



**CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION**

Leon Valley City Council Chambers Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, April 25, 2023 at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - March 28, 2023

3. NEW BUSINESS

1. Presentation and Discussion to Consider a Recommendation on a Request to Waive Fees for an Amendment to Planned Development District #2022-31 - M. Teague, Planning and Zoning Director
2. Presentation, Public Hearing, and Discussion to Consider a Recommendation on 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 - M. Teague, Planning and Zoning Director
3. Discussion and Public Hearing to Consider a Recommendation 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- R. Salinas, Director of Economic Development
4. Workshop to Discuss Revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning and to Eliminate the General, Sustainability, and Commercial/Industrial Standards and Districts - M. Teague, Planning and Zoning Director

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.

5. ADJOURNMENT

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
APRIL 17, 2023 12:43 PM





**City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – MARCH 28, 2023
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238**

1. CALL TO ORDER AND ROLL CALL

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:30 PM.

PRESENT

1st Vice Chair	Edward Alonzo	Place 1
Commissioner	Philip Campos	Place 3
Chair	Cassie Rowse	Place 5
2nd Vice Chair	Erick Matta	Place 6
Commissioner	Richard Blackmore	Place 7
2nd Alternate	Hilda Gomez	Seated to Vote
3rd Alternate	David Perry	Seated to Vote

ABSENT

Commissioner	Andrea Roofe	Place 2	Excused
Commissioner	Pat Martinez	Place 4	Unexcused
1st Alternate	Kimberly Bohl		Excused

Also in attendance were Public Works Director Melinda Moritz and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission – Regular Meeting – February 28, 2023

Commissioner Philip Campos made a motion to approve the minutes as presented, which was seconded by Commissioner Richard Blackmore. The motion carried unanimously.

3. NEW BUSINESS

- 1. Presentation, Public Hearing, and Discussion to Consider Making a Recommendation Authorizing a Zoning Change From R-2 Two Family Dwelling to R-1 Single Family Dwelling District on Two Lots, Being Lots 19 and 20, Blk 8, CB 4432C, Being 0.2066 and 0.2204 Acres of Land, in the Grass Valley Subdivision Unit #1, Located at 6602 and 6608 Peachtree - M. Teague, Planning and Zoning Director**

Public Works Director Melinda Moritz presented the case information, and a brief discussion was held.

Chair Catherine Rowse opened the public hearing at 6:36 p.m. Seeing no one wishing to speak, she closed the public hearing at 6:36 PM.

Commissioner Edward Alonzo made a motion to recommend approval of the requested rezoning as presented, which was seconded by Commissioner Richard Blackmore. The motion carried unanimously.

Voting Yea: Chair Rowse, Commissioners Matta, Alonzo, Blackmore, Gomez, and Perry

Voting Nay: None

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.

Commissioner Edward Alonzo reminded everyone that March 29th marked the 50th Anniversary of the United States withdrawal from the Vietnam War. Commissioner Richard Blackmore discussed the background and history of the conflict, noting that he had also served.

Chair Catherine Rowse reminded the Commissioners in the odd-numbered seats on the Commission that if they hadn't applied to be reappointed that they do so soon.

2nd Alternate Hilda Gomez asked when the Master Plan was up for revision. Chair Catherine Rowse said stated the Plan was updated every five to seven years.

Public Works Director Melinda Moritz announced that Planning and Zoning Department would be presenting proposed changes to the Zoning Code Overlay District regulations at upcoming meetings.

5. ADJOURNMENT

Chair Catherine Rowse announced the meeting adjourned at 6:43 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 24th of April 2023.

APPROVED

CATHERINE ROWSE
CHAIR

ATTEST: _____
MELINDA MORITZ
PUBLIC WORKS DIRECTOR

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation and Discussion to Consider a Recommendation on a Request to waive fees for Planned Development District #2022-31 on a 9.180 unplatted parcel of land located at the corner of Evers Road and Seneca Drive, Being P-4A, ABS, 530, CB 4432.

SPONSOR(S): None

PURPOSE:

The purpose of this item is to consider a recommendation on a request to waive fees for an amendment request to Planned Development District Case #2022-31. The normal fee for a Planned Development District for the property would be \$5000

Staff Recommendation:

Staff recommends reducing the fee to \$1000, which will adequately cover the costs associated with reviews by City staff, publication, mailing and supplies.

Alternatives:

- Recommend approval of the request
- Recommend conditional approval of the request
- Denial of the request

SEE LEON VALLEY

- Social Equity - The request adequately reflects the fees that would be needed to facilitate the request, which is fair and equitable
- Economic Development - The request will promote development and an increase in sales and ad valorem tax.
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options.

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

RECOMMENDATION

This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road. Staff recommends approval of the amendment request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Discussion to Consider a Recommendation on a request to waive fees on a Vacant Property Evers Road at Seneca Drive

Planning and Zoning Commission Meeting

Mindy Teague, Director

April 25, 2023

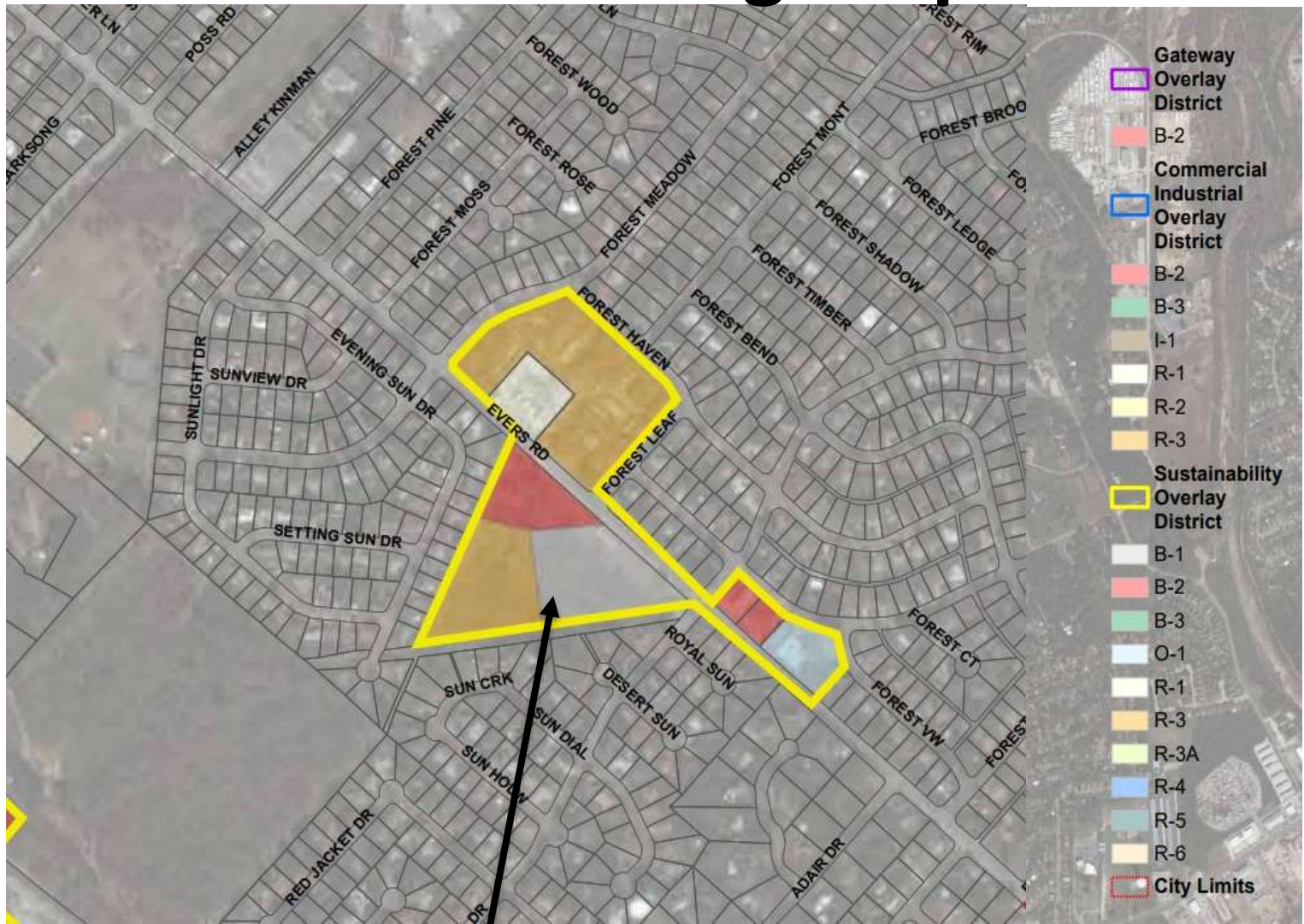
Request

- By Mr. Samir Chehade
- To waive fees for a PDD on a vacant tract of land on Evers at Seneca
- He is considering the development of an R-6 Garden Home development project on this site

Purpose

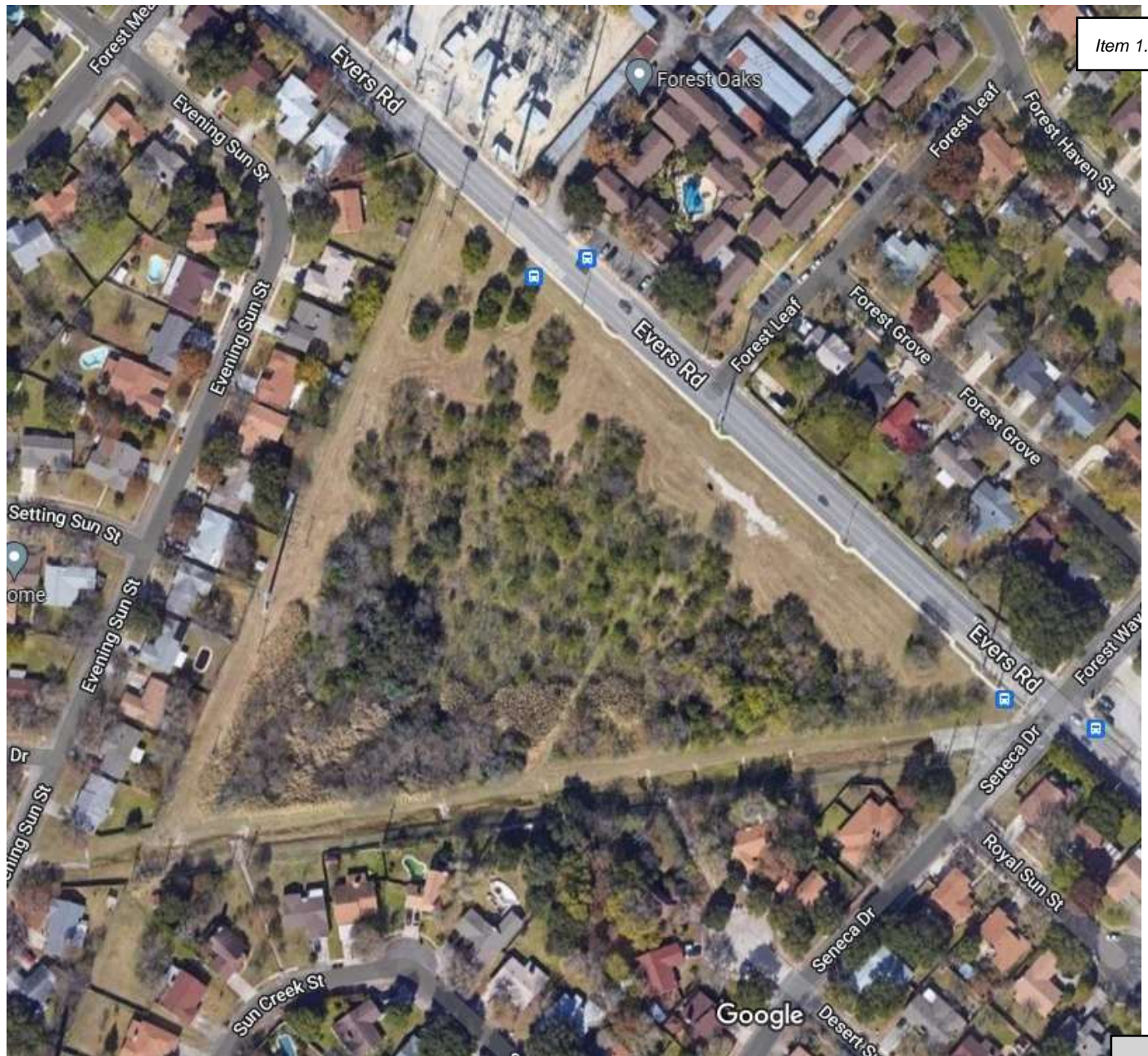
- Property is a 9.1740-acre tract of land known as Parcel 4A, Abstract 530, County Block 4432
- The purpose of this item is to consider a recommendation on a request to waive fees for an amendment request to Planned Development District Case #2022-31
- The normal fee for a Planned Development District for this property would be \$5,000

Location & Zoning Map



0 Evers Rd

Aerial View



Item 1.

Staff Recommendation

- Staff recommends reducing the fee to \$1,000, which will adequately cover the costs associated with reviews by City staff, publication, mailing and supplies.

S.E.E. Statement

- Social – The request adequately reflects the fees that would be needed to facilitate the request, which is fair and equitable
- Economic –The PDD will promote development and an increase in sales and ad valorem tax
- Environmental – New construction includes modern building standards, which include environmentally friendly options

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Presentation, Discussion and Public Hearing to Consider a Recommendation on 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.

SPONSOR(S): None

PURPOSE:

The purpose of this item is to consider a recommendation on a request to amend approved Planned Development District Case #2022-31. The applicant proposes a reduction in the number of housing units from 94 to 67 and to relocate the entrance due to a utility conflict. He is also requesting the ability to retain the original approval of the 94 units.

Staff Analysis:

City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:

“(7) Deviations from approved PD project plan.

(A) Minor deviations. In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director. Unless otherwise specified in the adopting ordinance, minor deviations are limited to the following:

(i) Corrections in spelling, distances, and other labeling that does not affect the overall development concept.

(ii) Change in building layout, when shown, that is less than a ten percent increase in size.

(iii) Changes in the proposed property lines internal to the PD district, as long as the originally approved district boundaries are not altered.

(iv) Changes in parking layouts as long as the number of required spaces is not decreased and the general original design is maintained.

(B) Major deviations from the approved PD project plan. All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district.”

Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan. Reducing the number of units will reduce the traffic generated by the development.

Alternatives:

- Recommend approval of the amendment request
- Recommend conditional approval of the request, contingent upon receipt of a completed and satisfactory Project Plan.
- Denial of the request – if denied, the applicant will have to wait for a period of six months prior to resubmitting an application for this property.

SEE LEON VALLEY

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley.
- Economic Development - The request will promote development and an increase in sales and ad valorem tax.
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options.

FISCAL IMPACT

The City will see an increase in ad valorem and sales and use taxes.

RECOMMENDATION

This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road. Staff recommends approval of the amendment request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Consider Recommendation
Request to Amend PDD 2022-31
PDD/R-6 Garden Home Base Zoning
District

Evers Road at Seneca Drive

Planning and Zoning Commission Meeting

Mindy Teague, Director

April 25, 2023

Request

- By Mr. Samir Chehade
- To amend PDD 2022-31 - a vacant tract of land on Evers at Seneca zoned PD with R-6 Garden Home base zoning
- He is considering the development of an R-6 Garden Home project on this site

Purpose

- Property is a 9.1740-acre tract of land known as Parcel 4A, Abstract 530, County Block 4432
- Applicant proposes:
 - Reduction in the number of housing units from 94 to 67
 - Relocate the entrance due to a utility conflict
 - Retain the original approval of the 94 units

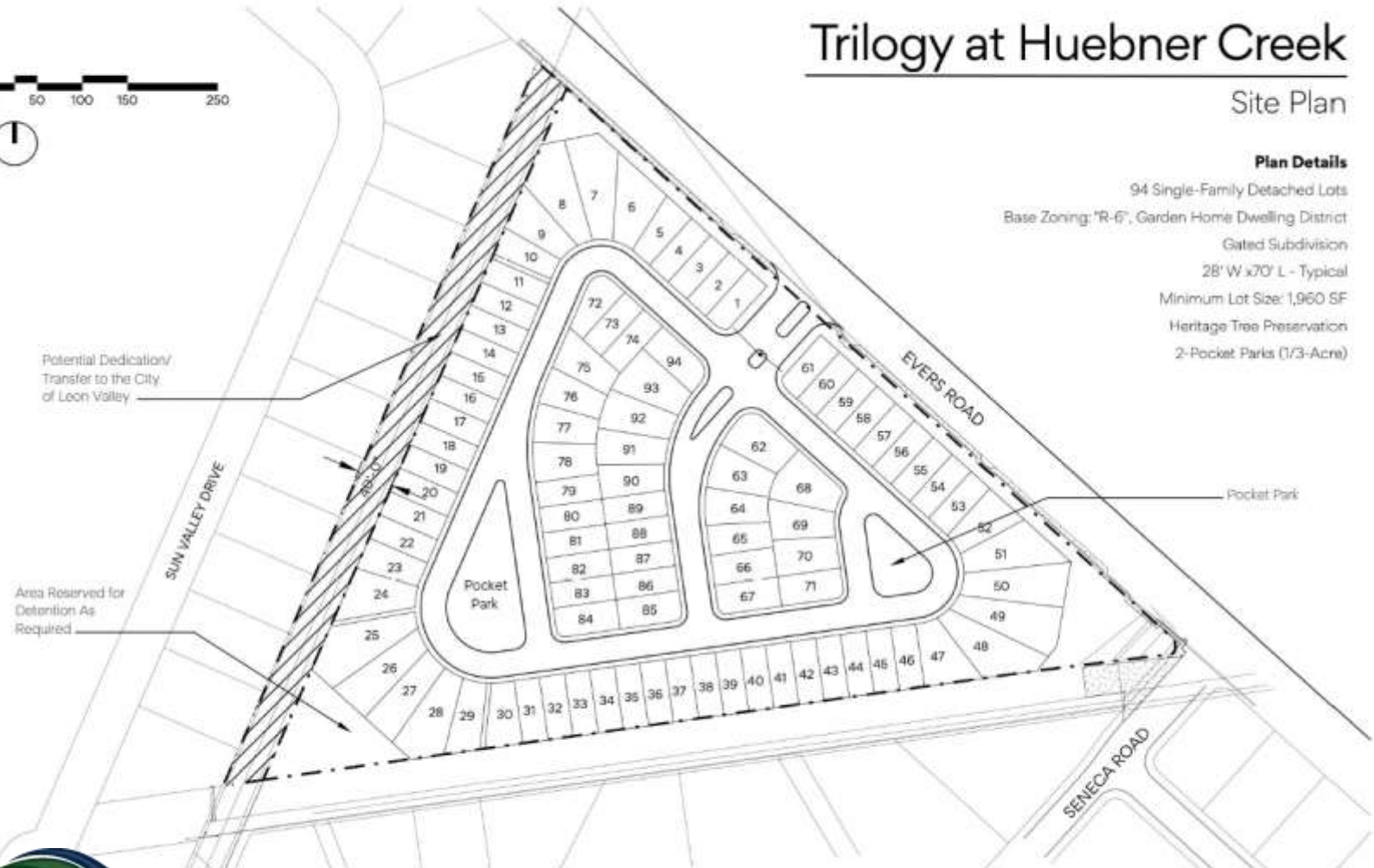
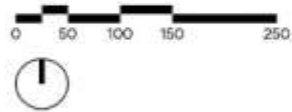
Approved Site Plan

Trilogy at Huebner Creek

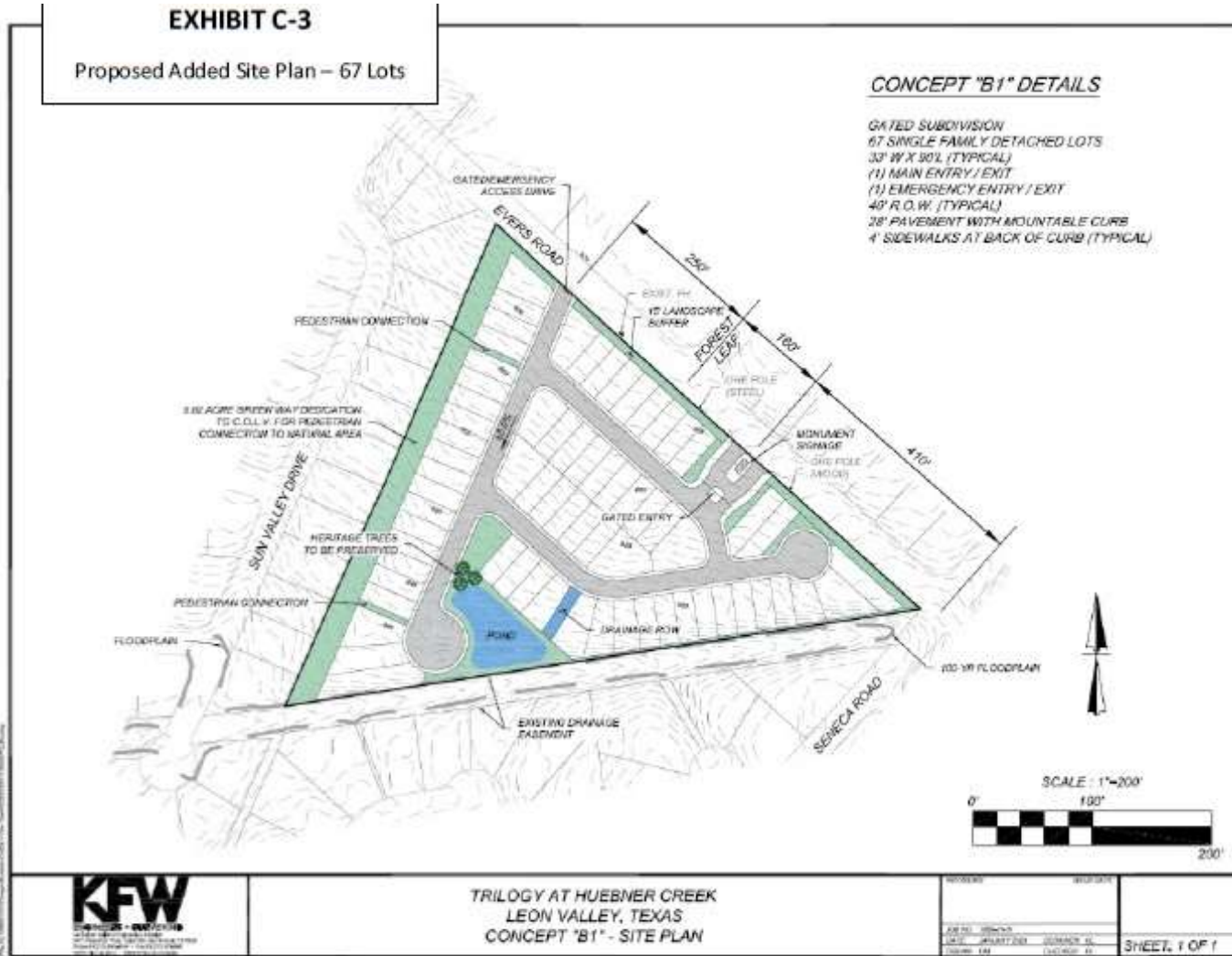
Site Plan

Plan Details

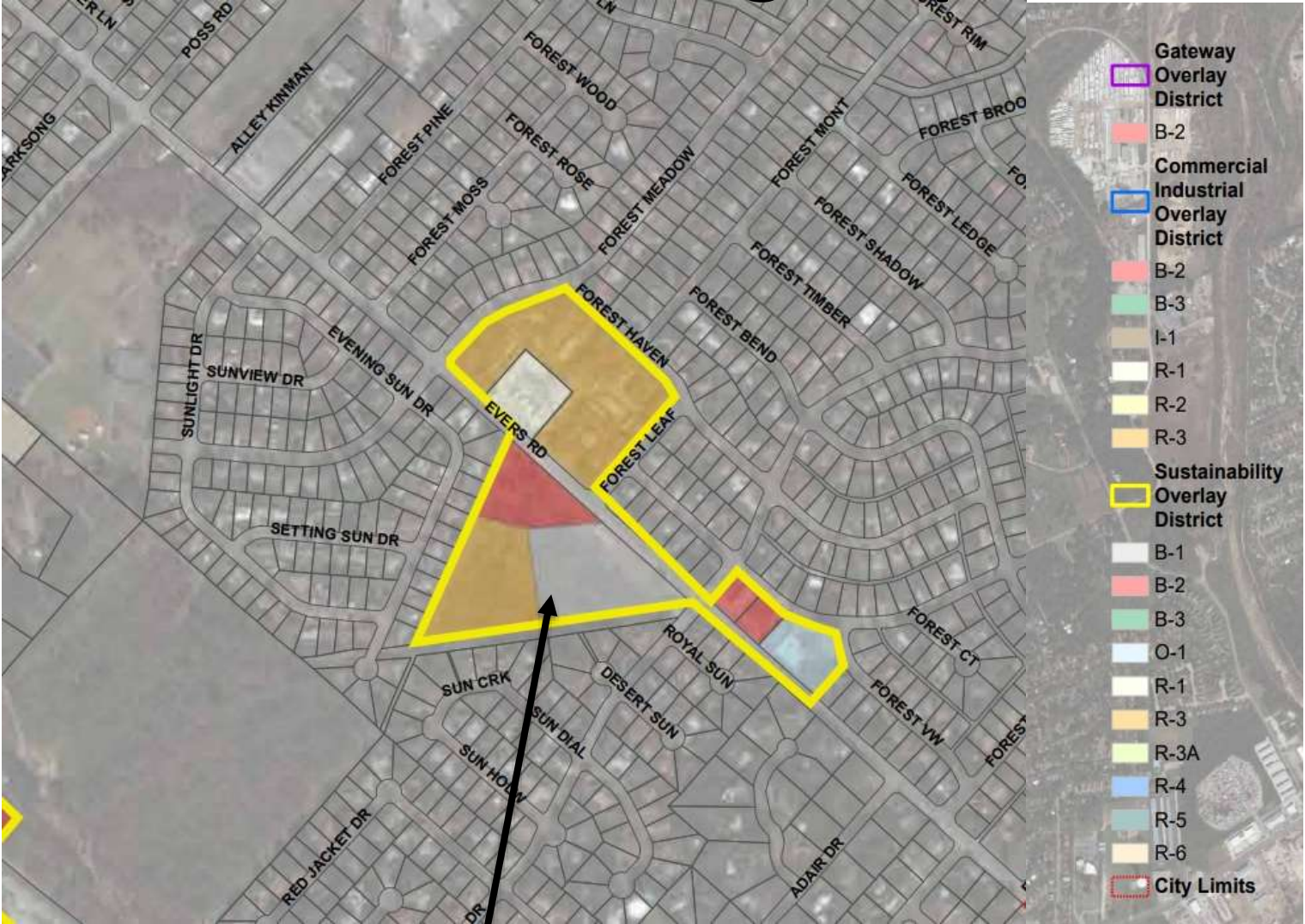
- 94 Single-Family Detached Lots
- Base Zoning: "R-6", Garden Home Dwelling District
- Gated Subdivision
- 28' W x 70' L - Typical
- Minimum Lot Size: 1,960 SF
- Heritage Tree Preservation
- 2-Pocket Parks (1/3-Acre)



Proposed Site Plan

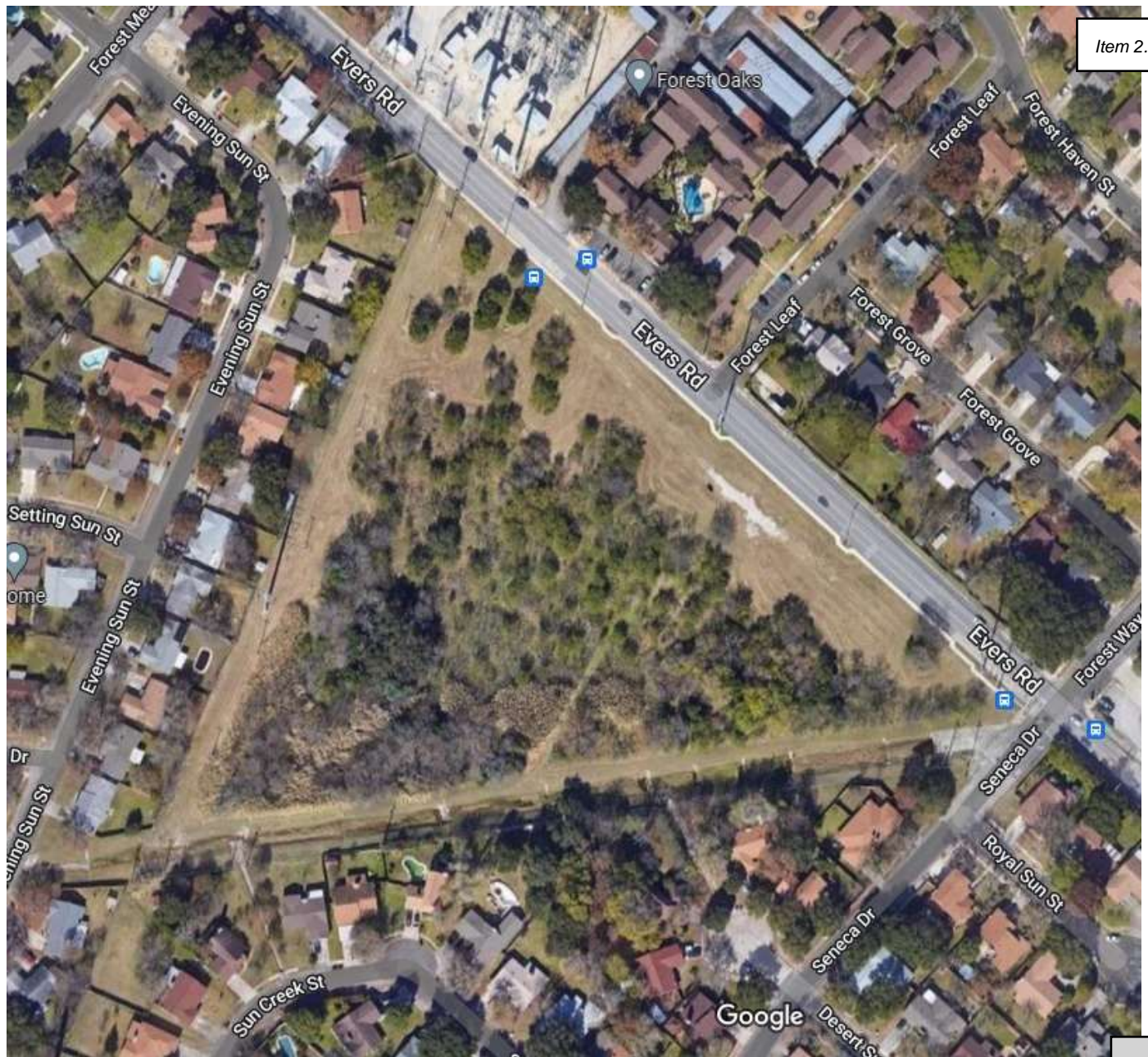


Location & Zoning Map



0 Evers Rd

Aerial View



Item 2.

Staff Analysis

- City Code Chapter 15 Zoning, Section 15.02.327, which regulates Planned Development Districts states:
 - Minor deviations - In determining whether development applications are consistent with the PD project plan, minor deviations from the PD project plan may be approved by the planning and zoning director
 - Major deviations from the approved PD project plan - All major deviations from the approved PD project plan shall be submitted to the planning and zoning commission for recommendation and city council for approval as an amendment to the PD district

Staff Analysis

- Even though the number of units is being decreased, the deviation requested is more than 10% of the approved site plan
- Reducing the number of units will reduce the traffic generated by the development

Staff Recommendation

- This request addresses a unique parcel of land in a manner that is compatible with surrounding land uses and the reduction in the number of housing units will reduce the traffic burden on Evers Road
- Staff recommends approval of the amendment request

Alternatives

- Recommend approval of the amendment request
- Recommend denial of the request
- Other

S.E.E. Statement

- Social Equity - The request will facilitate the development of more diverse housing options in Leon Valley
- Economic Development - The request will promote development and an increase in sales and ad valorem tax
- Environmental Stewardship – New construction includes modern building standards, which include environmentally friendly options

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Roque Salinas, Director of Economic Development

THROUGH: Mindy Teague, Planning and Zoning Director

SUBJECT: Discussion and Public Hearing to Consider a Recommendation on a NonSpecified 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- R. Salinas, Director of Economic Development

PURPOSE

The purpose of this communication is to propose the use “Bar” be allowed in the O-1 Office zoning district with a Specific Use Permit (SUP), and in the B-1 Small Business, B-2 Retail, and I-1 Industrial zoning districts without an SUP. The use is currently prohibited in the O-1, B-1 and B-2 zoning districts and are only allowed in the B-3 and I-1 districts with an SUP.

It is also proposed that the use “Entertainment – Indoor” be allowed in the B-2 and B-3 zoning districts without an SUP. This use is allowed in the B-1, B-2, and B-3 districts, but only with an approved SUP.

Finally, the use “Entertainment – Outdoor” is allowed in the B-1, B-2, and B-3 districts with an SUP. It is proposed to remove the requirement for an SUP when located in a B-2 or B-3 zoning district.

The changes would be as follows:

Current:

Use	O-1	B-1	B-2	B-3	I-1
Bar	X	X	X	SUP	SUP
Entertainment - indoor	X	SUP	SUP	SUP	P
Entertainment - outdoor	X	SUP	SUP	SUP	X

Proposed:

Use	O-1	B-1	B-2	B-3	I-1
Bar	SUP	P	P	P	P
Entertainment - indoor	X	SUP	P	P	P
Entertainment - outdoor	X	SUP	P	P	X

FISCAL IMPACT

These changes may encourage these types of business to relocate to Leon Valley, which would increase sales tax, alcoholic beverage taxes, and possibly ad valorem taxes.

SEE LEON VALLEY

Social Equity – Changing the zoning districts in which these establishments are allowed to operate would allow all Leon Valley citizens to enjoy venues closer to home.

Economic Development – The proposed changes would encourage a diverse and versatile business environment that supports a healthy economy and may assist in attracting, expanding, and retaining viable businesses to promote development and redevelopment.

Environmental Stewardship – Any new or remodeled establishments would be required to conform to the 2021 International Energy and Building Codes.

CITY COUNCIL STRATEGIC GOALS

- Create, review, and enforce codes that impact Economic Development
- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley

RECOMMENDATION

There is a demand for businesses that primarily generate revenue from the sale of alcoholic beverages. There are numerous businesses in the surrounding areas that are considered to be a “bar, indoor and/or outdoor entertainment” establishment; however, the current Leon Valley zoning regulations restrict these types of establishments from operating in our prime retail spaces. Allowing these uses in these zoning districts will encourage business establishments to operate, grow, and provide a venue for residents to attend within the city limits.

Consider Recommendation Bars / Entertainment Venues

Roque Salinas

Economic Development Director

Planning and Zoning Commission Meeting

4/25/2023

Summary

- Should the City revise the zoning code to allow the use “Bar” and “Entertainment – Indoor” and “Entertainment – Outdoor” without a Specific Use Permit / by right in certain zoning districts?

Options:

1. Approve proposed revisions to Chapter 15 Zoning, Table of Permitted Uses for these uses
2. Denial of proposed revisions
3. Other

Purpose

- The use “Bar” is currently prohibited in the O-1, B-1 and B-2 zoning districts & only allowed in B-3 & I-1 districts with an SUP
- Propose the use be allowed in the O-1 Office zoning district with a Specific Use Permit (SUP), and in the B-1 Small Business, B-2 Retail, & I-1 Industrial zoning districts without an SUP

Purpose

- The use “Entertainment - Indoor is allowed in the B-1, B-2, and B-3 districts, but only with an approved SUP
- Propose the use be allowed in the B-2 and B-3 zoning districts without an SUP
- The use “Entertainment – Outdoor” is allowed in the B-1, B-2, and B-3 districts with an SUP
- Propose removing the requirement for an SUP when located in a B-2 or B-3 zoning district

Proposed Amendments

Current

Use	O-1	B-1	B-2	B-3	I-1
Bar	X	X	X	SUP	SUP
Entertainment - indoor	X	SUP	SUP	SUP	P
Entertainment - outdoor	X	SUP	SUP	SUP	X

Proposed

Use	O-1	B-1	B-2	B-3	I-1
Bar	SUP	P	P	P	P
Entertainment - indoor	X	SUP	P	P	P
Entertainment - outdoor	X	SUP	P	P	X

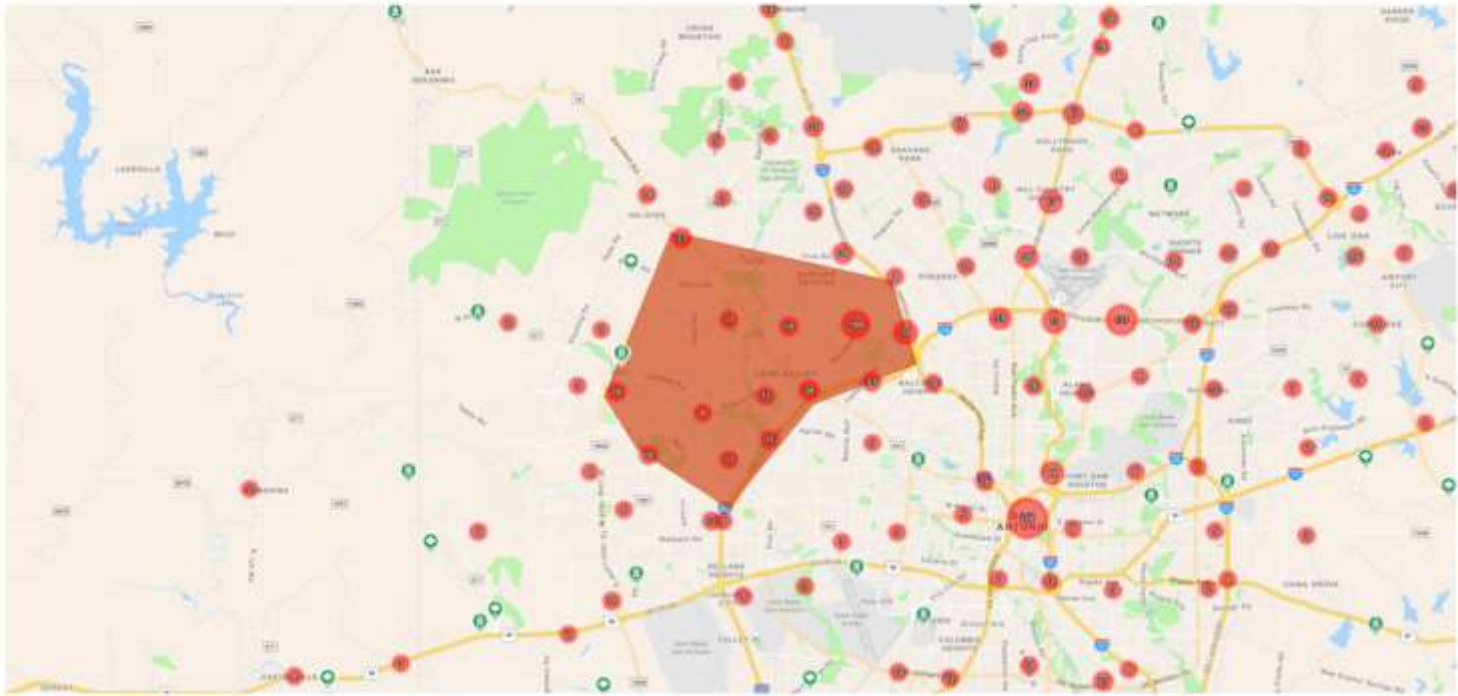
- P - Allowed by right
- X - Not allowed
- SUP - Specific use permit

Sample Area 78238 78250 78240 78251 78229



Workforce Profile

Polygon
Area: 48.03 square miles




Sample Area Retail Demand Outlook

2022

- Population: 229,305
- Average Age: 34.0
- Median Household income: \$62,683
- Consumer spending: \$50,889,441

2027

- Population: 228,869
- Average Age: 34.7
- Median Household income: \$70,592
- Consumer spending: \$58,223,954

 Retail Demand Outlook				
Polygon		Prepared by Esri		
Area: 48.03 square miles				
Top Tapestry Segments	Percent	Demographic Summary		
Young and Restless (11B)	32.9%	Population	229,305	228,869
Home Improvement (4B)	18.3%	Households	93,125	93,709
Bright Young Professionals (8C)	10.0%	Families	54,151	54,209
Workday Drive (4A)	7.3%	Median Age	34.0	34.7
Urban Edge Families (7C)	6.4%	Median Household Income	\$62,683	\$70,592
		2022	2027	Projected
		Consumer Spending	Forecasted Demand	Spending Growth
Apparel and Services		\$182,586,537	\$208,889,534	\$26,402,997
Men's		\$35,727,953	\$40,899,089	\$5,171,136
Women's		\$61,606,211	\$70,498,557	\$8,892,346
Children's		\$28,505,230	\$32,626,405	\$4,121,175
Footwear		\$43,818,441	\$50,169,718	\$6,351,277
Watches & Jewelry		\$10,333,640	\$11,826,377	\$1,492,737
Apparel Products and Services (1)		\$4,089,724	\$4,679,715	\$589,991
Computer				
Computers and Hardware for Home Use		\$14,545,165	\$16,646,194	\$2,101,029
Portable Memory		\$357,208	\$408,774	\$51,566
Computer Software		\$859,837	\$984,814	\$124,977
Computer Accessories		\$1,631,223	\$1,866,694	\$235,471
Entertainment & Recreation		\$260,363,958	\$297,877,730	\$37,513,772
Fees and Admissions		\$59,060,865	\$67,527,803	\$8,466,938
Membership Fees for Clubs (2)		\$19,790,736	\$22,631,578	\$2,840,842
Fees for Participant Sports, excl. Trips		\$9,410,379	\$10,755,156	\$1,344,777
Tickets to Theatre/Operas/Concerts		\$6,211,448	\$7,103,960	\$892,512
Tickets to Movies		\$5,236,662	\$5,992,936	\$756,274
Tickets to Parks or Museums		\$2,875,492	\$3,288,866	\$413,374
Admission to Sporting Events, excl. Trips		\$4,822,093	\$5,510,863	\$688,770
Fees for Recreational Lessons		\$10,615,918	\$12,131,947	\$1,516,029
Dating Services		\$98,137	\$112,498	\$14,361
TV/Video/Audio		\$98,066,143	\$112,238,635	\$14,172,492
Cable and Satellite Television Services		\$63,743,263	\$72,945,777	\$9,202,514
Televisions		\$10,511,012	\$12,031,589	\$1,520,577
Satellite Dishes		\$159,891	\$183,070	\$23,179
VCRs, Video Cameras, and DVD Players		\$431,516	\$493,873	\$62,357
Miscellaneous Video Equipment		\$1,218,168	\$1,393,242	\$175,074
Video Cassettes and DVDs		\$746,505	\$854,772	\$108,267
Video Game Hardware/Accessories		\$2,853,503	\$3,268,676	\$415,173
Video Game Software		\$1,648,242	\$1,888,949	\$240,707
Rental/Streaming/Downloaded Video		\$6,926,151	\$7,930,624	\$1,004,473
Installation of Televisions		\$59,519	\$68,050	\$8,531
Audio (3)		\$9,526,365	\$10,901,318	\$1,374,953
Rental and Repair of TV/Radio/Sound Equipment		\$242,008	\$277,695	\$35,687
Pets		\$55,911,203	\$63,970,840	\$8,059,637
Toys/Games/Crafts/Hobbies (4)		\$10,348,293	\$11,844,066	\$1,495,773
Recreational Vehicles and Fees (5)		\$7,406,331	\$8,459,873	\$1,053,542
Sports/Recreation/Exercise Equipment (6)		\$15,087,538	\$17,262,509	\$2,174,971
Photo Equipment and Supplies (7)		\$4,119,337	\$4,714,313	\$594,976
Reading (8)		\$8,191,480	\$9,373,050	\$1,181,570
Catered Affairs (9)		\$2,198,371	\$2,516,031	\$317,660
Food		\$785,462,806	\$899,019,629	\$113,556,823
Food at Home		\$457,334,007	\$523,449,232	\$66,115,225
Bakery and Cereal Products		\$57,967,722	\$66,276,700	\$8,308,978
Meats, Poultry, Fish, and Eggs		\$98,145,042	\$112,337,694	\$14,192,652
Dairy Products		\$44,995,843	\$51,496,753	\$6,500,910
Fruits and Vegetables		\$88,308,241	\$101,069,093	\$12,760,852
Snacks and Other Food at Home (10)		\$167,977,159	\$192,268,993	\$24,291,834
Food Away from Home		\$328,128,799	\$375,570,397	\$47,441,598
Alcoholic Beverages		\$58,889,413	\$68,223,954	\$9,334,541

Data Note: The Consumer Spending data is household based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

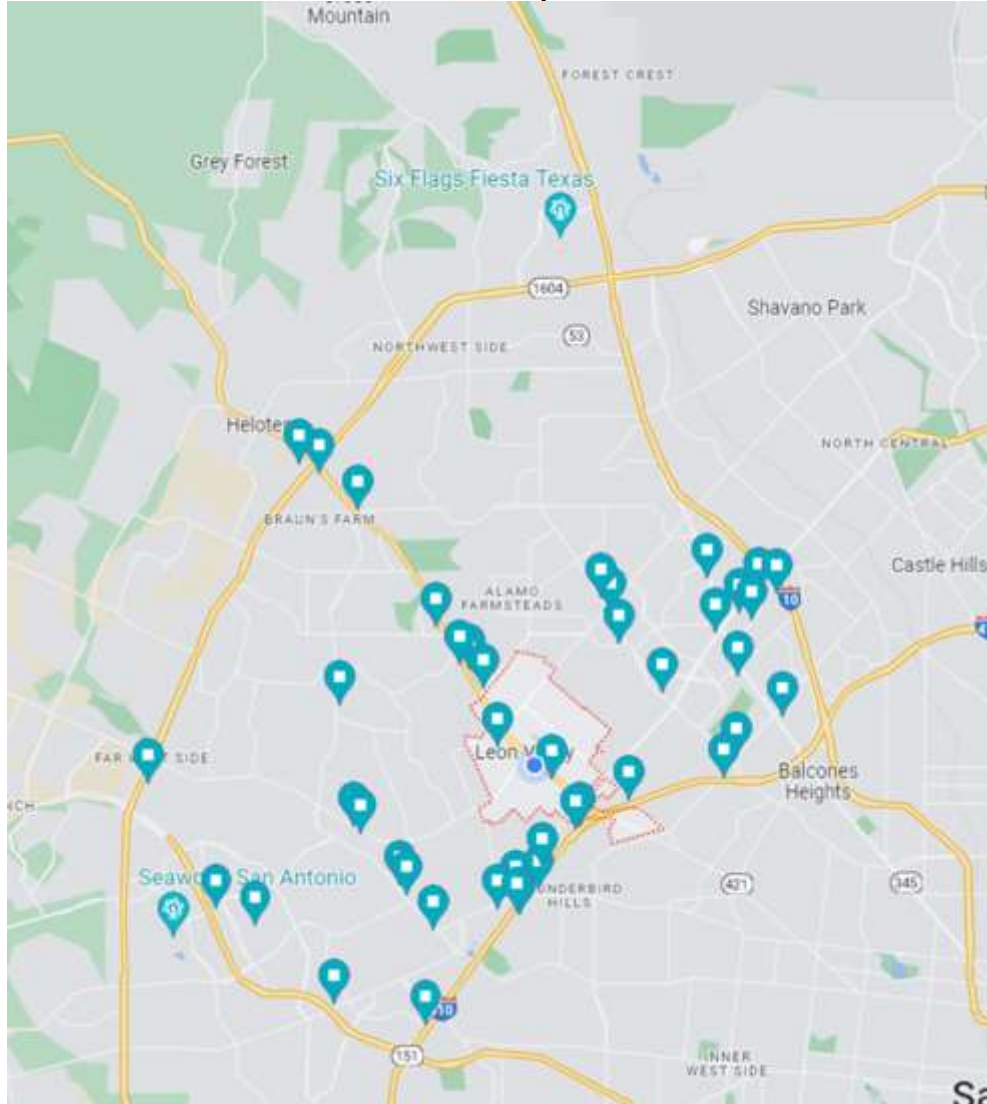
Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

March 13, 2023

Zip code locations

Location Zip	Location City	2022 Total Receipts
78251		\$ 4,024,748
	SAN ANTONIO	\$ 4,024,748
78250		\$ 1,712,516
	SAN ANTONIO	\$ 1,712,516
78240		\$ 1,237,931
	SAN ANTONIO	\$ 1,237,931
78238		\$ 2,844,876
	SAN ANTONIO	\$ 2,508,696
	LEON VALLEY	\$ 336,180
78229		\$ 2,402,783
	SAN ANTONIO	\$ 2,402,783
Grand Total		\$ 12,222,854

Top 30 locations in sample area



Location name	2022 Total Receipts
PERICO'S BAR & GRILL	\$ 628,294
POCKETS BILLIARDS WINGS & BEER	\$ 580,869
THE 151 SALOON	\$ 558,817
SHENANIGAN'S SPORTS BAR AND LOUNGE II	\$ 478,910
HRHC, LLC	\$ 453,126
STOUT HOUSE	\$ 449,453
54TH STREET GRILL & BAR	\$ 372,169
TEXAS ROADHOUSE - SAN ANTONIO	\$ 319,029
TIFFANY'S CABARET OF SAN ANTONIO	\$ 301,368
THE STETSON BAR	\$ 277,642
CHILI'S GRILL & BAR	\$ 266,235
OJOS LOCOS SPORTS CANTINA	\$ 259,278
SEAWORLD SAN ANTONIO	\$ 254,459
LITTLE WOODROW'S	\$ 225,461
HOOTERS	\$ 193,131
WING DADDY'S SAUCE HOUSE #6	\$ 188,623
THE IRISH PUB	\$ 186,211
MY HOUSE LOUNGE	\$ 178,572
ASPEN CREEK	\$ 173,284
WHISKEY SMITH	\$ 165,706
I-10 ICE HOUSE	\$ 146,921
BANDERA BOWL	\$ 138,619
WING DADDY'S SAUCE HOUSE	\$ 131,146
SMITTY'S PUB	\$ 129,550
TORCHY'S TACOS	\$ 128,204
LONGHORN STEAKHOUSE #5364	\$ 126,679
STEELY NEVADA'S	\$ 122,229
OUTBACK STEAKHOUSE #4426	\$ 119,667
SALTGRASS STEAKHOUSE	\$ 114,828
THE BEND SPORTS BAR	\$ 114,747
Grand Total	\$ 7,783,227

Leon Valley and the Metro Area

City	2022 Total Receipts
+ SAN ANTONIO	\$ 166,347,743
+ HELOTES	\$ 3,822,292
+ UNIVERSAL CITY	\$ 1,369,923
+ SELMA	\$ 1,312,619
+ LIVE OAK	\$ 1,242,037
+ WINDCREST	\$ 625,130
+ SHAVANO PARK	\$ 608,821
+ LEON VALLEY	\$ 336,180
+ BALCONES HEIGHTS	\$ 48,225
Grand Total	\$ 175,712,970

Fiscal Impact

- Proposed revisions may encourage these types of business to relocate to Leon Valley, which would increase sales tax, alcoholic beverage taxes, and possibly ad valorem taxes

S.E.E. Statement

- *Social Equity* – Changing the zoning districts in which these establishments are allowed to operate would allow all Leon Valley citizens to enjoy venues closer to home
- *Economic Development* – The proposed changes would encourage a diverse and versatile business environment that supports a healthy economy and may assist in attracting, expanding, and retaining viable businesses to promote development and redevelopment
- *Environmental Stewardship* – Any new or remodeled establishments would be required to conform to the 2021 International Energy and Building Codes

Strategic Goals

Economic Development is a strategic goal outlined in Leon Valley's Strategic Plan.

- Create, review, and enforce codes that impact Economic Development
- Revitalize declining commercial areas by creating, reviewing, and enforcing codes that impact Economic Development
- Promote Leon Valley

Recommendation

- There is a demand for businesses that primarily generate revenue from the sale of alcoholic beverages
- Numerous businesses in the surrounding area are considered to be a “bar, indoor and/or outdoor entertainment”; however, current Leon Valley zoning regulations restrict these types of establishments from operating in prime retail spaces
- Revising the Permitted Use Table will allow these types of business establishments to operate, grow and provide a venue for residents to attend within the City Limits

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: April 25, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: To consider making a recommendation for moving some regulations from Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards

PURPOSE:

The purpose of this workshop is to discuss revisions to the Leon Valley Code of Ordinances, Chapter 15 zoning and to eventually eliminate the General, Sustainability, and Commercial/Industrial Overlay Standards

REQUEST:

This workshop will address only the General Overlay Standards. Future workshops will address Sustainability and Commercial/Industrial Overlay Standards and Districts

Notification

N/A

SEE LEON VALLEY:

Social Equity – Updating regulatory codes protects the health, safety, and welfare of all citizens

Economic Development – Assuring quality development maintains housing and business property values

Environmental Stewardship – Updating the Code to the present environmental standards assures clean air and water

FISCAL IMPACT:

These revisions may impact developers as vacant land becomes developed and as existing developments are remodeled or redeveloped.

STRATEGIC GOALS:

Objective F - Promote Leon Valley

RECOMMENDATION

At the Commission's discretion

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary

Workshop

Amending Chapter 15 Zoning

Planning and Zoning Commission Meeting
Planning & Zoning Director Mindy Teague
4/25/2023



Purpose

- The purpose of this workshop is to discuss revisions to the Leon Valley Code of Ordinances, Chapter 15 Zoning:
 - To consider a recommendation for moving some regulations from Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
 - To eventually eliminate the General, Sustainability, and Commercial/Industrial Overlay Standards and zoning districts
- This workshop will address only the General Overlay Standards
- Future workshops will address Sustainability and Commercial/Industrial Overlay Standards and districts

Background

- Chapter 15 Zoning is to be reviewed and amended periodically, as directed by city council
- Codes should be reviewed and updated/adopted every 4 years in order to incorporate new trends and current building regulations
- Adopting codes assures a *minimum* standard
- City Council has expressed their desire to revise Appendix C Sustainability, Gateway, and Commercial/Industrial Overlay Standards
- Staff would also like to make these revisions in order to make the Zoning Code easier to understand for both internal and external users

Proposed Revisions

- 1. Overlay District – General
 - A Definitions - move Overlay definitions to front of code as appropriate (may be some duplicates)
 - B. Administration/procedures – incorporate some of these into Division 3 Administration
 - C. Specific Use permit process – incorporate some of these into Division 12 Specific Use Permits

Proposed Revisions

- 1. Overlay District – General
 - D. Structural Nonconformity – Incorporate some of these into Division 4 Nonconformance
 - E. Landscaping – incorporate some of these into Division 9 Landscaping and some into Division 8 Parking
 - F. Performance Standards – move lighting to each zoning district

Fiscal Impact

- These revisions may impact developers as vacant land becomes developed and as existing developments are remodeled or redeveloped

S.E.E. Statement

- *Social* – Updating regulatory codes protects the health, safety, and welfare of all citizens
- *Economic* – Assuring quality development maintains housing and business property values
- *Environmental* – Updating the Code to the present environmental standards assures clean air and water