



CITY OF LEON VALLEY

NOTICE OF MEETING

Planning & Zoning
Commission Meeting
6:30 PM – October 25, 2022

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - Sept 27, 2022 6:30 PM

3. NEW BUSINESS

1. Presentation, Public Hearing, and Discussion to Consider Approval of a Replat of 3.865 Acre Tract of Land Being CB 5784 Located at 6409 Grissom Road. 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. NEW BUSINESS

Executive Session. The Planning & Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at . This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To plan, call (210) 684-1391, Extension 216.

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
October 18, 2022 4:45 PM



CITY OF LEON VALLEY

NOTICE OF MEETING

Planning & Zoning
Commission Meeting
6:30 PM – September 27, 2022

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238

MINUTES

1. CALL TO ORDER AND ROLL CALL

Chair Rowse called the Planning and Zoning Commission to order at 6:32 PM

Chair Rowse announced that Commissioner Matta would not be in attendance and was excused. Also present were Planning and Zoning Director Mindy Teague, Permit Technicians Elizabeth Aguilar and Melissa Nott, Council Liaison Benny Martinez and City Council Member Rey Orozco.

PRESENT

Chair, Commissioner 5 Cassie Rowse
1st Vice Chair, Commissioner 1 Edward Alonzo
Commissioner 2 Marilou Mathews
Commissioner 3 Philip Campos
Commissioner 4 Pat Martinez
Commissioner 7 Richard Blackmore
1st Alternate Kimberly Bohl
2nd Alternate Andrea Roofe
3rd Alternate David Perry
Council Liaison, Council Place 1 Benny Martinez

ABSENT

2nd Vice Chair, Commissioner 6 Erick Matta

2. APPROVAL OF ZONING COMMISSION MINUTES

Commissioner Alternate Roofe indicated that her attendance be corrected from present to absent, she arrived after the meeting was adjourned.

Motion made by Commissioner 3 Campos, Seconded by 1st Alternate Bohl.

Voting Yea: Chair, Commissioner 5 Rowse, 1st Vice Chair, Commissioner 1 Alonzo, Commissioner 2 Mathews, Commissioner 4 Martinez, Commissioner 7 Blackmore

1. Planning & Zoning Commission-Regular Meeting-Aug 23, 2022 6:30 PM

3. NEW BUSINESS

1. Presentation, Public Hearing, and Discussion to Consider an Ordinance Revising Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 Permitted Use Table, to Remove the Requirements for a Specific Use Permit from the Use " Mobile Food Unit". M.Teague, Planning and Zoning Director

Ms. Teague present the revision of Chapter 15 Zoning, Division 7 Permitted Use Table, Section 15.02.381 to Remove the Requirement for a Specific Use Permit From the Use "Mobile Food Unit".

A general discussion was held on the requirements, inspections and reason for removing this requirement for the food trucks by the Commissioners and Mindy Teague. Alternate Andreas Roofe asked if the food trucks would be able to placed anywhere or if there were set locations for the food trucks. Mindy Teague indicated that they would not be allowed in residential areas.

Chair Rowse opened the public hearing at 6:38 PM. Seeing no one wishing to speak, she closed the public hearing at 6:39 PM.

Commissioner Campos made a motion to recommend approval of the revision and send to City Council as presented. The motion was seconded by Commissioner Martinez and the motion carried unanimously.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

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Chair Rowse announced that she would be absent the following meeting in October. She announced that the Zoning Commission Meeting for November will be held on Wednesday the 16th and for December on the 14th, the Wednesdays prior to the Holidays.

Mindy Teague introduced the new Permit Technician Melissa Nott.

Chair Rowse introduced the new Alternates David Perry and Andrea Roofe.

5. ADJOURNMENT

Chair Rowse announced the meeting be adjourned at 6:53 PM

These minutes approved by the Leon Valley Planning & Zoning Commission on the of October 2022.

APPROVED

EDWARD ALONZO
1ST VICE CHAIR

ATTEST: Elizabeth Aguilar
ELIZABETH AGUILAR
PERMIT TECHNICIAN

DRAFT

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: October 25, 2022

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: Replat of a 3.865-acre tract of land, being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision, located at 6409 Grissom Road

PURPOSE

The purpose of this item is to consider approval of a proposed replat of a 3.865-acre tract of land being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision to Lot 77, CB 5784, and establishing the Leon Valley Business Center Subdivision, generally located at 6409 Grissom Road.

The City Engineer has determined that the plat is substantial conformance with the regulations of Chapter 10, Subdivisions. The applicant is not requesting any variances to the platting requirements. Platting is required prior to any construction.

SEE LEON VALLEY

Social Equity: The platting process assures that properties meet all local requirements and can be sold and purchased by all citizens legally.

Economic Development: Replatting this property will allow for construction of a business center on the new lot, which will increase ad valorem taxes.

Environmental Stewardship: Building construction will conform to the 2021 International Energy Code.

FISCAL IMPACT:

The applicant has paid all fees associated with replatting.

STRATEGIC GOALS

Goal # 1 - Economic Development · Objective F – Promote Leon Valley

RECOMMENDATION

After careful review, Staff has no objection to this request.

PC-2022-30
Replat
6409 Grissom Road

Mindy Teague
Planning & Zoning Director
Planning and Zoning Meeting
October 25, 2022

Summary

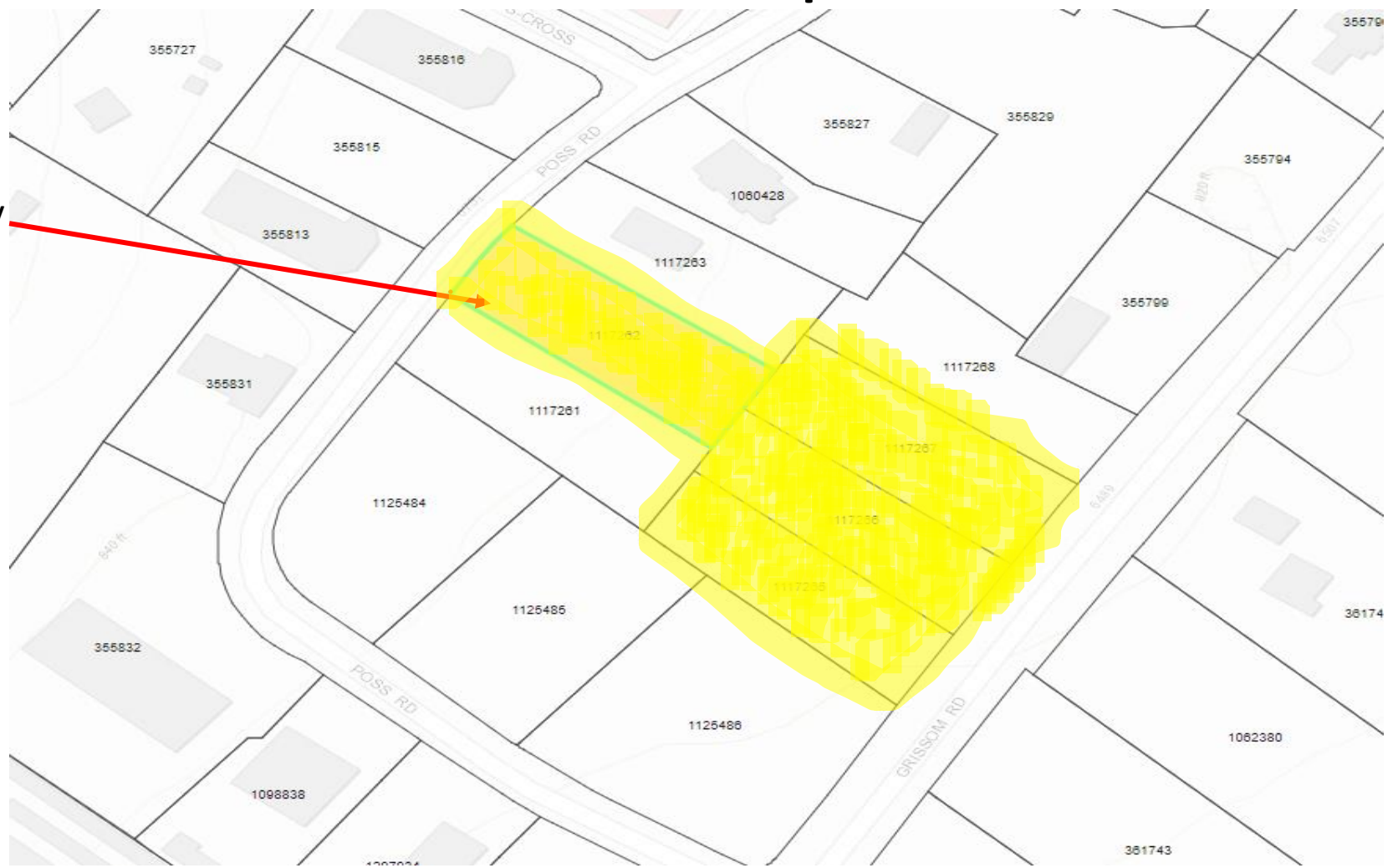
- Question
 - The Planning and Zoning Commission is being asked to consider approval of a replat
 - This is a 3.865 acre tract of land, being Lots 68, 70, 71, and 72, CB 5784, Leon Valley Addition – Glass Service Subdivision, generally located at 6409 Grissom Road
- Options
 1. Approval
 2. Denial
 3. Conditional approval
- Declaration
 - It recommended the replat be approved per state law

Background

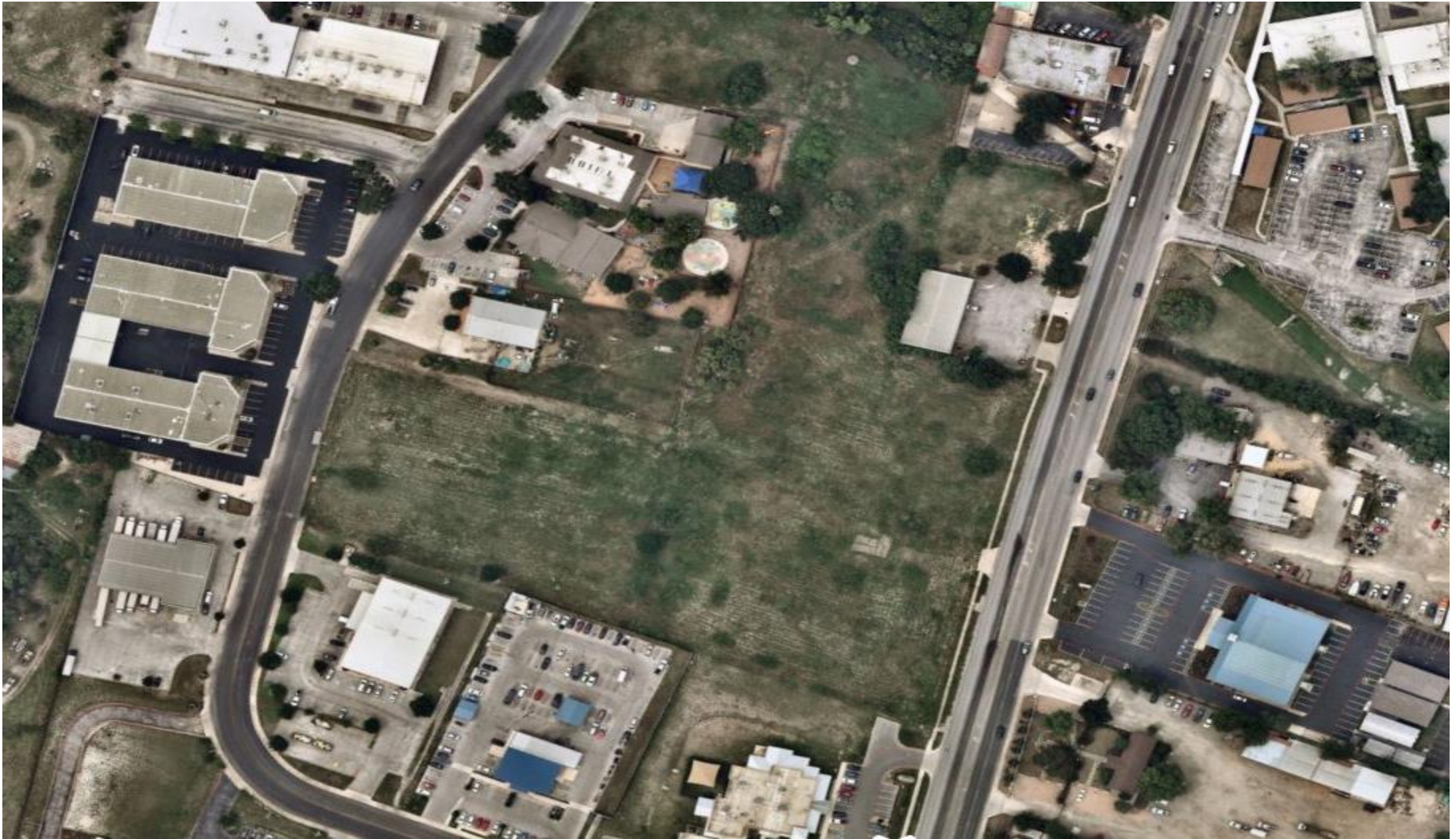
- The replat of these lots will create a new Lot 77, CB 5784, and establish the Leon Valley Business Center Subdivision
- Per the City Engineer the replat meets all the requirements
- Platting is required prior to any construction

BCAD Map

Property

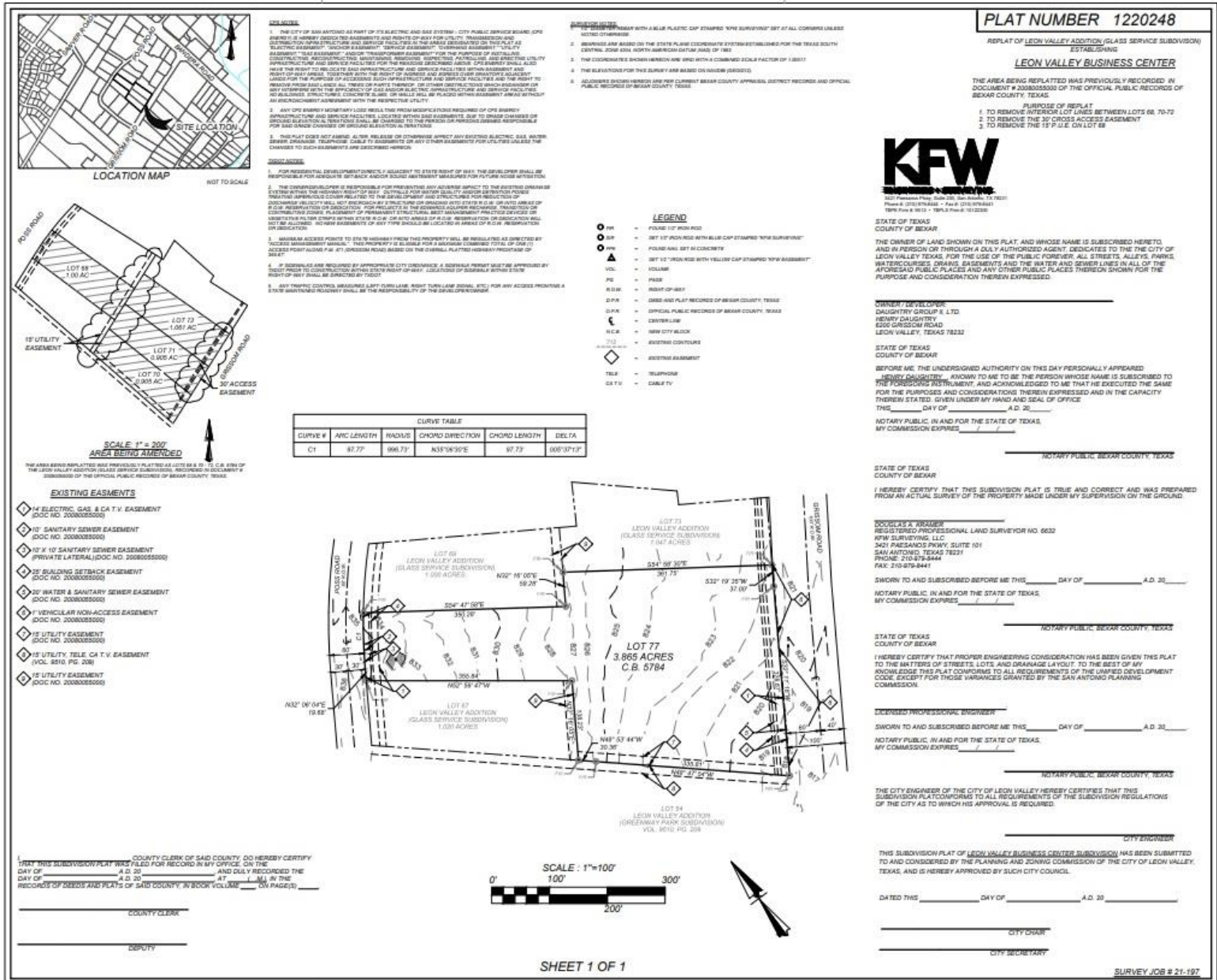


Aerial View



Plat

Item 1.



PLAT NUMBER 1220248

REPLAT OF LEON VALLEY ADDITION (GLASS SERVICE SUBDIVISION)
ESTABLISHING
LEON VALLEY BUSINESS CENTER

THE AREA BEING REPLATED WAS PREVIOUSLY RECORDED IN DOCUMENT # 2008055500 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

PURPOSE OF REPLAT:
1. TO REMOVE INTERIOR LOT LINES BETWEEN LOTS 66, 70-72
2. TO REMOVE THE 30' CROSS ACCESS EASEMENT
3. TO REMOVE THE 15' P.U.E. ON LOT 68



STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IS PERSON OR THROUGH A duly AUTHORIZED AGENT, DECARES TO THE CITY OF LEON VALLEY TEXAS, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ANY OTHER PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DEVELOPER
DAUGHTERY GROUP 1, LTD.
HENRY DAUGHTERY
8330 GREENWAY ROAD
LEON VALLEY, TEXAS 78232

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **HENRY DAUGHTERY**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D. 20____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DOUGLAS A. PRIBNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6633
RPM SURVEYING, L.L.C.
3421 PIEDMONT PKWY, SUITE 101
SACRAMENTO, TEXAS 78231
PHONE: 210-979-5444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET LOTS, AND ORANGE LAYOUTS TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNPAID DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

ENGINEER PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS,
MY COMMISSION EXPIRES _____

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THE CITY ENGINEER OF THE CITY OF LEON VALLEY HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

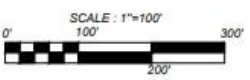
THIS SUBDIVISION PLAT OF LEON VALLEY BUSINESS CENTER SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, A.D. 20____

CITY CLERK

CITY SECRETARY

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	87.77'	986.73'	N35°14'30"E	87.73'	103°17'13"



Notification Process

- 13 Letters Sent
- 1 Letter in Favor
- 0 Letters in Opposition
- 1 Letter Undeliverable

Fiscal Impact

- N/A

S.E.E. Statement

Social Equity: Requiring properties to be platted protects all property owners from potential title concerns

Economic Development: A platted lot is typically more valuable than a non-platted lot in a municipality

Environmental Stewardship: Platting a property assures stormwater concerns are remediated, which protects water sources