CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, October 27, 2026, at 6:30 PM

MINUTES

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1. CALL TO ORDER AND ROLL CALL

PRESENT–Voting Members
2nd Vice-Commissioner 1 David Perry
1st Vice Chair, Commissioner 2 Andrea Roofe
Commissioner 4 Donnie Britt
Commissioner 5 Olen Yarnell
Commissioner 6 Erick Matta
Chair- Commissioner 7 Russell Hernandez
1st Alternate Annette Ramirez

Also, in attendance was Planning and Zoning Director, Michael Gallardo and City Manager, Dr. Crystal Caldera.

Chair Hernandez called the meeting to order at 6:30 PM. Chair Hernandez asked 1st Alternate Annette Ramirez to sit on the dais to fill in for Commissioner Diaz who was not present. Then Chair Hernandez Led the Pledge of Allegiance.

The Commission was notified by the Planning and Zoning Director that Commissioner Diaz had resigned and thus agenda item 3.1 was pulled from the agenda.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving of July 28, 2026, Planning and Zoning Commission Meeting Minutes- M. Gallardo, Planning and Zoning Director

Commissioner Yarnell pointed out a typo and requested it be corrected.

Commissioner Britt made a motion to approve the minutes with the correction. The motion was seconded by Commissioner Yarnell.

Voting Yea: Chair, Commissioner 7 Hernandez, Commissioner 4 Britt, Commissioner 2 Roofe, Commissioner 5 Yarnell, Commissioner 1 Perry, Commissioner 6 Matta and 1st Alternate Ramirez.

The motion passed unanimously.

3. NEW BUSINESS

1. **Discussion and Possible Action Excusing Commissioners from the March 24, 2026, Planning and Zoning Commission Meeting in Accordance with Chapter 15 Article 15.02 Zoning Ordinance Division 13 Organization and Enforcement Section 15.02.721- M. Gallardo, Planning and Zoning Director**

   Director informed the group that the item would be pulled as Commissioner Diaz provided his resignation.

2. **Presentation, Public Hearing, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 200; and More Specifically Described as CB 4429A, Block 8, Lot 6 Seneca Estates Unit 9 – M. Gallardo, Planning and Zoning Director**

   Director Gallardo presented the item. Chair Hernanez opened the discussion to the Commission. Councilwoman Heyl asked if the business was in the same building as other businesses that provide aesthetic treatments. Director Gallardo informed her that there were other businesses providing the same type of services at that address.

   Chair Hernandez opened and closed the Public Hearing at 6:44pm. After a brief discussion, Commissioner Yarnell suggested the Code of Ordinances be amended so that SUP would not be required when backing up to a residential property. The Commission discussed the recommendation briefly.

   After discussion regarding the requirements for an SUP a motion was made by Commissioner Roofe to approve the request and seconded by Commissioner Perry.

   Voting Yea: Chair, Commissioner 7 Hernandez, Commissioner 4 Britt, Commissioner 2 Roofe, Commissioner 5 Yarnell, Commissioner 1 Perry, Commissioner 6 Matta and 1st Alternate Ramirez.

   The motion passed unanimously.

3. **Presentation, Discussion and Public Hearing to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 7 Permitted Use Table to Establish the Definition and Use "Logistics Center" as Being Allowed in the I-1 Industrial Zoning Districts by Right- M. Gallardo, Planning and Zoning Director**

   Director Gallardo presented the item. Chair Hernanez opened the discussion to the Commission. Commissioner Matta asked if the city had seen an increase in this type of

business. He was informed that the city was amending Chapter 15 in anticipation of such requests. After a brief discussion, Chair Hernandez opened and closed the Public Hearing at 7:02pm.

After discussion a motion was made by Commissioner Roofe to approve the request and seconded by Commissioner Perry.

The motion passed unanimously.

4. **Presentation, Discussion and Public Hearing to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 7 Permitted Use Table to Establish the Definition and Use "Data Center" as Being Allowed in the I-1 Industrial Zoning Districts by Right- M. Gallardo, Planning and Zoning Director**

Chair Hernandez opened the discussion to the Commission and Commissioner Yarnell stated he did not have enough information to vote on the item. Director Gallardo informed Commissioner Yarnell that city wanted to ensure that Data Centers only be allowed in the Industrial District. He also informed Commissioner Yarnell that City Council would ultimately create an ordinance that would regulate data centers.

Dr. Caldera provided clarity to the Commission by informing the Commission that the city was being proactive in safeguarding the city by ensuring that Data Centers would only be allowed in the Industrial District. A Data Center request would not be allowed in another district.

Chair Hernandez opened the Public Hearing at 7:12pm. Teresa Moser spoke and asked if Data Centers would be allowed in other areas. Dr. Caldera reiterated that the attempt by the city would be to keep Data Centers in the Industrial District. Chair Hernandez closed the Public Hearing at 7:15pm.

After discussion a motion was made by Commissioner Matta to approve the request and seconded by Commissioner Britt.

Voting Yea: Commissioner 6 Matta, Chair, Commissioner 7 Hernandez, Commissioner 4 Britt, Commissioner 2 Roofe, Commissioner 5 Yarnell, Commissioner 1 Perry and 1st Alternate Ramirez.

The motion passed unanimously.

Director Gallardo did inform the Commission that a meeting is scheduled for Wednesday, November 18, 2026, at 6:30pm.

4. ADJOURMENT

Chair Hernandez announced the meeting adjourned at 7:17 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 18th of November 2026.

APPROVED

RUSSELL HERNANDEZ
CHAIR

ATTEST: _____

MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR