



**City of Leon Valley**  
**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**6:30 PM – FEBRUARY 27, 2024**  
**Leon Valley City Council Chambers**  
**6400 El Verde Road, Leon Valley, TX 78238**

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

2<sup>nd</sup> Vice-Chair Andrea Roofe called the Planning and Zoning Commission meeting to order at 6:40 PM.

**PRESENT**

2 <sup>nd</sup> Vice-Chair	Andrea Roofe	Place 2
Commissioner	Pat Martinez	Place 4
Chair	Cassie Rowse	Place 5 – Tardy 6:45PM
1 <sup>st</sup> Vice-Chair	Erick Matta	Place 6 – Tardy 7:48PM
Commissioner	Richard Blackmore	Place 7
Commissioner	David Perry	Place 1
Commissioner	Hilda Gomez	Place 3
2 <sup>nd</sup> Alternate	Mary Ruth Fernandez	Seated to Vote
Council Liaison	Benny Martinez	

**ABSENT**

1 <sup>st</sup> Alternate	Thomas Dillig	Unexcused
3 <sup>rd</sup> Alternate	Gregory Meffert	Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, Economic Development Director Roque Salinas, City Manager Dr. Crystal Caldera, City Council Member Rey Orozco, and Permit Technician Elizabeth Aguilar.

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Planning and Zoning Commission - Regular Meeting - January 23, 2024

Commissioner Blackmore made a motion to approve the minutes as presented, which was seconded by 2<sup>nd</sup> Alternate Fernandez. The motion carried unanimously.

**3. NEW BUSINESS**

1. Presentation, Public Hearing, and Discussion, to Gain Preliminary Feedback From the Planning and Zoning Commission to Rezone an Approximately 27-Acre Tract of Land From R-1 Single Family to a Planned Development District With R-6 Garden Home District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc Subdivision and Parcel 1, Abstract 399, CB 4429 and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and Applicant Mr. Samir Chehade presented and a discussion was held between the Commissioners, Planning and Zoning Director Mindy Teague and Mr. Samir Chehade regarding the variance, tree replacement, traffic analysis and the second exit into a field.

Chair Catherine Rowse opened the public hearing at 7:15PM.

Residence from the area spoke, noting their concerns regarding drainage issues, traffic, wildlife, homeless, cost vs. expense, green spaces, construction disturbances, toxic waste research of the land, noise, cleanliness of the community, flooding and building less units on the land.

The following residents spoke in opposition: Monica Alcocer, Lori Bennett, Kathy Hill, Abraham Diaz, Mauricio Mendoza, Lisa Coleman, Gabriela Mendoza, Mike Mascorro, Sandy Aguirre, Thomas Benavides, Mark Ferris, Amandine Grenier, Even Bohl, and Hugo Mendoz.

The following residents spoke in favor: None.

Chair Catherine Rowse closed the public hearing at 7:59PM.

Chair Catherine Rowse stated that the PDD meets purpose but not applicability.

2. Presentation, Public Hearing, and Discussion to Gain Preliminary Feedback From the Planning and Zoning Commission on a Request to Rezone an Approximately 6-Acre Parcel of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446 and Lot 46A & Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and a brief discussion was held between the Commissioners, Planning and Zoning Director Mindy Teague and Applicant Jeffrey McKinny with Cude Engineering regarding the request to follow through with Phase II the same as Phase I, sidewalk and gate to Leon Valley Elementary School, the pathway being away from Huebner Road and traffic and they bought the land to meet the fire code for two exits.

Chair Catherine Rowse opened the public hearing at 8:29PM. Seeing that nobody wished to speak, Chair Catherine Rowse closed the public hearing at 8:29PM.

Chair Catherine Rowse stated that all looked good to her to move forward.

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

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body;

information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

Chair Catherine Rowse stated that Whataburger opened today. Earthwise is Saturday from 9am-1pm, to have an enjoyable Spring Break and the next meeting will be March 26th. Commissioner Blackmore said to make sure you go vote. Commissioner Fernandez announced the Onion House Birthday Celebration on March 16th.

**5. ADJOURNMENT**

Chair Rowse announced the meeting adjourned at 8:36 PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 12<sup>th</sup> of March 2024.*

APPROVED

CATHERINE ROWSE  
CHAIR

ATTEST:

ELIZABETH AGUILAR  
PERMIT TECHNICIAN

