



**CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 28, 2026, at 7:00 PM

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

Commissioner 1 David Perry
Vice Chair, Commissioner 2 Andrea Roofe
Commissioner 3 Abraham Diaz
Commissioner 4 Donnie Britt
Commissioner 5 Olen Yarnell
Chair, Commissioner 6 Erick Matta
Commissioner 7 Russell Hernandez

City Council Members present were: Chris Riley-Mayor, Danielle Bolton-Council Place 1, Betty Heyl-Mayor Pro Tem/Council Place 2, Philip Campos-Council Place 3, Rey Orozco-Council Place 4, Beth Mursch-Council Place 5 and Dr. Crystal Caldera-City Manager.

Also, in attendance was Planning and Zoning Director Michael Gallardo.

Chair Matta called the meeting to order at 7:00 PM. Chair Matta Led the Pledge of Allegiance.

2. WORKSHOP

Discussion and Direction to Staff on Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

Dr. Caldera laid down the purpose of the meeting and provided insight as to what the Planning and Zoning Commission was tasked with.

Michael Gallardo, Planning and Zoning Director, summarized the changes recommended by the Planning and Zoning Commission to the Permitted Use Table.

There was discussion about the proposed amendments, but no action was taken. Instead, the item is scheduled to come back to a Regular City Council meeting.

The workshop was adjourned at 7:56 PM by Chair, Matta.

3. NEW BUSINESS

- 1. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Request to Amend Ordinance 2025-8 to Change the Zoning from PD Planned Development District, with R-3 Multiple-Family Dwelling Base Zoning District to PD Planned Development District with R-6 Garden House Base Zoning District on Approximately 6.8 Acre of Land, Located at 6612 and 6618 Sawyer Road; and More Specifically Described as Northwest 330' of Lots 10, 11, 12, 13, and the Northeast 20' Triangle of Lot 10, and the Southwest 400' of Lot 3, CB 5874 – M. Gallardo, Planning and Zoning Director**

Chair Matta opened the Planning and Zoning Commission meeting at 8:03 PM.

The Planning and Zoning Director called roll with all Planning and Zoning Commissioners present.

Michael Gallardo, Planning and Zoning Director, presented the agenda item. The Commission discussed the significant change in density for the project. The project went from 165 units to 76 garden homes. The Commission had a concern about notifying the surrounding residents. The Planning and Zoning Director provided information regarding the Public Hearing and Notifications process. The Commission also discussed the public's opposition to the project. Dr. Caldera, City Manager, provided clarity as to why there was limited opposition to the project.

Mr. Chehade presented the proposed PDD. He provided clarity on the decrease in density stating that the garden homes were better under the current market conditions. There was a brief discussion with the Commission expressing concerns about lot sizes, property conditions, ingress, egress and accessibility via roads.

Chair Matta opened the Public Hearing at 9:15 PM. With no public comment, Chair Matta closed the Public Hearing at 9:15 PM.

At 9:21 PM, Chair Matta asked for a motion. Commissioner Rooft made a motion to approve the PDD amendment with the concerns of the Commission noted. The motion was seconded by Commissioner Diaz.

Voting Yea: Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, Commissioner 2 Rooft and Commissioner 1 Perry.

Voting Nay: Commissioner 3 Abrahm Diaz and Commissioner 5 Olen Yarnell.

The motion passed 5-2.

4. ADJOURNMENT

Chair Matta announced the meeting adjourned at 9:22 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 28th of July 2026.

APPROVED



ERICK MATTA
CHAIR

ATTEST: 
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR

