



CITY OF LEON VALLEY
PLANNING & ZONING COMMISSION
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, July 28, 2026 at 6:30 PM

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Discussion and Possible Action Approving of the March 24, 2026, Planning and Zoning Commission Meeting Minutes and the April 28, 2026, Special Planning and Zoning Commission and City Council Joint Meeting- M. Gallardo, Planning and Zoning Director

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
2. Discussion and Possible Action on the Nomination and Election of the Positions of Chair, Vice-Chair, and Second Vice-Chair of the Planning and Zoning Commission- M. Gallardo, Planning and Zoning Director
3. Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 – M. Gallardo, Planning and Zoning Director
4. Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5309 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial– M. Gallardo, Planning and Zoning Director

5. Discussion and Action to Approve the Vacate of a Portion of Jeff Loop Road and Lots Located Along the Roadway for Public Purposes- M. Gallardo, Planning and Zoning Director

4. ADJOURNMENT

Executive Session - The City Council of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during this meeting to discuss any matter listed on the posted agenda, as authorized by the Texas Government Code, including but not limited to: **Section 551.071** – Consultation with Attorney, **Section 551.072** – Deliberations about Real Property, **Section 551.073** – Deliberations about Gifts and Donations, **Section 551.074** – Personnel Matters, **Section 551.076** – Deliberations about Security Devices, and **Section 551.087** – Economic Development

Continuation of Meetings (Sec. 551.0411, Texas Government Code) - A governmental body that recesses an open meeting to the following regular business day is not required to post a new notice if the action is taken in good faith and not to circumvent the law. If a recessed meeting is continued to another day beyond the following business day, written notice of the continued meeting must be given as required by law.

Attendance by Other Elected or Appointed Officials - Members of other City boards, commissions, and/or committees may attend this meeting in numbers that could constitute a quorum. Accordingly, this agenda is also posted as a meeting notice for those boards, commissions, and/or committees. Members present may participate in discussions but may not deliberate or take action on items listed on this agenda. [Attorney General Opinion No. GA-0957 (2012)]

Certification of Posting - I hereby certify that the above **Notice of Public Meeting(s) and Agenda of the Leon Valley City Council** was posted at Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until the conclusion of the meeting(s). This notice is also available on the City's website at www.leonvalleytexas.gov.

Accessibility: This building is wheelchair accessible. Requests for sign interpretation or other services must be made at least 48 hours in advance of the meeting. To arrange assistance, please call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
July 22, 2026 2:50 PM



**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
Commissioner 4 Donnie Britt
Commissioner 5 Olen Yarnell
Chair, Commissioner 6 Erick Matta
Commissioner 7 Russell Hernandez

ABSENT

2nd Vice Chair, Commissioner 2 Andrea Rooffe
Commissioner 3 Abraham Diaz

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

Chair Matta called the meeting to order at 6:32 PM. Chair Matta asked if the Commission would be acquiring alternates. He was informed that the Mayor and City Secretary would inform the Commission once an applicant is selected.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving of February 24, 2026, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

Commissioner Yarnell made a motion to approve the minutes as presented. The motion was seconded by Commissioner Britt.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

3. OLD BUSINESS

1. Discussion and Summary of Possible Recommendations for Updating and Amending Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 7 Permitted Use Table - M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director informed the Commission that they would receive an updated and condensed version of the Permitted Use Table. The updated version would only include the uses in which the Commission made changes. The Commission will ensure that their suggested changes are included in the updated version. No action taken.

The Commission was also informed of their joint meeting with City Council scheduled for Tuesday, April 28, 2026. The meeting is to discuss the recommendations initiated by the Commission.

4. NEW BUSINESS

1. Discussion and Possible Action Excusing Commissioners and Alternates from the February 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

The Planning and Zoning Director provided the Commission with the list of Commissioners and Alternates that were absent on February 24, 2026, meeting. Chair Matta started the discussion and asked for a motion as to whether the absences would be excused.

Commissioner Yarnell suggested that the ordinance that mandates attendance be revised. Chair Matta agreed with Commissioner Yarnell.

Commissioner Yarnell made a motion to excuse all the absences. The motion was seconded by Commissioner Hernandez.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

2. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 3.38 Acre Tract of Land, Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 & 10 - M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director presented the item to the Commission. The Commission was informed that the Specific Use Applicant provides Advanced Aesthetic Treatments with a licensed medical staff member present.

Chair Matta invited the owner, Jorge Zamora, to speak on the item. Mr. Zamora assured the Commission that a medically licensed staff member would facilitate the injectables. Chair Matta asked the applicant about the disposal of supplies. The applicant stated that to comply with state regulations they have hired a company to handle the disposal of medical supplies.

Chair Matta opened the Public Hearing at 6:57 PM. With no public comment, Chair Matta closed the Public Hearing at 6:57 PM.

Chair Matta asked if the Commission would entertain a motion. Commissioner Perry made a motion to approve the Specific Use Permit. The motion was seconded by Commissioner Hernandez.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

3. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow an Auto Accessories Sales and Installation Business in a B-2 Retail District on Approximately .89 Acre Tract of Land, Located at 6505 Grissom Road; and More Specifically Described as CB 5784A, Blk, Lot 60, Leon Valley Addition – M. Gallardo, Planning and Zoning Director

The Planning and Zoning Director presented the item to the Commission. The Commission was informed that the Specific Use Applicant provides retail sales of auto accessories with installation. Due to the installation concept of the business requires an SUP.

The Commission briefly discussed the location of the property. The new owner will utilize the existing food truck park and church.

Chair Matta invited the General Contractor, Marek Sieczynski to speak on the item. Mr. Sieczynski provided details to the nature of the business such as car stereo systems and alarms. The installation will take place indoors and noise will not be an issue.

Chair Matta opened the Public Hearing at 7:10 PM. With no public comment, Chair Matta closed the Public Hearing at 7:10 PM.

Chair Matta asked if the Commission would entertain a motion. Commissioner Perry made a motion to approve the Specific Use Permit. The motion was seconded by Commissioner Yarnell.

Voting Yea: Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, Commissioner 7 Hernandez, Commissioner 4 Britt, and Commissioner 1 Perry.

The motion passed unanimously.

5. ADJOURNMENT

Chair Matta announced the meeting adjourned at 7:13 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



**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 what the 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

PLANNING AND ZONING COMMUNICATION

DATE: July 28, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Discussion and Possible Action Excusing Commissioners and Alternates from the February 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

PURPOSE

On January 20, 2026, City Council approved an Amendment to the City of Leon Valley's Code of Ordinances, Chapter 15 Article 15.02 Zoning Ordinance Division 13. Organization and Enforcement Section 15.020.721. As a result, if a member or alternate cannot be in attendance to the meeting, the member or alternate must contact either Planning and Zoning Director and/or Chairman.

Furthermore, the absence will be placed on the next available Planning and Zoning Commission meeting agenda, and the absences will be determined by the commission to be excused or unexcused.

On March 24, 2026, the following Commissioner(s) and/or Alternate(s) were absent from the Planning and Zoning Commission Meeting:

2nd Vice Chair Andrea Roofe	Notified the P&Z Director and/or Chairman
Commissioner 3 Abraham Diaz	No Notification

RECOMMENDATION

At the discretion of the Planning and Zoning Commission.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director

PLANNING AND ZONING COMMUNICATION

DATE: July 28, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Professional Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 201; and More Specifically Described as CB 4429A, Block 8, Lot 6, Seneca Estates Unit 9 – M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Professional and Aesthetic Clinic offering advanced aesthetic treatments in a B-2 Retail District. The property is surrounded by similar retail businesses, and the proposed concept is suitable for the furnishing of goods and services to surrounding residential areas. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide intradermal permanent cosmetics. Additionally, a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, as the property abuts a residential zoning district.

STAFF COMMENTS

The proposed Professional Aesthetic Clinic will need to comply with all code requirements as outlined in Chapter 15 Zoning, Division 3 Administration, Section 15.02.103 to obtain a certificate of occupancy.

Surrounding Zoning

- North: B-2 Retail District
- West: R-6 Garden House District
- East: B-2 Retail District
- South: B-2 Retail District and R-1 Single Family Dwelling

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 16 |
| • Letters received in favor | 1 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 1 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo

Planning and Zoning Director

Sec. 15.02.381 - Permitted use table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 Exceptions

- (a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.
- (b) Land uses listed in the permitted use table as requiring a specific use permit shall be required to obtain a specific use permit prior to issuance of a certificate of occupancy, except as set out below:
 - (1) A use which does not significantly alter an existing use by:
 - (A) Adding to the value of an existing building, or group of buildings operated as a unit and for the same general purpose, by more than 50 percent.
 - (B) Adding to the floor space of an existing building, or group of buildings operated as a unit and for the same general purpose, by more than 30 percent.
 - (2) The owner(s) of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks may apply for a continuous specific use permit when it is anticipated that certain tenant uses listed in section 15.02.381 or section 15.02.382, are going to require repeated application for specific use permit.
 - (3) Granting of the continuous specific use permit shall have the effect of exempting that use from the regular requirements of this article, so that use permits may be allowed throughout the entire freestanding building, multi-tenant office building, shopping center, trade center, office/warehouse or industrial park without individual specific use permits.

(1972 Code, sec. 30.3002; 2008 Code, sec. 14.02.662)

PZ-2026-13

Specific Use Permit Request

Alamo Sculpting and Wellness

6502 Bandera Road Suite 201

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
July 28, 2026

Summary

- Question
 - The Commission is being asked to consider a Specific Use Permit Request to allow a Professional Aesthetic Clinic offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 1.03-acres of land, located at 6502 Bandera Road Suite 201.
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Applicant specializes in advanced cosmetic injectables and wellness treatments
- The property holds similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 - Exceptions

(a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.

Location Map

Item 3.



Aerial View

Item 3.



Surrounding Zoning

Item 3.

- North: B-2 Retail District
- West: R-6 Garden House District
- East: B-2 Retail District
- South: B-2 Retail District & R-1 Single Family



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to construction

Notification

• Letters mailed to property owners within 200'	16
• Letters received in favor	1
• Letters received in opposition	0
• Letters returned undeliverable	1

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Professional Aesthetic Clinic offering advanced aesthetic treatments at 6502 Bandera Road Suite 201.

PLANNING AND ZONING COMMUNICATION

DATE: July 28, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Dr. Crystal Caldera, City Manager

SUBJECT: Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Provider-led Wellness and Aesthetic Clinic Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 2.24 Acre Tract of Land, Located at 5309 Wurzbach Road Suite 106; and More Specifically Described as CB 4429A, Block 4, Lot 29, Crystal Lake Commercial– M. Gallardo, Planning and Zoning Director

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Provider-led Wellness and Aesthetic Clinic offering advanced aesthetic treatments in a B-2 Retail District. The property is surrounded by similar retail businesses, and the proposed concept is suitable for the furnishing of goods and services to surrounding residential areas. Due to the services provided a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.381, as the business will provide intradermal permanent cosmetics. Additionally, a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, as the property abuts a residential zoning district.

STAFF COMMENTS

The proposed Provider-led Wellness and Aesthetic Clinic will need to comply with all code requirements as outlined in Chapter 15 Zoning, Division 3 Administration, Section 15.02.103 to obtain a certificate of occupancy.

Surrounding Zoning

- North: B-2 Retail District and R-1 Single Family Dwelling
- West: B-3 Multi-family District
- East: B-3 Multi-family District
- South: B-3 Multi-family District

Notification

- | | |
|---|----|
| • Letters mailed to property owners within 200' | 15 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 1 |

FISCAL IMPACT

The applicant paid all fees associated with the SUP application and the project will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo

Planning and Zoning Director

Sec. 15.02.381 - Permitted use table

Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Automobile accessories - retail sales w/ installation and/or repair incidental	X	X	SUP	P	P	X	U	X

Sec. 15.02.321 - "B-2" retail district*(a) Purpose and description.*

(1) The B-2 district is composed of land and structures occupied by or suitable for the furnishing of retail goods and services to surrounding residential areas. The B-2 district is intended to allow a limited amount of outside storage of retail merchandise. The district regulations implement the policies of the master plan by 1) promoting the offering of goods and services which are appropriate for surrounding business districts; 2) protecting surrounding residential districts by requiring certain minimum yard and area standards are met; 3) encouraging economic viability and stability within the city.

(2) A general description of a "B-2" retail use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:

(A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, alcohol or household items, not including the sale or lease of vehicles, firearms, or wholesale items, with incidental alcohol consumption allowed on-site;

(B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including minor appliances, but not including vehicles, machinery or major appliances; and/or

(C) A service facility the purpose of which is providing a service to surrounding districts, including food services if incidental to the primary use, but not including vehicle, cremation, embalming, or any service in which there may be disposal, storage, or use of any federally or state regulated chemical, even if incidental to the primary use.

PZ-2026-14

Specific Use Permit Request

Driphaus Wellness and Beauty

5309 Wurzbach Road Suite 106

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
July 28, 2026

Summary

- Question
 - The Commission is being asked to consider a Specific Use Permit Request to allow a Provider-led Wellness and Aesthetic Clinic offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 2.24-acres of land, located at 5309 Wurzbach Road Suite 106.
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Applicant specializes in advanced cosmetic injectables and wellness treatments
- The property holds similar businesses that promote goods and services which are appropriate for surrounding districts.

Purpose

Sec. 15.02.381 – Permitted Use Table

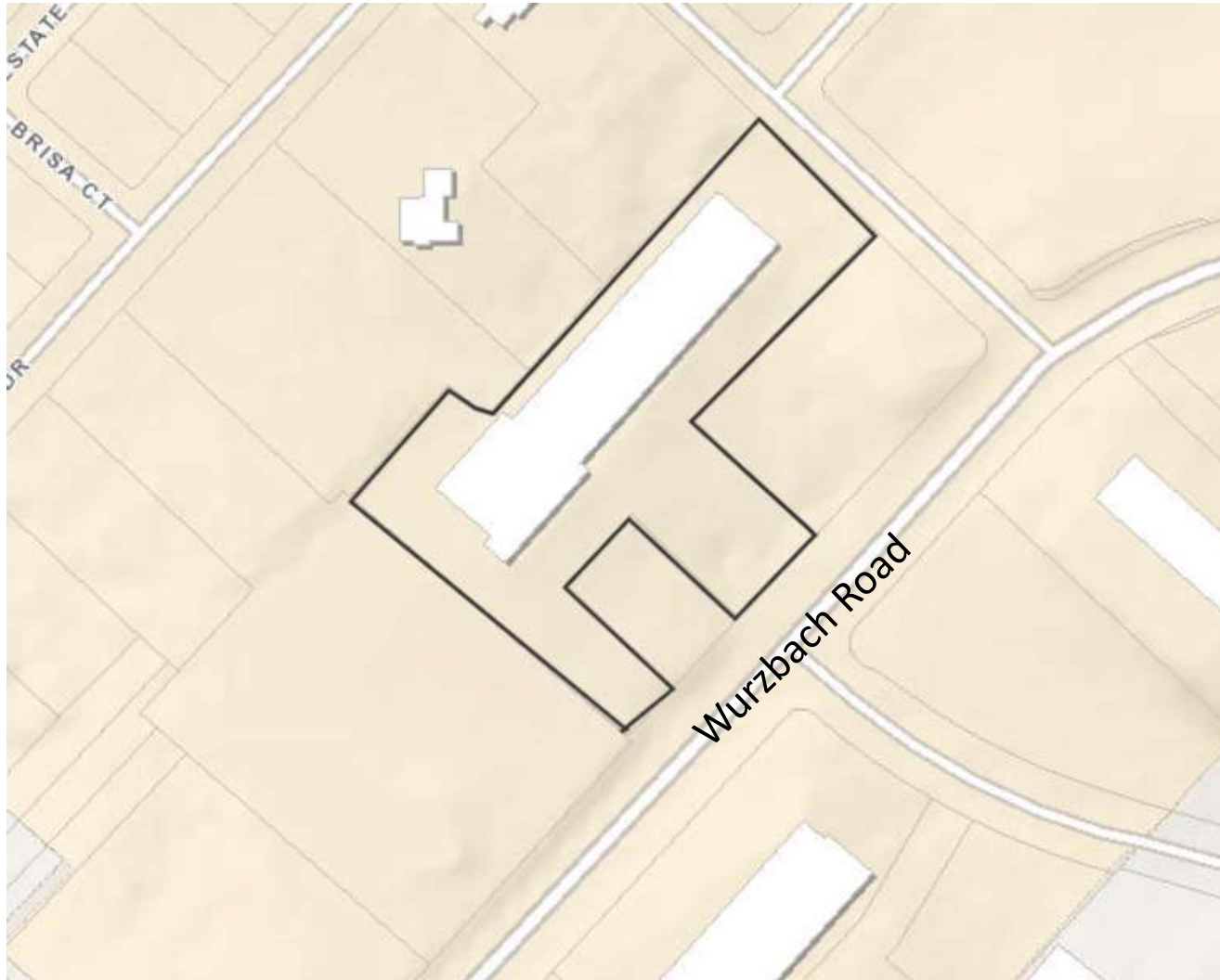
Use	O-1	B-1	B-2	B-3	I-1	SO	CIO	GO
Intradermal permanent cosmetics	X	SUP	SUP	P	P	U	U	U

Sec. 15.02.662 - Exceptions

(a) Where the proposed new construction of freestanding buildings, multi-tenant office buildings, shopping centers, trade centers, office/warehouses or industrial parks abuts any residential zoning district, a specific use permit must be obtained prior to the issuance of a building permit.

Location Map

Item 4.



Aerial View

Item 4.



Surrounding Zoning

Item 4.

- North: B-2 Retail District & R-1 Single Family
- West: B-3 Multi-Family District
- East: B-3 Multi-Family District
- South: B-3 Multi-Family District



Master Plan

- The Master Plan, Bandera Road South Corridor is comprised of Retail and Commercial users on developed lots
- Request is compatible with the City's Master Plan, as long as the applicant maintains the minimum setbacks and separation requirements from adjacent residential uses

Staff Comments

- Existing structure complies with code requirements
- Building permit required prior to construction

Notification

• Letters mailed to property owners within 200'	15
• Letters received in favor	0
• Letters received in opposition	0
• Letters returned undeliverable	1

Fiscal Impact

- The applicant has paid all fees associated with the processing of this Specific Use Permit request
- The development will increase ad valorem property taxes

Recommendation

- Staff has no objection to the issuance of a Specific Use Permit to allow the operation of a Provider-led Wellness and Aesthetic Clinic offering advanced aesthetic treatments at 5309 Wurzbach Road Suite 106.

PLANNING AND ZONING COMMUNICATION

DATE: July 28, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning & Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Discussion and Action to Approve the Vacate of a Portion of Jeff Loop Road and Lots Located Along the Roadway for Public Purposes

SPONSOR(S): None

PURPOSE & BACKGROUND

In 2013, Bexar County bought all of the properties along Jeff Loop Rd. and the south side of El Verde Rd. to widen Huebner Creek. The only portion of Jeff Loop roadway remaining is the cul-de-sac next to the Police Department parking lot. The reconstruction of the creek was finalized prior to closing the road and vacating the associated lots.

On February 3, 2026, City Council approved the road closure for Jeff Loop Road. The next step in the process is for the Commission to approve the vacation of the platted lots and roadway.

Closing the road and vacating the lots adjacent to the roadway will cause the Bexar Appraisal District and County Clerk to reconfigure the official maps to show current conditions. It has been determined that such a declaration of abandonment is in the public's best interest. The street closure does not affect or impair any public rights in the subject tracts for drainage, water and wastewater mains, electrical transmission lines, communication lines of all types, or any other rights, except for the right of the public to travel on the subject tract.

FISCAL IMPACT

The city will pay for the creation of a vacating plat and will be responsible for maintenance of the cul-de-sac and creek bed.

RECOMMENDATION

Staff recommends approval of the vacation and abandonment of Jeff Loop Road.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director

FIELD NOTES

A 2.185-ACRE TRACT (95,193 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, DEED AND PLAT RECORDS, OF BEXAR COUTY, TEXAS AND BEING THAT PORTION OF JEFF LOOP AN APPROXIMATELY 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS;

METES AND BOUNDS DESCRIPTION JEFF LOOP TRACT

2.185-acre (95,193 square feet)

BEGINNING at a found 1/2-inch iron rod (N= 13,726,649.59 E= 2,090,344.88), for the northeast corner of said Jeff Loop, being the northwest corner of a called 1.5-acre tract of land, known as Lot 35, City of Leon Valley, of said Leon Valley Second Filling Vacating Plat, and also being the south right-of-way of El Verde Road, a 50-foot right-of-way;

THENCE S 46°12'31" E, departing the south right-of-way line of said El Verde Road and along with the northeast right-of-way line of Jeff Loop, the northwest line of said Lot 35, a distance of 152.00-feet to the southwest corner of Lot 35 and the northwest corner of Tract 31, City of Leon Valley recorded in Document # 20200295898, (O.P.R.B.C.T.) a corner of this herein described tract;

THENCE S 46°12'31" E, with the northeasterly right-of-way of Jeff Loop pass a found 1/2-inch iron rod being the southwest corner of said Tract 31 and the northwest corner of Tract 20 of said City of Leon Valley (Document # 20200295898), at 82.00-feet, for a total distance of 229.78-feet to a found 1/2-inch iron rod and the beginning to a curve to the right from which a found 1/2-inch iron rod along said curve having a radius of 60.00-feet, a delta angle 203°17'08", chord bearing of S 04°21'21" E, chord length of 117.53-feet, and arc length of 22.23-feet, being a corner of said Tract 20 and an angle corner of this herein described tract;

THENCE Southwesterly, along and with said curve to the right, a total arc distance of 212.88-feet to a point on Tract 24 of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

THENCE S 41°14'15" W, along the southwesterly right-of-way of Jeff Loop and the north line of said Tract 24, a distance of 98.35-feet to the northwest corner of said Tract 24 and the beginning of a non-tangent curve to the right having radius of 2,036.89-feet, a delta angle of 21°38'50", a chord bearing of S 47°52'53" W, a chord length of 765.57-feet, and an arc length of 769.57-feet;

THENCE Southwesterly, along and with said non-tangent curve to the right, a distance of 769.57-feet to a point on a curve of this herein described for a corner of Tract 35, of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

THENCE with the south right-of-way line of Jeff Loop and the northeast line of said Tract 35, the following (3) courses and distance:

S 00°12'00" W, a distance of 20.90-feet to and angle corner of this herein described tract;

S 58°28'00" E, a distance of 176.39-feet to a point on the south corner of said Tract 35, for an angle corner of herein described tract;

THENCE S 27°11'41" W with the northeast line the south 1/2 half of Lot 50, recorded in Volume 7646, Page 1764 (O.P.R.B.C.T.), a distance of 17.41-feet to a point on the northeast line of a 2.33-acre tract, also known as Tract 8 of said City of Leon Valley (Document # 20200295898) and the northwesterly right-of-way of Jeff Loop, for an angle corner of herein described tract;

THENCE N 58°26'50" W with the northeasterly line of said Tract 8 and the northwesterly right-of-way of Jeff Loop, a distance of 478.50-feet to the south right-of-way line of said El Verde Road, for an angle corner of herein described tract;

THENCE N 32°04'47" E departing the northwesterly line of said Tract 8, southeast right-of-way of El Verde Road and the northwesterly right-of-way of Jeff Loop, over and across Jeff Loop, a distance of 60.00-feet to an angle corner of herein described tract, from which a found 1/2-inch iron rod bears, N 32°04'47" E – 103.10-feet;

THENCE S 58°26'50" E, along Jeff Loop right-of-way and the northeast line of Tract 38 and Tract 33 of said City of Leon Valley (Document # 20200295898), a distance of 227.12-feet for an angle corner of herein described tract and the beginning of a non-tangent curve to the left, having a radius of 20.00-feet, a delta angle of 63°04'58", a chord bearing of S 87° 11'27" E, a chord length of 20.92-feet and an arc length of 22.02-feet;

THENCE Southeasterly, along and with said non-tangent curve to the left, a distance of 22.02-feet to a point on said curve and the beginning of a non-tangent curve to the left having radius of 1976.90-feet, a delta angle of 21°38'50", a chord bearing of N 47°00'56" E, a chord length of 742.47-feet, and an arc length of 746.90-feet;

THENCE Southwesterly, along and with said non-tangent curve to the left, a distance of 742.47-feet to a point on a curve of this herein described for a corner of Tract 43, of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

THENCE N 40°34'56" E, along Jeff Loop right-of-way and the southwesterly line of Lot 68 recorded in Volume 3887, Page 1748 (O.P.R.B.C.T.), a distance of 95.83-feet and the beginning of a non-tangent curve to the left, having a radius of 20.00-feet, a delta angle of 83°24'11", a chord bearing of N 06° 44'07"W, a chord length of 26.61-feet and an arc length of 29.11-feet;

THENCE Northwesterly, along and with said non-tangent curve to the left, a distance of 29.11-feet to appoint on a curve of this herein described, being the north end of said curve return and an angle corner of this herein described tract;

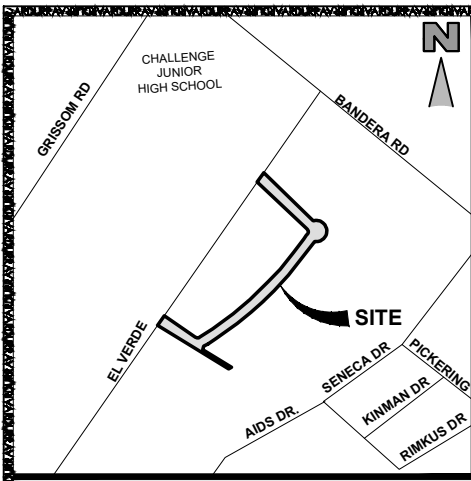
THENCE N 46°08'35" W along Jeff Loop right-of-way passing a found 1/2-inch iron rod at 182.18-feet, for the northeast corner of Lot 68 recorded in Volume 3887, Page 1748 (O.P.R.B.C.T.), and the southeast corner of Lot 59, recorded in Document# 20060100170 (O.P.R.B.C.T.), for a total distance of 390.69-feet to a corner of Jeff loop, northeast corner of said Lot 59 and the south right-of-way of El Verde Road, for an angle corner of this herein described tract;

THENCE N 36°49'00" W departing the north line of said Lot 59, over and across Jeff loop and south right-of-way of El Verde Road, a distance of 60.40-feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 2.185-acre (95,193 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150





LOCATION MAP N.T.S.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156
CITY OF LEON VALLEY

NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

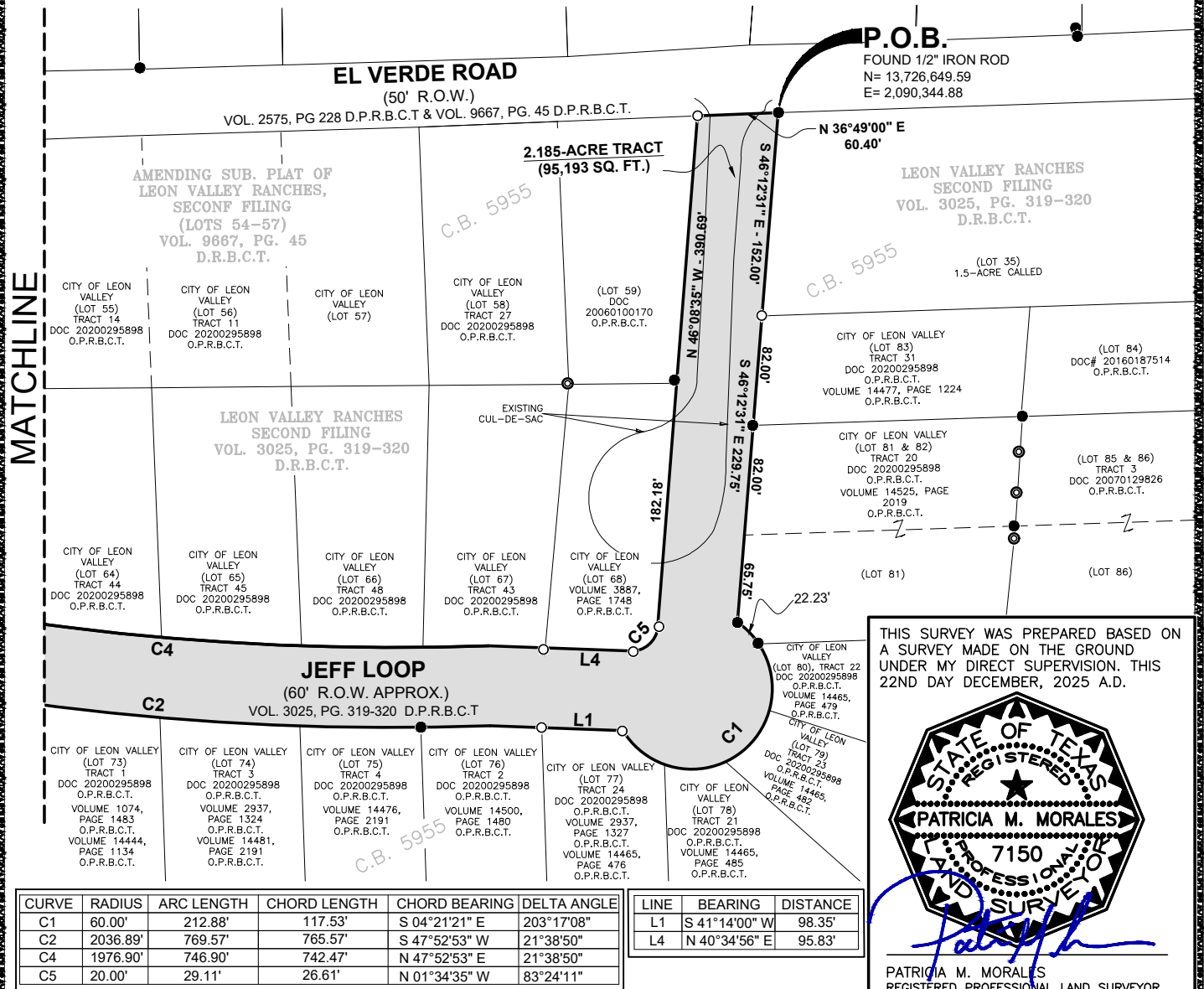
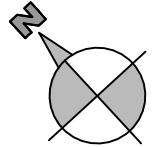
60' 0 60' 120'
SCALE: 1" = 120'

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

● FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
○ CALCULATED POINT
() RECORD
⊙ FENCE POST
FENCE ——— x ———



THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS 22ND DAY DECEMBER, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	212.88'	117.53'	S 04°21'21" E	203°17'08"
C2	2036.89'	769.57'	765.57'	S 47°52'53" W	21°38'50"
C4	1976.90'	746.90'	742.47'	N 47°52'53" E	21°38'50"
C5	20.00'	29.11'	26.61'	N 01°34'35" W	83°24'11"

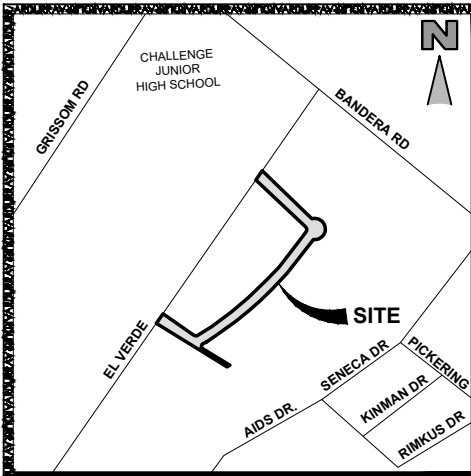
LINE	BEARING	DISTANCE
L1	S 41°14'00" W	98.35'
L4	N 40°34'56" E	95.83'

EXHIBIT OF :

A 2.185-ACRE TRACT (95,193 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY SECOND FILING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS AND BEING THAT PORTION OF JEFF LOOP AN APPROXIMATELY 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: PM
JOB NO: 230156.000
SURVEYED: Nov. 2025
SHEET:

4 OF 5



LOCATION MAP N.T.S.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156
CITY OF LEON VALLEY

NOTES:

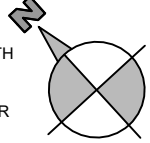
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER "PAPE-DAWSON"
- () RECORD



60' 0 60' 120'

SCALE: 1" = 120'

MATCHLINE

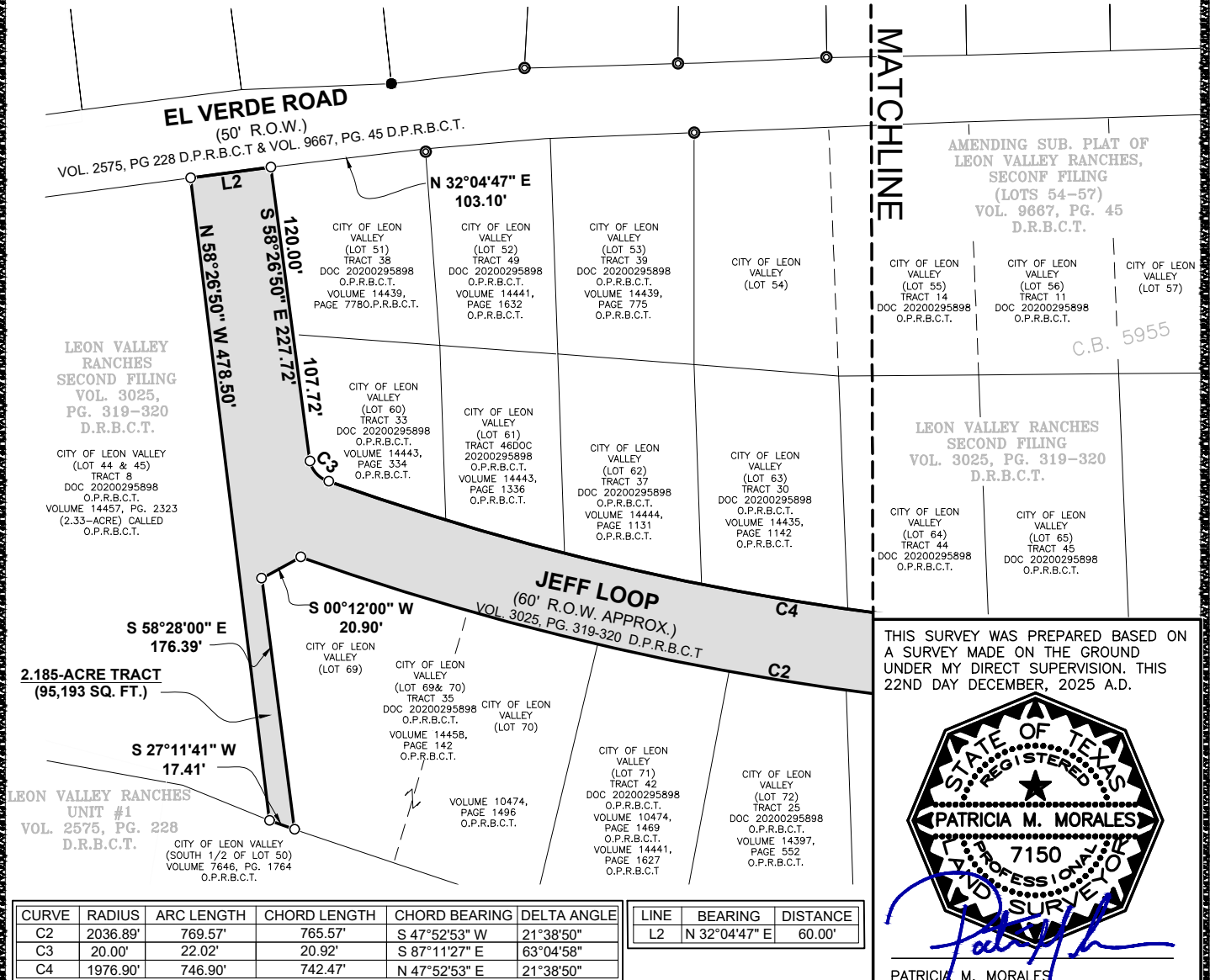


EXHIBIT OF :

A 2.185-ACRE TRACT (95,193 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY SECOND FILING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, DEED AND PLAT RECORDS, OF BEXAR COUNTY, TEXAS AND BEING THAT PORTION OF JEFF LOOP AN APPROXIMATELY 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: PM
JOB NO: 230156.000
SURVEYED: Nov. 2025
SHEET:

5 OF 5



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com
Engineering License #F-10053
Ardurra Group, Inc.
Surveying Firm 10194688

FIELD NOTES

A 32.97-ACRE TRACT (1,436,211 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY RANCHES PLAT RECORDED IN VOLUME 2575, PAGE 228, VALLEY HOMESITES PLAT VOLUME 1625, PAGE 20 AND LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, OF DEED AND PLAT RECORDS, AND ALSO BEING OUT OF CONVEYANCE TO THE CITY OF LEON VALLEY RECORDED IN DOCUMENT No. 20200295898, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

METES AND BOUNDS DESCRIPTION JEFF LOOP TRACT

32.97-acre (1,436,211 square feet)

BEGINNING at a found 1/2-inch iron rod (N= 13,723,993.93 E= 2,088,610.78), for the northwest corner of Tract 12 of said conveyance to City of Leon Valley, the northeast line of a 4.103-acre tract also known as Tract 1, recorded in Document # 20160073531 (O.P.R.B.C.T.) and being on the south right of way of El Verde Road, a 50-foot-right-of-way ;

THENCE S 24°32'18" E, to a found 1/2-inch iron rod with the northeast line of said 4.103-acre tract, and the northwest line of said tract 12, a distance of 569.80-feet to the northeast line of a 44.538-acre tract conveyed to the city of San Antonio recorded in Document# 20070173066 (O.P.R.B.C.T.), for the southwestern corner of this herein described tract;

THENCE N 41°07'00" E, a distance of 212.80-feet to a point on the north line of said 44.538-acre tract for a corner of this herein described tract;

THENCE N 37°30'00" E, to a point on the north line of a 4.392-acre tract, also known as Tract 32, of said conveyed to the City of Leon Valley (Document # 20200295898), a distance of 194.43-feet for a corner of this herein described tract;

THENCE N 37°01'05" E, along the north line of said 4.392-acre tract and a corner of a 11.254-acre tract to the City of Leon Valley recorded in Volume 5989, Page 1096 (O.P.R.B.C.T.), a distance of 411.44-feet for a corner of this herein described tract;

THENCE with the south line of this herein described tract, the following courses and distances:

N 58°28'00" W, a distance of 33.90-feet to and angle corner of this herein described tract;

N 10°22'29" W, a distance of 26.66-feet to and angle corner of this herein described tract;

N 58°28'00" W, a distance of 31.98-feet to and angle corner of this herein described tract;

N 11°10'00" E, a distance of 799.34-feet to and angle corner of this herein described tract;

N 17°31'00" E, a distance of 80.00-feet to and angle corner of this herein described tract;

N 41°31'00" W, a distance of 224.00-feet to and angle corner of this herein described tract;

N 59°31'00" W, a distance of 92.20-feet to and angle corner of this herein described tract;

S 58°28'00" E, a distance of 47.57-feet to and angle corner of this herein described tract;

N 48°45'00" E, a distance of 267.90-feet to and angle corner of this herein described tract;

N 48°34'36" E, a distance of 156.18-feet to and angle corner of this herein described tract;

N 58°30'56" E, a distance of 82.39-feet to and angle corner of this herein described tract;

N 41°37'18" E, a distance of 468.15-feet to and angle corner of this herein described tract;

N 21°15'18" E, a distance of 108.23-feet to and angle corner of this herein described tract;

N 43°15'14" E to a found 1/2-inch iron rod and for corner of this herein described tract ;

THENCE S 80°43'04" W, with the southwest line of Tract 23 of said City of Leon Valley (Document # 20200295898), to the beginning of a non-tangent curve to the left having radius of 60-feet, a delta angle of 119°35'50", a chord bearing of N 46°12'00" W, chord length of 103.71-feet, and arc length of 125.24-feet, being a corner of said Tract 23 and an angle corner of this herein described tract;

THENCE Northwesterly, along and with said curve to the left, pass a found 1/2-inch iron rod at an arc distance of 103.01-feet, for a total arc distance of 125.24-feet, to a found 1/2-iron rod for a corner of on Tract 20 of said City of Leon Valley (Document # 20200295898), being the west end of said curve return and an angle corner of this herein described tract;

THENCE N 46°12'31" W with the northwest line of said Tract 20 a distance of 36.70-feet for an angle corner of herein described tract;

THENCE S 41°23'24" W, to the east line of Lot 68 conveyed to the City of Leon Valley recorded in Volume 3887, Page 1748 (O.P.R.B.C.T.), a distance of 133.24-feet for an angle corner of herein described tract;

THENCE N 49°11'41" W, along the west line of said to the east line of said Lot 68 to a found fence post and the southwest corner of Lot 59 as recorded in Document# 20060100170 (O.P.R.B.C.T.), a distance of 135.84-feet and a corner of herein described tract;

THENCE S 37°07'57" W, to a point on the southwest line of Lot 105 of Amending Subdivision Plat of Leon Valley Ranches, Second Filling Recorded in Volume 9667, Page 45 (D.P.R.B.C.T.) for an angle corner of herein described tract;

THENCE S 43°04'37" W with south line of said Lot 105, to a found 1/2-inch iron rod, a distance of 103.47-feet to the south right-of-way line of said El Verde Road, for an angle corner of herein described tract;

THENCE Southwesterly with El Verde road the following (3) courses and distances:

THENCE S 32°04'47" W, passing a found 1/2-inch iron rod at 197.56-feet, for a total distance of 359.90-feet for an angle corner of herein described tract;

THENCE S 31°45'44" W, with the south line of El Verde Road, to a found fence post, a distance of 234.27-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found 1/2-inch iron rod a distance of 89.90-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found fence post, a distance of 872.76-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found 1/2-inch iron rod, a distance of 200.34-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found 1/2-inch iron rod a distance of 100.00-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found fence post, a distance of 278.20-feet for a point of this herein described tract;

THENCE S 31°45'44" W, to a found fence post, a distance of 110.46-feet for a point of this herein described tract;

THENCE S 31°45'44" W , a distance of 246.32-feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 32.97-acre (1,436,211 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156
CITY OF LEON VALLEY

NOTES:

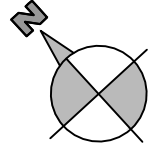
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- () RECORD
- ⊙ FENCE POST



125' 0 125' 250'

SCALE: 1" = 250'

LOCATION MAP N.T.S.

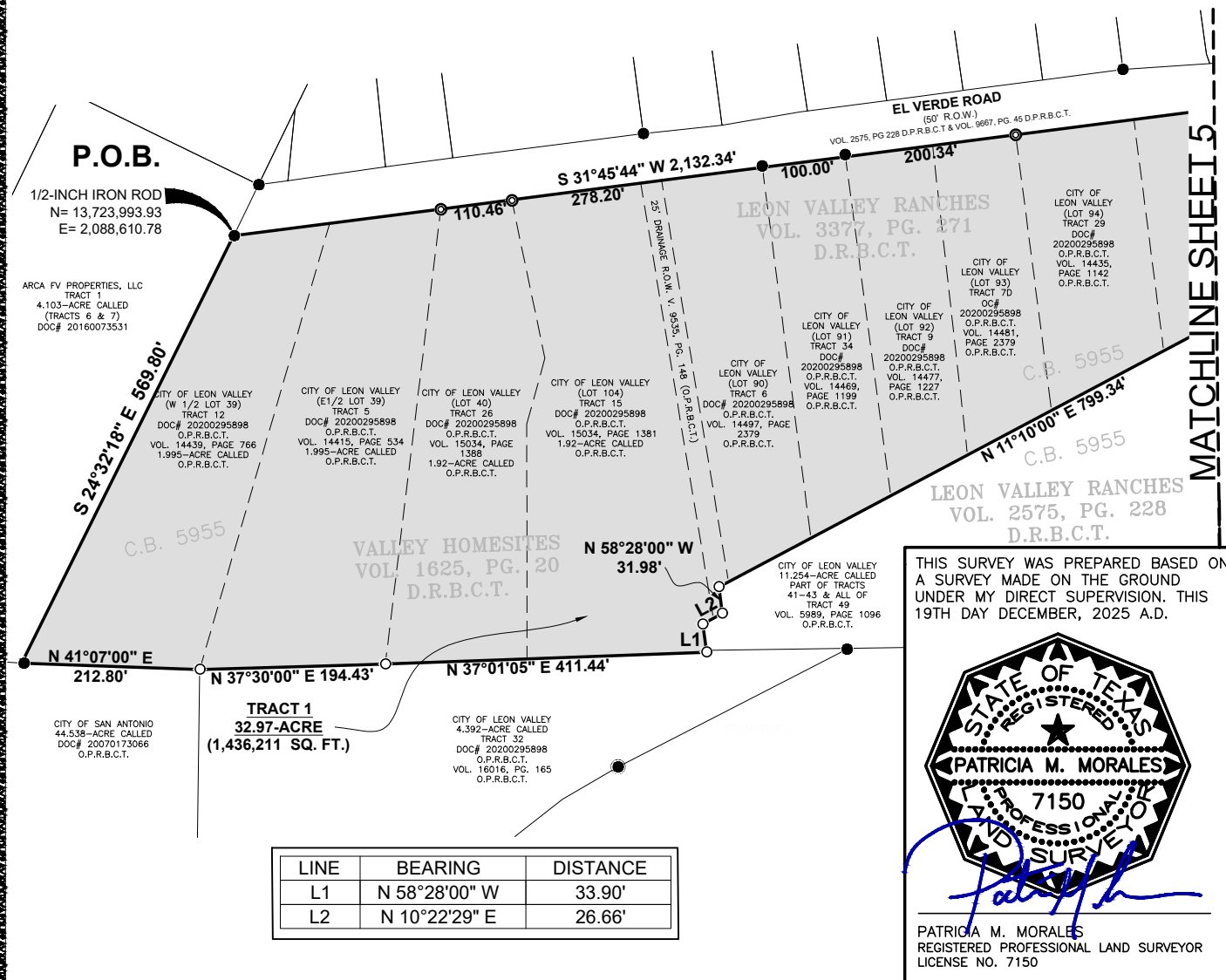


EXHIBIT OF :

A 32.97-ACRE TRACT (1,436,211 SQ. FT.) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY RANCHES PLAT RECORDED IN VOLUME 2575, PAGE 228, VALLEY HOMESITES PLAT VOLUME 1625, PAGE 20 AND LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, OF DEED AND PLAT RECORDS, AND ALSO BEING OUT OF CONVEYANCE TO THE CITY OF LEON VALLEY RECORDED IN DOCUMENT NO. 20200295898, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: PM
JOB NO: 230156.000
SURVEYED: Nov. 2025
SHEET:

4 OF 6



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com

Engineering License #F-10053

Ardurra Group, Inc.
Surveying Firm 10194688

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156
CITY OF LEON VALLEY

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS
D.R.B.C.T. DEED RECORDS OF
BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

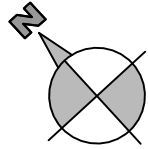
NOTES:

1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

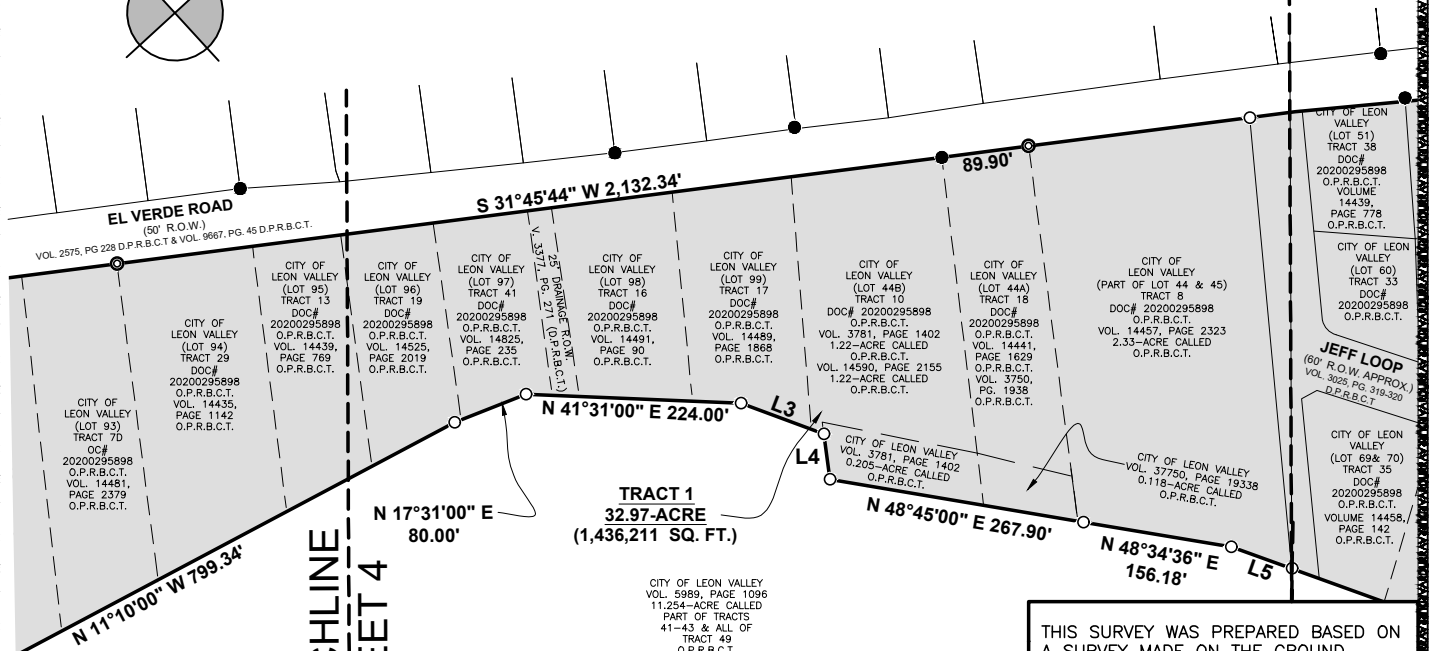
125' 0 125' 250'

SCALE: 1" = 250'

LOCATION MAP N.T.S.



MATCHLINE
SHEET 6



LEGEND:

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- () RECORD
- ⊙ FENCE POST

LINE	BEARING	DISTANCE
L3	N 59°31'00" E	92.20'
L4	S 58°28'00" E	47.57'
L5	N 58°30'56" E	82.39'

THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS 19TH DAY DECEMBER, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

EXHIBIT OF :

A 32.97-ACRE TRACT (1,436,211 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY RANCHES PLAT RECORDED IN VOLUME 2575, PAGE 228, VALLEY HOMESITES PLAT VOLUME 1625, PAGE 20 AND LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, OF DEED AND PLAT RECORDS, AND ALSO BEING OUT OF CONVEYANCE TO THE CITY OF LEON VALLEY RECORDED IN DOCUMENT NO. 20200295898, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: PM

JOB NO: 230156.000

SURVEYED: Nov. 2025

SHEET:

5 OF 6

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156
CITY OF LEON VALLEY

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS
D.R.B.C.T. DEED RECORDS OF
BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH
YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- () RECORD
- ⊙ FENCE POST

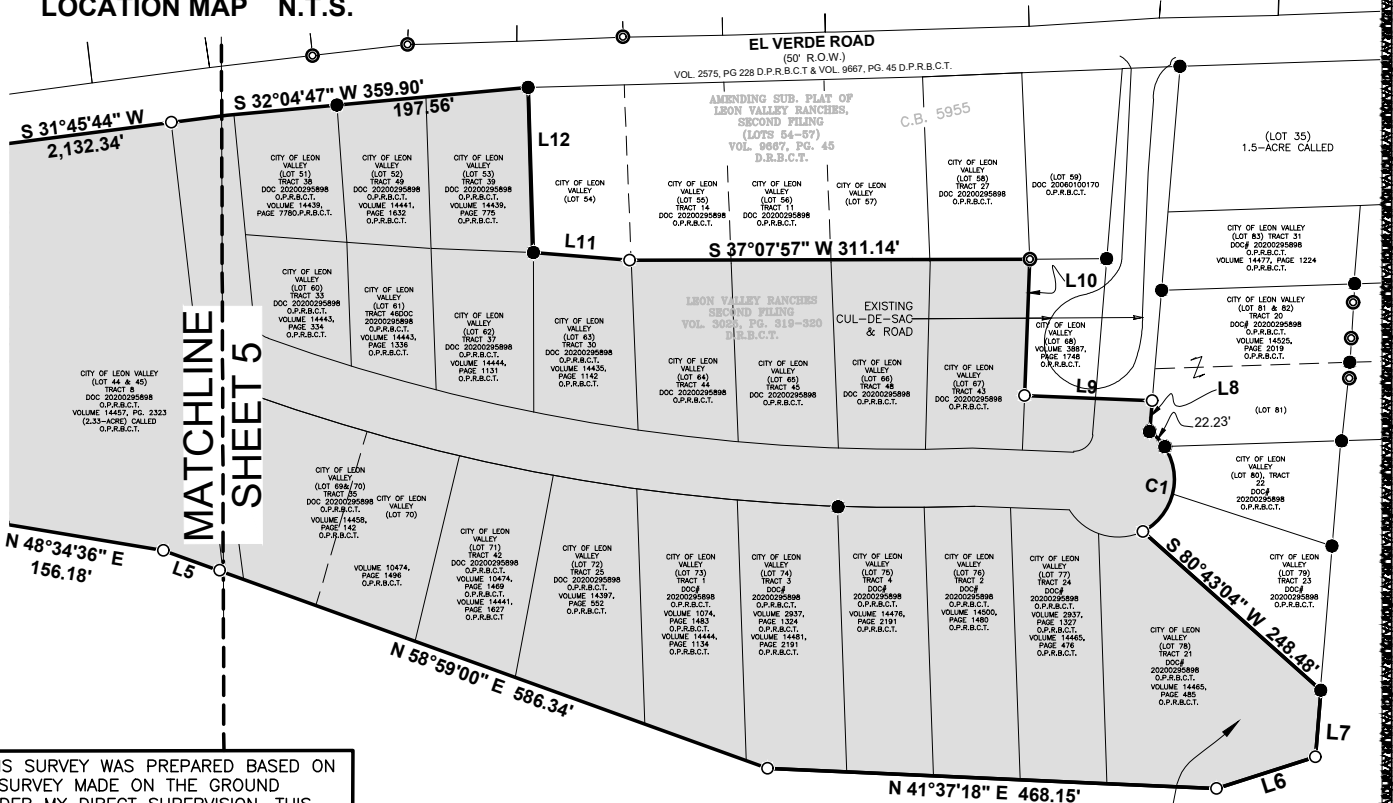
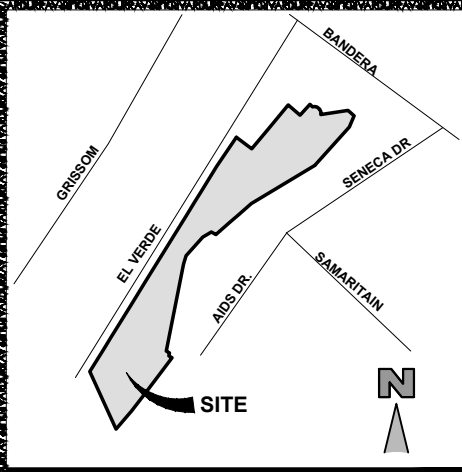
NOTES:

1. ACCOMPANYING METES AND BOUNDS
DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID
NORTH AS OBSERVED BY GPS, TEXAS
COORDINATE SYSTEM OF 1983(NAD83), SOUTH
CENTRAL ZONE 4204.
3. THIS SURVEY WAS COMPLETED WITHOUT THE
BENEFIT OF A CURRENT TITLE COMMITMENT,
AND AS SUCH, NOT ALL EASEMENTS OR
SERVITUDE HAVE BEEN RESEARCHED AND/OR
SHOWN AT THIS TIME.

60' 0 60' 120'

SCALE: 1" = 120'

LOCATION MAP N.T.S.



THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
19TH DAY DECEMBER, 2025 A.D.



PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150

LINE	BEARING	DISTANCE
L5	N 58°30'56" E	82.39'
L6	N 21°15'18" E	108.23'
L7	N 46°15'14" W	69.77'
L8	N 46°12'31" W	36.70'
L9	S 41°23'24" W	133.24'
L10	N 49°11'41" W	135.84'
L11	S 43°04'37" W	103.47'
L12	N 52°41'07" W	192.29'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	125.24'	103.71'	N 46°12'00" W	119°35'50"

EXHIBIT OF :

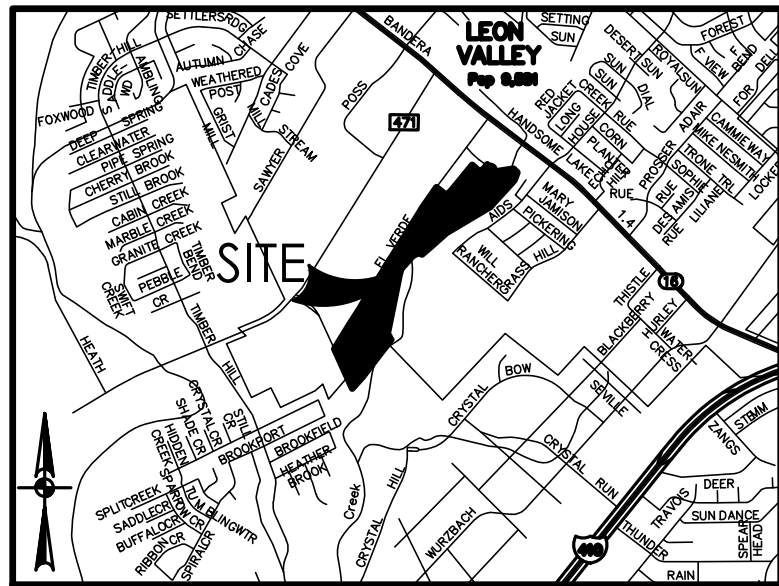
A 32.97-ACRE TRACT (1,436,211 SQ. FT) OF LAND OUT SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY RANCHES PLAT RECORDED IN VOLUME 2575, PAGE 228, VALLEY HOMESITES PLAT VOLUME 1625, PAGE 20 AND LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, OF DEED AND PLAT RECORDS, AND ALSO BEING OUT OF CONVEYANCE TO THE CITY OF LEON VALLEY RECORDED IN DOCUMENT No. 20200295898, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: PM
JOB NO: 230156.000
SURVEYED: Nov. 2025
SHEET:

6 OF 6



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2322
www.Arduro.com
Engineering License #F-10053
Arduro Group, Inc.
Surveying Firm 10194688



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE				
CURVE #	DELTA	LENGTH	RADIUS	CHORD BEARING
C1	120°16'07"	126.97'	60.48'	N48°31'19"W 104.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 41°07'00" W	212.80'
L2	N 37°30'00"E	194.43'
L3	N58°28'00"W	33.90'
L4	N10°22'29"E	26.60'
L5	N58°28'20"W	31.98'
L6	N17°31'00"E	80.00'
L7	N41°31'500"E	224.00'
L8	N59°31'00"E	92.20'
L9	S58°28'00"E	47.57'
L10	N48°34'36"E	156.18'
L11	N21°15'18"E	108.23'
L12	N46°15'14"W	69.77'
L13	S80°43'04"W	248.48'
L14	S41°23'24"W	133.24'
L15	N49°11'41"W	135.84'
L16	S29°29'34"W	315.94'
L17	N43°39'52"E	100.33'
L18	N43°39'52"E	100.33'
L19	S52°41'09"E	172.09'

EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. ENERGY NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PRELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENVIETRE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

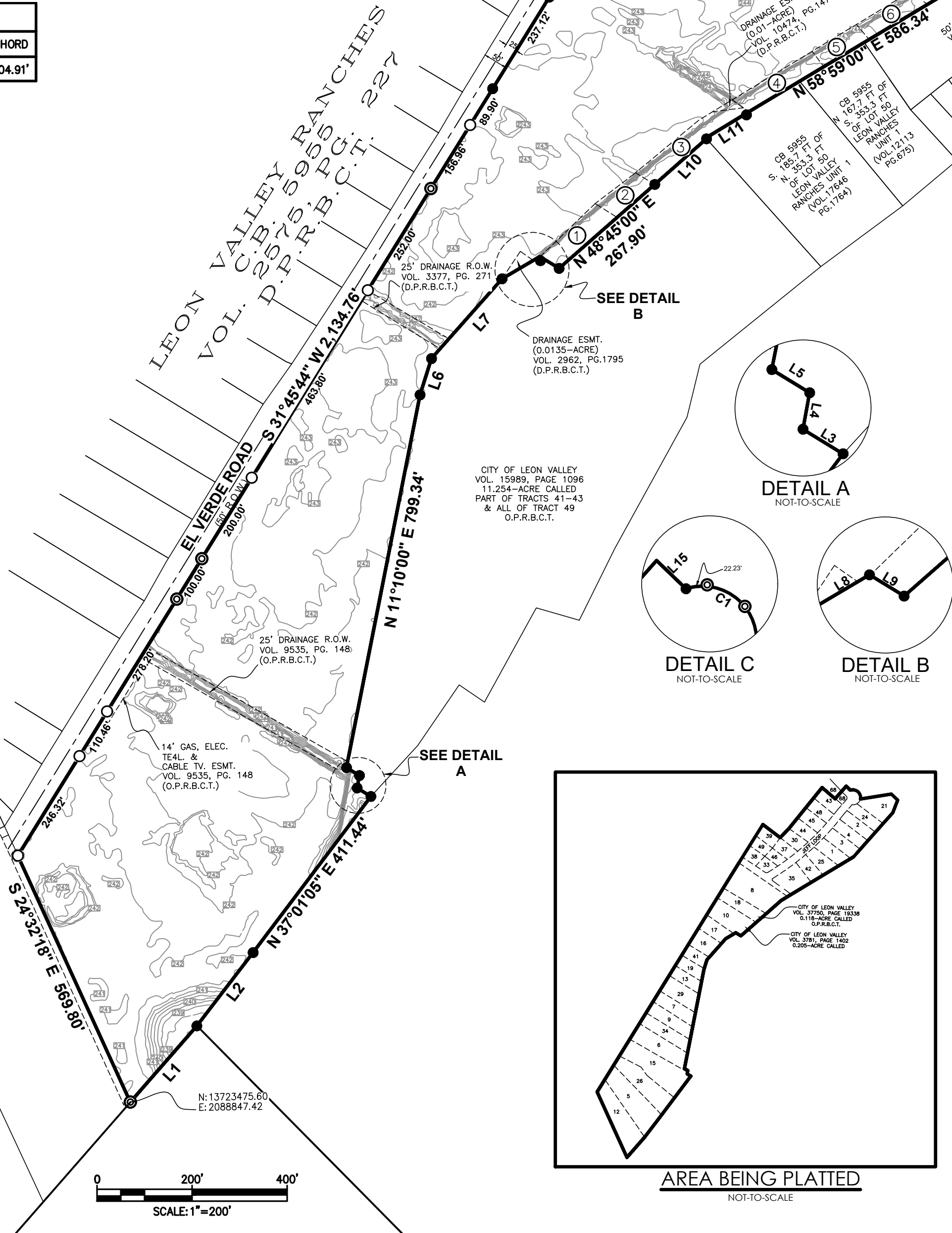
STATE OF TEXAS
COUNTY OF BEJAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE LEON VALLEY PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEJAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **ARDURRA GROUP, INC.**
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES BY: PATRICIA MORALES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7150.
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NOTES:
1. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
2. DIMENSIONS SHOWN ARE GRID.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. CONTOURS PER BEJAR COUNTY GIS.

- 1 DRAINAGE R.O.W.—V.3781, PG.1402
- 2 DRAINAGE R.O.W.—V.3750, PG.1938
- 3 DRAINAGE E.S.M.T.—V.2962, PG.1799
- 4 DRAINAGE R.O.W.—V.10474, PG.1489
- 4 DRAINAGE R.O.W.—V.10474, PG.1486
- 5 DRAINAGE R.O.W.—V.10474, PG.1469
- 6 DRAINAGE R.O.W.—V.10474, PG.1503
- 7 DRAINAGE E.S.M.T.—V.10474, PG.1483
- 7 DRAINAGE E.S.M.T.—D.R. 652293



PLAT NUMBER XXXXXX
SUBDIVISION OF
EL VERDE SUBDIVISION LOT 1

BEING A 32.97-ACRE TRACT (1,436,211 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, COUNTY BLOCK 5955, BEING OUT OF THE LEON VALLEY RANCHES PLAT RECORDED IN VOLUME 2575, PAGE 228, VALLEY HOMESITES PLAT VOLUME 1625, PAGE 20 AND LEON VALLEY SECOND FILLING VACATING PLAT RECORDED IN VOLUME 3025, PAGE 319-320, OF DEED AND PLAT RECORDS, AND ALSO BEING OUT OF CONVEYANCE TO THE CITY OF LEON VALLEY RECORDED IN DOCUMENT NO. 20200295898, CONSISTING OF TRACTS 1-49, OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY TEXAS, LOCATED IN THE CITY OF LEON VALLEY, BEJAR COUNTY, TEXAS

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- FENCE POST
- EXISTING CONTOURS
- COUNTY BLOCK
- EASEMENT
- DEED AND PLAT RECORDS OF BEJAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF BEJAR COUNTY, TEXAS

ARDURRA
COLLABORATE. INNOVATE. CREATE.

8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com

Engineering License #F-10053
Ardurra Group, Inc. (dba LNV, LLC)
Surveying Firm 10126502

DATE OF PRINT: April 1, 2026

STATE OF TEXAS
COUNTY OF BEJAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CITY OF LEON VALLEY
6400 EL VERDE RD.
LEON VALLEY, TX 78238
(210) 684-1391

STATE OF TEXAS
COUNTY OF BEJAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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, BEJAR COUNTY, TEXAS

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

CITY ENGINEER

THIS PLAT OF **EL VERDE SUBDIVISION BLOCK 1, LOT 1** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, IS HEREBY APPROVED BY SUCH CITY COUNCIL.

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

BY: _____ MAYOR

BY: _____ CITY SECRETARY

STATE OF TEXAS
COUNTY OF BEJAR

I, _____, COUNTY CLERK OF BEJAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEJAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, BEJAR COUNTY, TEXAS

BY: _____, DEPUTY

Vacating Portion of Jeff Loop Road

Michael Gallardo
Planning & Zoning Director
Planning and Zoning Commission Meeting
July 28, 2026

Summary

- Question
 - Commission is being asked to consider approval of vacating a portion of Jeff Loop Rd and lots located along the now defunct roadway
- Options
 - Recommended: Approve Vacating Portion of Jeff Loop Rd
 - Denial
 - Other
- Declaration
 - Most of Jeff Loop Rd is now a part of Huebner Creek, but is still shown on the Bexar Appraisal District official records
 - Persons think they can use the old road with large vehicles and then find out the roadway is gone, which causes them to travel to the end of El Verde Rd to turn around

Background

- Bexar County bought all of the properties along Jeff Loop Rd and the south side of El Verde Rd to widen Huebner Creek
 - The only portion of roadway remaining is the cul-de-sac next to the Police Department parking lot
- The normal procedure would have been to close the road prior to the reconstruction of the creek, but this action never occurred
 - The platted lots & roadway are still shown in their original configuration on the Bexar Appraisal website
- 18-wheelers are led to believe that the roadway is still open and end up having to travel all the way to the end of El Verde to turn around

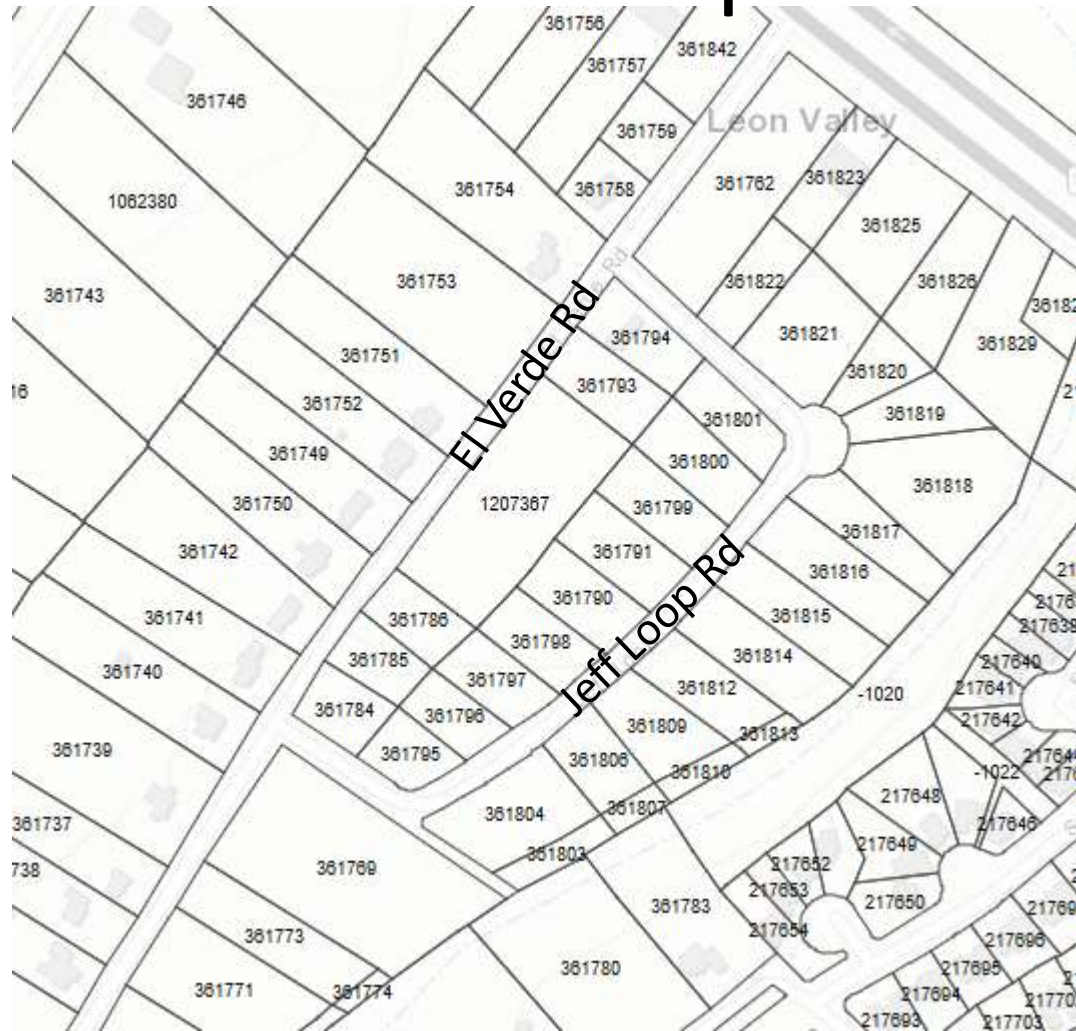
Purpose

- Closing the road & vacating adjacent lots will cause the Appraisal District & County Clerk to reconfigure official maps to show current conditions
- February 3, 2026, City Council approved the road closure
- Next - properties vacated through platting process with Planning and Zoning Commission

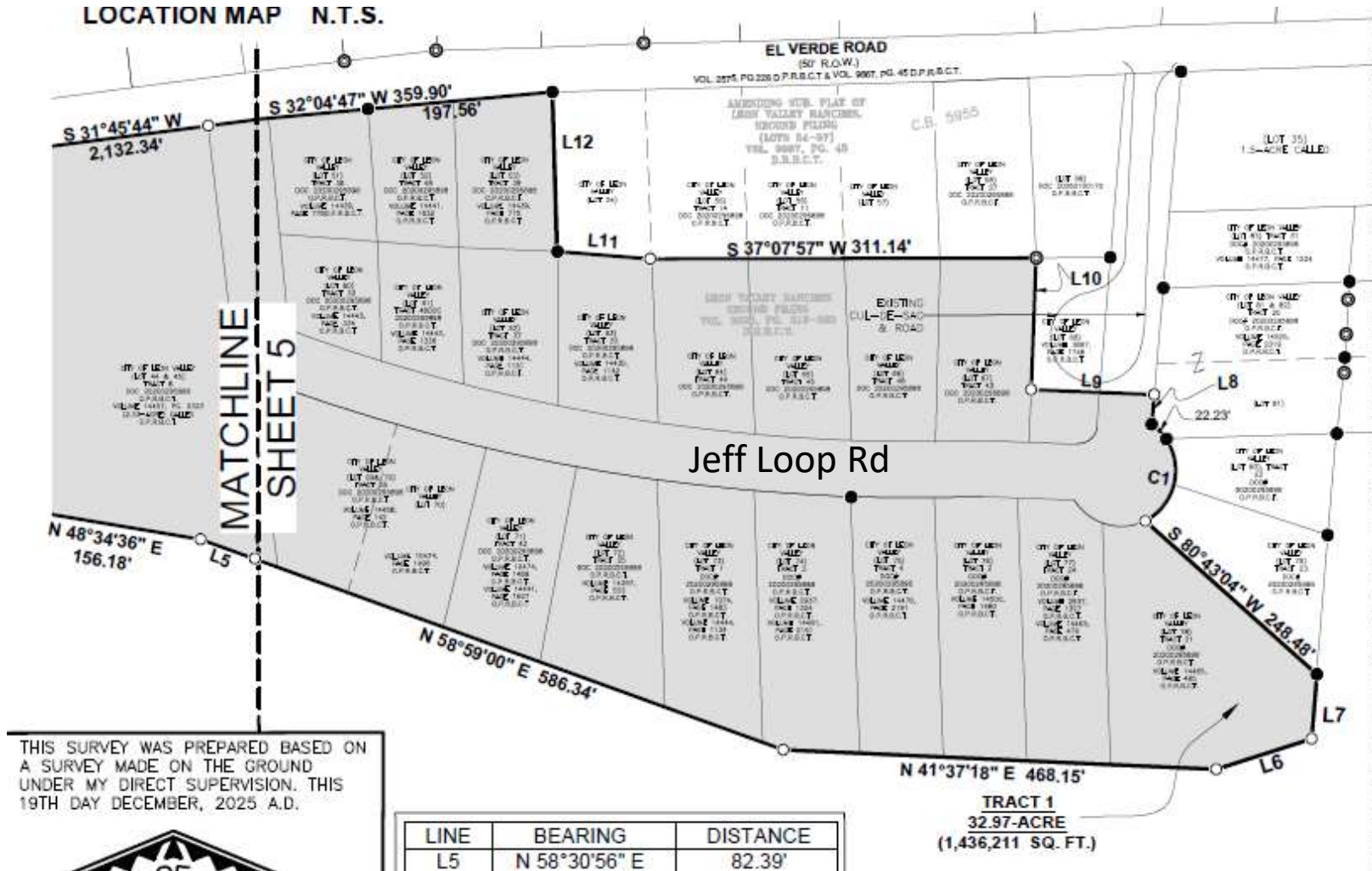
Purpose

- Such a declaration of abandonment is in the public's best interest
- The street closure does not affect or impair any public rights in the subject tracts for easements or any other rights, except for the right of the public to travel on the subject tract
- Texas Transportation Code, Chapter 311, Section 311.001 states home-rule municipalities have exclusive control over & under public highways, streets, & alleys of the municipality
- Further states municipality may open or change a public street or alley of the municipality, or improve a public highway, street, or alley of the municipality

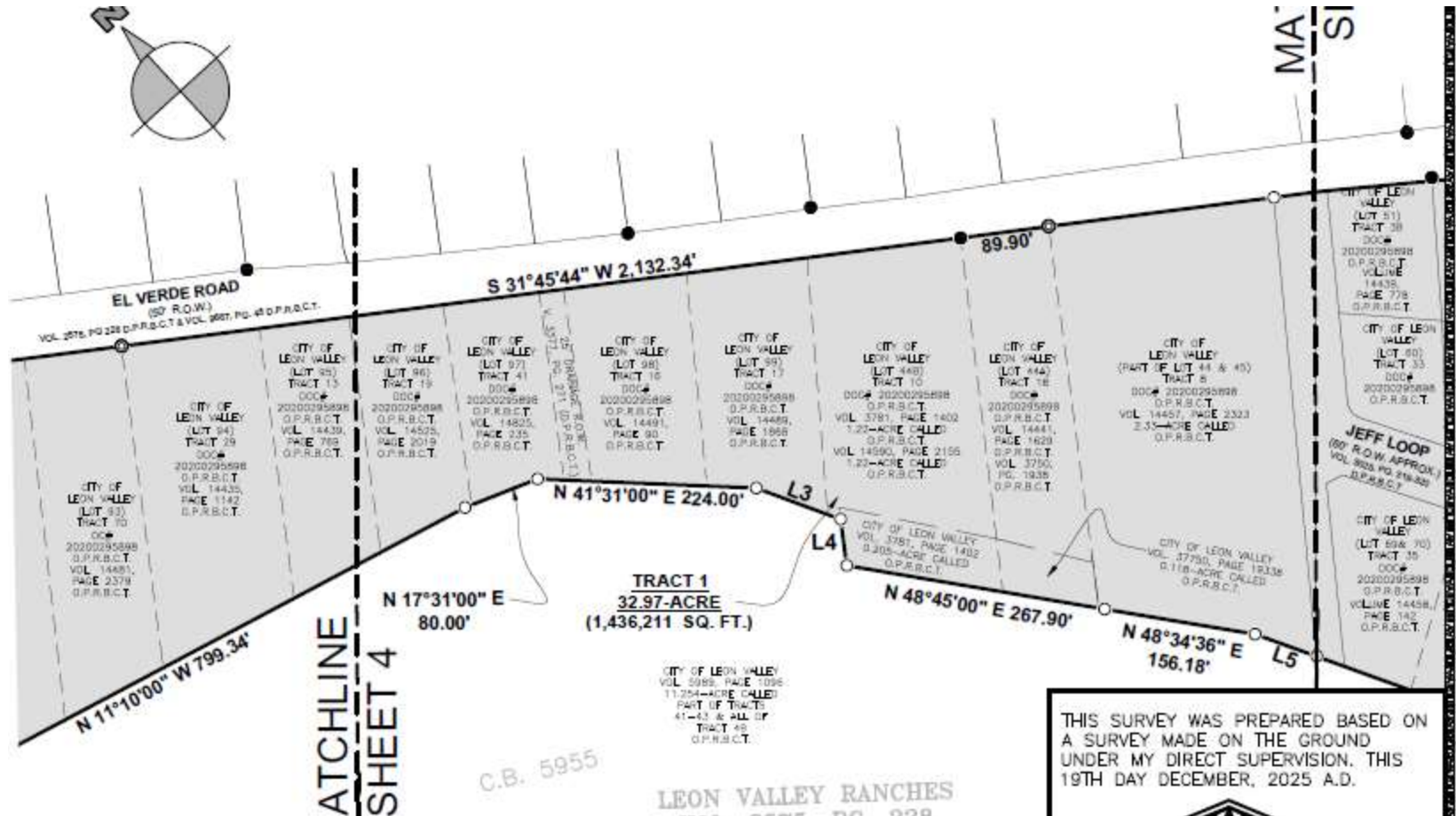
BCAD Map



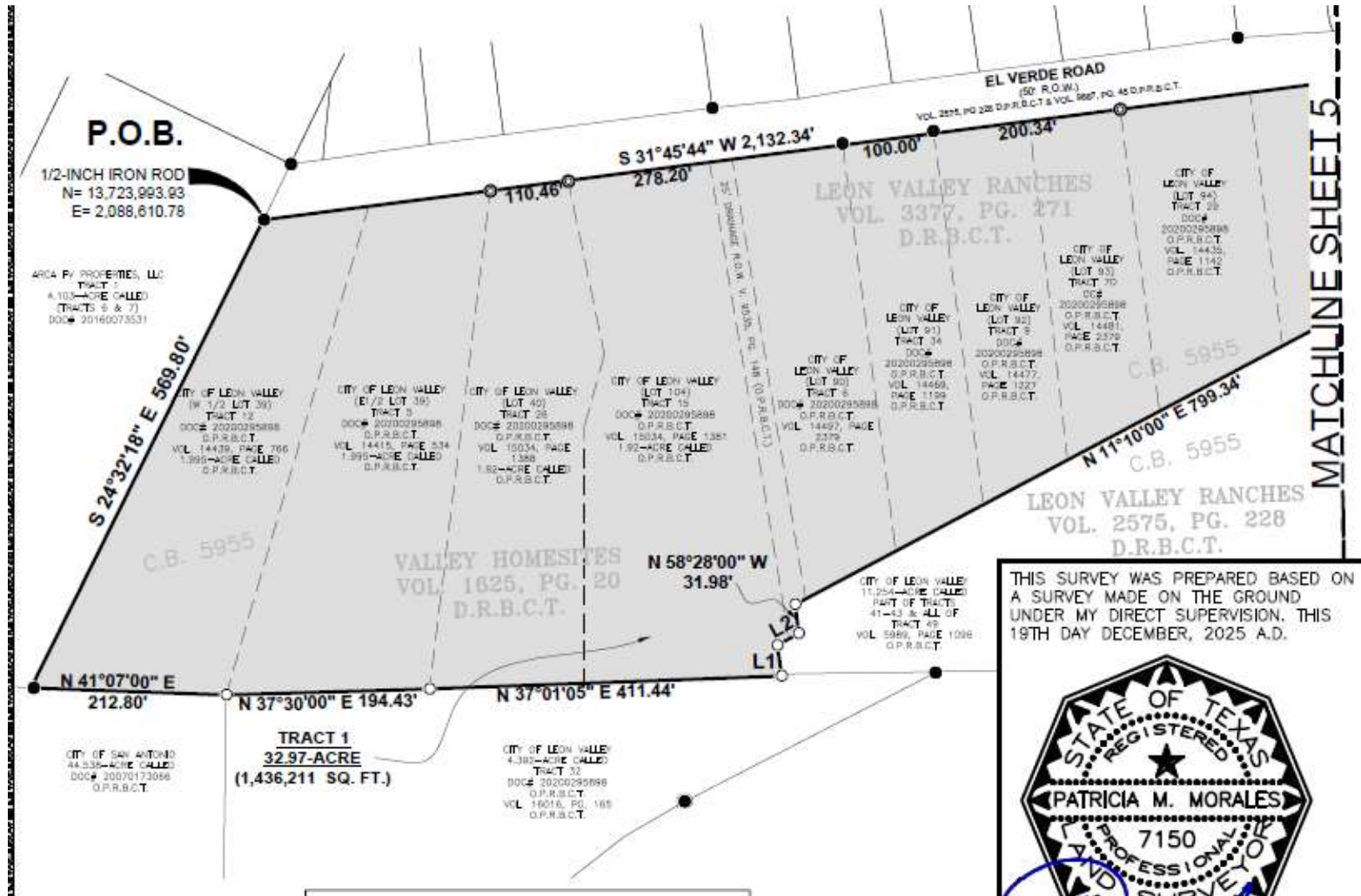
Proposed Roadway Vacation



Proposed Lot & Roadway Vacation



Proposed Lot Vacation





Prior to Reconstruction



Post Construction



Fiscal Impact

- City will pay for preparation of the vacating plat & is responsible for the maintenance of the creek

Recommendation

- Staff recommends approval of the Ordinance to vacate & abandon Jeff Loop Road