussion to Consider Approval of an Ordinance Granting a Zone Change From R-1 Single Family Dwelling with Sustainability Overlay (SO) to R-3 Multi-Family District with SO on an Approximately 2.998-acre Tract of Land Located at 5900 Wurzbach (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
2. Presentation, Discussion and Possible Action of a Subdivision Plat With Variance Requests, Creating the Grass Hill Estates Subdivision, Being Approximately 21.352 acres of Land Located off Aids Dr., William Rancher Rd., Grass Hill Dr., and Samaritan Dr. and More Particularly Described in Subdivision Case File 2023-1 (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
3. Presentation and Discussion to Consider Approval of an Ordinance Amending the Leon Valley Code of Ordinances, Chapter 12 Traffic and Vehicles, Article 12.03 Parking, Stopping and Standing, Section 12.03.006 Parking Restrictions on Specific Streets, to Reduce the Area of the No Parking Zone Along Shadow Mist Drive, Specifically the Southernmost end of the Street from Avedisian to the Dead End (1st Read as Required by City Charter) - M. Moritz, Public Works Director
4. Discussion and Possible Action on an Ordinance of the City of Leon Valley, Texas, City Council Ordering a Special Election to be Held on May 06, 2023 in the City of Leon Valley for the Purpose of Allowing Qualified Voters to Vote for or Against the Reauthorization of the Local Sales and Use Tax in the City of Leon Valley, Texas at the Rate of One-Quarter (1/4) of One Percent (0.0025000) to Continue Providing Revenue for Maintenance and Repair of Municipal Streets. (First Reading as Required by City Charter) - S. Passailaigue, City Secretary

Ordenanza Del Consejo De La Ciudad De La Ciudad De Leon Valley, Texas Que Ordena Una Elección Especial Para Celebrarse El 6 De Mayo De 2023 En La Ciudad De Leon Valley Con El Propósito De Permitir Que Los Votantes Habilitados Voten A Favor O En Contra De Volver A Autorizar El Impuesto Local A Las Ventas Y Al Uso En La Ciudad De Leon Valley, Texas A La Tasa De Un Cuarto (1/4) Del Uno Por Ciento (0.0025000) Para Continuar Generando Ingresos Para El Mantenimiento Y La Reparación De Las Calles Municipales.

5. Presentation, Discussion and Possible Action on an Amendment to Resolution 22-009R, a Tree Variance Request to Remove Additional Trees at Poss Landing Subdivision and to Pay a Larger Amount of Fees in Lieu of Replanting Trees, Located at 7213 Huebner Road, Than Was Previously Approved - M. Moritz, Public Works Director

6. Presentation, Discussion and Possible Action on a Resolution allowing HydroGeoLogic, Inc a subcontractor for the U.S. Environmental Protection Agency (EPA) to utilize 6401 El Verde Road from March 1, 2023 - September 30, 2023.

## 11. Citizens to be Heard

12. **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. 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 <https://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  
February 2, 2023 at 11:00 AM

