



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

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, May 02, 2023 at 6:30 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

3. Presentations

1. Presentation of a Proclamation declaring April 30 - May 6, 2023, as Municipal Clerks Week.
2. Presentation, Discussion, and Possible Action to Authorize the City Manager to Enter into negotiations with a Selected Towing Company and to bring back an agreement to City Council to provide Towing and Impound Services for Leon Valley - D. Gonzalez, Police Chief

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:

Regular City Council Meeting, Tuesday, May 16, 2023, at 6:30 PM, in Council Chambers.

Early Voting at the Leon Valley Conference Center, 6421 Evers Road, Texas, 78238, Monday, May 01, 2023 and Tuesday, May 02, 2023 from 8:00 AM to 8:00 PM.

General & Special Election, Saturday, May 06, 2023, Poll Centers open from 7:00 AM to 7:00 PM. Poll Center locations may be found at <https://www.leonvalleytexas.gov/secretary/page/may-6-2023-early-voting-dates-times-and-locations>

Annual City-Wide Garage Sale, Saturday, May 20, 2023, from 8:00 AM to 6:00 PM.

Leon Valley Pools Open, Saturday, May 27, 2023. Hours of operation for each pool may be found here <https://www.leonvalleytexas.gov/parksrec/page/leon-valley-pools>

Big Rig Petting Zoo, Monday, June 05, 2023, from 10:30 AM - 12:00 PM, at Raymond Rimkus Park.

Miscellaneous other events and announcements.

6. Consent Agenda

1. Discussion and Possible Action Approving of the Following City Council Minutes:
 - a. 04-18-2023 Regular City Council Meeting Minutes
 - b. 04-22-2023 Coffee - "Picnic" with the Mayor and City Council Minutes
2. Discussion and Possible Action Accepting of the Following Board/Commission Minutes:
 - a. 11-02-2022 Citizens Police Advisory Committee Meeting Minutes
 - b. 03-09-2023 Park Commission Meeting Minutes
 - c. 03-09-2023 Library Advisory Committee Meeting Minutes
 - d. 03-20-2023 Economic and Community Development Advisory Committee Meeting Minutes
 - e. 03-28-2023 Planning & Zoning Commission Meeting Minutes
3. 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 2023 - D. Dimaline, Assistant Public Works Director
4. Discussion and Possible Action of an Ordinance Amending Ordinance 2022-51, Which Approved Various Budget Adjustments for Carry Over Projects, to Clearly Identify the Funding Sources (1st Read was Held on 04-18-2023) - M. Moritz, Public Works Director
5. Discussion and Possible Action of a Resolution of the City Of Leon Valley, TX., City Council Appointing to the Board of Adjustment - Mayor Chris Riley

7. Regular Agenda

1. Discussion and Possible Action on the Renewal of the Lease Agreement between the City of Leon Valley and Cha Cha's New Gen, LLC Café, Margarita Bania Ruiz for the property at 6417 Evers Road, Leon Valley, TX 78238 - C. Caldera, City Manager

2. Presentation Discussion and Possible Action on Directing the staff to solicit RFPs for a competitive proposal to execute a short-term lease agreement at 6417 Evers Road - Councilor Josh Stevens and Councilor Will Bradshaw
3. Presentation, Discussion, and Possible Action on a Request to Waive Fees for an Amendment to Planned Development District #2022-31 - M. Teague, Planning and Zoning Director
4. Presentation, Discussion, and **Public Hearing** to Consider a Approving a Request to Amend Planned Development District #2022-31 to Amend the Approved Site Plan on a 9.180 Acre Unplatted Parcel of Land Located at the Corner of Evers Road and Seneca Drive, Being P-4A, ABS 530, CB 4432 - (1st Read as Required by City Charter) - M. Teague, Planning and Zoning Director
5. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$7,250 from Economic and Community Development Funds to modernize SA City Barber Shop with new capital equipment and to hire new barbers. - R. Salinas, Director of Economic Development
6. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 9,321 from Economic and Community Development Funds to modernize the Smash Dance Academy. The grant will purchase outdoor features to create a more welcoming environment, 3M film tint for the windows at the location to reduce the heat inside, and to purchase and install soundproof wall panels to reduce noise escaping into the neighboring businesses. - R. Salinas, Director of Economic Development
7. Presentation, Discussion, and Possible Action to Expend Economic and Community Development Funds in the amount not to exceed \$ 10,000 from Economic and Community Development Funds to modernize the WOT Auto Spa. The grant will purchase updated fixtures, new signage, a new floor plan for better workstations, fresh paint, and to market the shop. - R. Salinas, Director of Economic Development
8. Presentation, Discussion and **Public Hearing** to Consider Approving a Request on a Non-Specified Use Request to Allow the Use "Bar" in the O-1 Office with a Specific Use Permit, and in the B-1 Small Business, B-2 Retail, B-3 Commercial, and I-1 Industrial Zoning Districts without a Specific Use Permit (SUP), to Allow the Use "Entertainment – Indoor" in the B-2 and B-3 Zoning Districts without an SUP, and the Use "Entertainment – Outdoor" to be Allowed in the B-2 and B-3 Zoning Districts without an SUP- (1st Read as Required by City Charter) - R. Salinas, Director of Economic Development
9. Presentation and Discussion on an Ordinance of the City of Leon Valley, TX., City Council, Approving (A) An Increase, Beginning January 01, 2023, In: (1) The General Residence Homestead Exemption in the City for an Individual in an Amount Equal to Twenty Percent (20%) of the Appraised Value of the Residence Homestead or the Statutorily Mandated Minimum of \$5,000; (2) Homestead Property Tax Exemption for Persons 65 Years of Age or Older from \$30,000 to \$50,000; and (3) Homestead Property Tax Exemption for Disabled Persons from \$30,000 to \$50,000; and (B) Amendments to

Chapter 11 of the City of Leon Valley Code of Ordinances to Add Such Exemptions (First Read as Required by City Charter) - Councilor Josh Stevens and Councilor Jed Hefner

8. Citizens to be Heard

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

- 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.**

10. 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

11. Reconvene into Regular Session

12. Possible Action on Issues Discussed in Executive Session If Necessary

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 of 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/meetings>. 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
APRIL 26, 2023 4:05 PM

