



**City of Leon Valley**  
**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**6:30 PM – JULY 25, 2023**  
**Leon Valley City Council Chambers**  
**6400 El Verde Road, Leon Valley, TX 78238**

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**1. CALL TO ORDER AND ROLL CALL**

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:36 PM.

**PRESENT**

1st Vice Chair	Edward Alonzo	Place 1
Commissioner	Andrea Roofe	Place 2
Chair	Cassie Rowse	Place 5
Commissioner	Richard Blackmore	Place 7
Commissioner	Hilda Gomez	Place 3

**ABSENT**

Commissioner	Pat Martinez	Place 4	Excused
2nd Vice Chair	Erick Matta	Place 6	Excused
1st Alternate	Kimberly Bohl		Unexcused
2nd Alternate	Thomas Dillig		Excused
3rd Alternate	David Perry		Excused
Council Liaison	Benny Martinez		

**2. APPROVAL OF ZONING COMMISSION MINUTES**

**1. Planning & Zoning Commission - Regular Meeting - June 27, 2023**

Commissioner Roofe made a motion to approve the minutes, which was seconded by Commissioner Blackmore. The motion carried unanimously.

**3. NEW BUSINESS**

**1. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Replat, with Requested Variances, on an Approximately 0.854-acre Tract of Land, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision - M. Teague, Planning and Zoning Director**

Planning and Zoning Director Teague presented the case information, and a brief discussion was held between applicant Bhagavath Bodagala, Mrs. Teague, and the Commissioners regarding the reason for replatting, the verification of the lot numbers, and future plans for the land.

Chair Catherine Rowse opened the public hearing at 6:48PM.

Mr. Joseph M. Krisak spoke in opposition of the replat with concerns regarding traffic, population density, water, and duplexes being a buffer for apartments in the future.

Commissioner Roofe made a motion to accept the replat with variances, which was seconded by Commissioner Alonzo. The motion carried unanimously.

Voting Yea: Chair Rowse, 1<sup>st</sup> Vice Chair Alonzo and Commissioners Roofe, Blackmore, and Gomez

Voting Nay: None

2. Presentation, and Discussion to Consider a Recommendation on an Ordinance Revising Chapter 15 Zoning, Division 6, Section 15.02.306 (R-1 Single-Family Dwelling District) to Allow Accessory Buildings in the Side Yard - M. Teague, Planning and Zoning Director

Planning and Zoning Director Teague presented the case information, and a brief discussion was held between Mrs. Teague and the Commissioners regarding the proposed verbiage and whether the fire department had reviewed the amendment.

Commissioner Alonzo made a motion to table the case to the next meeting to receive feedback from the fire department, which was seconded by Commissioner Blackmore. The motion carried unanimously.

Voting Yea: Chair Rowse, 1<sup>st</sup> Vice Chair Alonzo and Commissioners Blackmore, Roofe and Gomez

Voting Nay: None

3. Workshop to Discuss Revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning to Eliminate the General, Sustainability, and Commercial/Industrial Standards and Districts - M. Teague, Planning and Zoning Director

Planning and Zoning Director Teague presented the information, and a brief discussion was held between the Commissioners and Mrs. Teague to approve removing intent, land use and building orientation and moving building height to each district, cross-access drives, automobile parking and bicycle parking to parking Division 9.

Chair Rowse suggested tabling the supplementary architectural regulations until the next meeting due to the number of absent Commissioners. The item was tabled by general consensus.

#### **4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

Planning and Zoning Director Teague announced Commissioner Gomez had been appointed to Commissioner Seat 3 and Mr. Thomas Dillig had been appointed to the Alternate 2 seat.

Chair Rowse reminded the Commissioners to assure they had completed the Public Information Training as soon as possible.

Planning and Zoning Director Teague asked if all the present Commissioners had verified their contact information.

## 5. ADJOURNMENT

Chair Rowse announced the meeting adjourned at 8:00 pm.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 22<sup>nd</sup> of August 2023.*

APPROVED

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**CATHERINE ROWSE**  
CHAIR

ATTEST: \_\_\_\_\_

**ELIZABETH AGUILAR**  
PERMIT TECHNICIAN