



**CITY OF LEON VALLEY  
PLANNING & ZONING COMMISSION**  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238  
Tuesday, June 27, 2023 at 6:30 PM

**AGENDA**

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**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Planning & Zoning Commission - Regular Meeting - May 23, 2023

**3. NEW BUSINESS**

1. Presentation and Discussion to Consider Approving a Final Plat, of Approximately Ten (10) Acre Tract of Land, Establishing Poss Landing Subdivision, Generally Located at 7213 Huebner - 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**

**Executive Session.** The City Council 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 of 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 <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC  
City Secretary  
FEBRUARY 22, 2023 04:14 PM





**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
6:30 PM – APRIL 25, 2023  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

## 1. CALL TO ORDER AND ROLL CALL

1st Vice Chair Edward Alonzo called the Planning and Zoning Commission meeting to order at 6:31 PM.

### PRESENT

1st Vice Chair	Edward Alonzo	Place 1
Commissioner	Andrea Roofe	Place 2
Commissioner	Philip Campos	Place 3
Commissioner	Pat Martinez	Place 4
Commissioner	Richard Blackmore	Place 7
3rd Alternate	David Perry	Seated to Vote

### ABSENT

Chair	Cassie Rowse	Place 5	Excused
2nd Vice Chair	Erick Matta	Place 6	Unexcused
1st Alternate	Kimberly Bohl		Unexcused
2nd Alternate	Hilda Gomez		Unexcused

Also in attendance were Planning and Zoning Director Mindy Teague and Permit Technicians Elizabeth Aguilar and Carolyn Valdez.

## 2. APPROVAL OF ZONING COMMISSION MINUTES

### 1. Planning & Zoning Commission - Regular Meeting – April 25, 2023

Commissioner Philip Campos made a motion to approve the minutes, which was seconded by Commissioner Andrea Roofe. The motion carried unanimously.

## 3. NEW BUSINESS

### 1. Presentation, Public Hearing, and Discussion to Consider a Recommendation on a Replat, with Variance Requests, of 0.3342-acre Tract of Land, Being Lot 4, Block 3, CB 9903, Brisa Estates at Leon Valley Subdivision, Located at 5301 Brisa Estates - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion was held between Commissioners and Planning and Zoning Director Mindy Teague regarding the location of the property.

1st Vice Chair Edward Alonzo opened the public hearing at 6:37 PM.

Residents from the area spoke, noting their concerns regarding flooding, easement, upkeep of the property, flooding of the street, HOA, drainage, and the possible need for underground drainage.

The following residents spoke in favor but had concerns: Ryan Brill, Monica Alexander, Charles Heaton, Carlos Alexander and Christian Laurentiu.

Claudia Davalos with MF Investments and Construction, Inc. spoke about the confusion regarding the upkeep of the property when they first purchased the property but understands that it is their full responsibility to keep up with the property.

1st Vice Chair Edward Alonzo closed the public hearing at 7:13 PM.

Commissioner Philip Campos made a motion to recommend approval with variances, which was seconded by Commissioner Richard Blackmore. The motion carried unanimously.

Voting Yea: 1st Vice Chair Alonzo and Commissioners Campos, Blackmore, Roofe, Martinez and 3rd Alternate Perry

Voting Nay: None

#### **4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF**

Planning and Zoning Director Mindy Teague introduced Permit Technician Carolyn Valdez to the Commissioners. She also wanted to congratulate Commissioner Philip Campos on his election to the City Council.

Commissioner Richard Blackmore wanted to acknowledge the Fire Department, Chief Naughton, and all the firefighters for helping him when he needed it last week. He explained that they responded quickly, efficiently, and professionally. He also wanted to remind everyone about Memorial Day weekend and remember those not with us today.

Commissioner Philip Campos wanted to thank all the Commissioners for the time they worked together.

1st Vice Chair Edward Alonzo congratulated Councilor Benny Martinez, Commissioner Philip Campos, and Councilor Will Bradshaw.

## 5. ADJOURNMENT

1st Vice Chair Edward Alonzo announced the meeting adjourned at 7:20 PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 26<sup>th</sup> of June 2023.*

APPROVED

\_\_\_\_\_  
**CATHERINE ROWSE**  
CHAIR

ATTEST: \_\_\_\_\_  
  
**ELIZABETH AGUILAR**  
PERMIT TECHNICIAN

## **ZONING COMMISSION STAFF REPORT**

**DATE:** June 27, 2023

**TO:** Zoning Commission

**FROM:** Mindy Teague, Planning and Zoning Director

**THROUGH:** Crystal Caldera, City Manager

**SUBJECT:** Presentation, discussion, and recommendation to consider approval of a final plat of an approximately ten (10) acre tract of land establishing Poss Landing Subdivision, generally located at 7213 Huebner Road.

**SPONSOR(S):** N/A

### **PURPOSE**

The purpose of this item is to recommend approval of a final plat of an approximately ten (10) acre tract of land establishing Poss Landing Subdivision, generally located at 7213 Huebner Road.

The property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as the base zoning district. Platting is required prior to building construction. Per the City Engineer, the plat meets all code requirements.

The plat consists of 10.009 acres, with 86 residential lots, two open space lots, and one drainage easement/open space lot.

### **SEE LEON VALLEY**

**Social Equity:** The citizens may be able to benefit from the alternative type of housing this project will provide.

**Economic Development:** The development of these lots will provide additional ad valorem and sales tax revenue.

**Environmental Stewardship:** The new homes will increase impervious surfaces.

### **FISCAL IMPACT:**

The development of these lots will increase the ad valorem and sales tax revenue of the city. The developer has paid all fees associated with the processing of this plat.

### **STRATEGIC GOALS**

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

**RECOMMENDATION**

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

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS:

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ATTEST:

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**SAUNDRA PASSAILAIGUE, TRMC**  
City Secretary

# PC-2022-20 7213 Huebner Poss Landing

Mindy Teague  
Planning & Zoning Director  
Planning and Zoning Meeting  
June 27, 2023



# Summary

- Question
  - Consider approval of a final plat
  - This is a 10 acre tract of land, being CB 4446 P-45 ABSD 664, Poss Landing Subdivision, located at 7213 Huebner
- Options
  1. Approval
  2. Denial
  3. Conditional approval

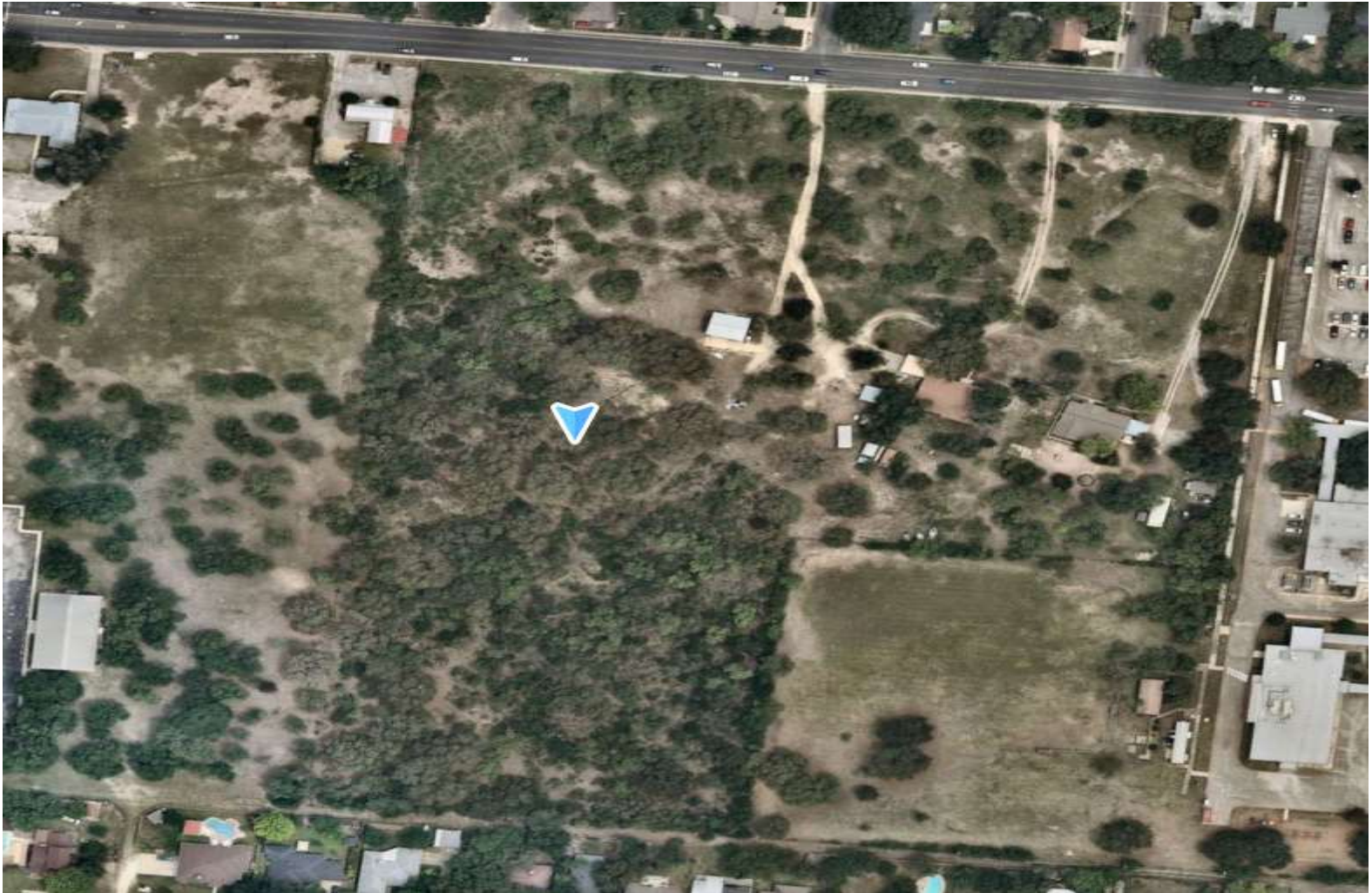
# Background

- This property was rezoned from R-1 Single Family to Planned Development District with R-6 Garden Home as it's base zoning district
- Platting is required prior to building construction
- Per the City Engineer the plat meets all the requirements

# BCAD Map

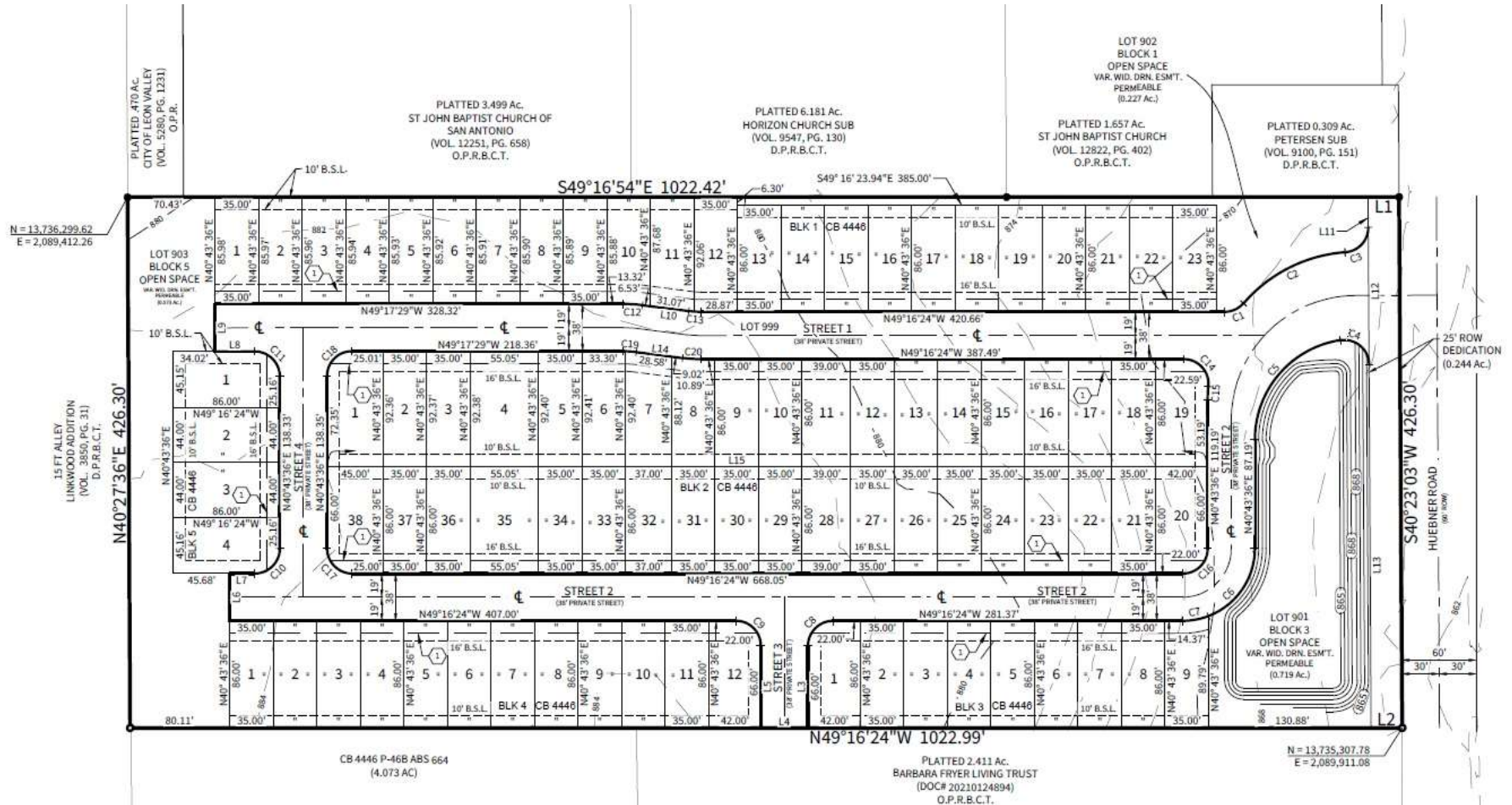


# Aerial View





# Plat



COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS (LOT 999, BLOCK 1), OPEN SPACE, (INCLUDING LOT 902,

86 residential lots, 2 open space lots, 1 drainage easement lot

# Fiscal Impact

- The development of these lots will increase the ad valorem tax revenue of the city
- The developer has paid all fees associated with the processing of this plat

# S.E.E. Statement

Social Equity: Staff finds that citizens will benefit from the alternative type of housing this project will provide

Economic Development: The development of these lots will provide additional ad valorem and sales tax revenue

Environmental Stewardship: The new homes will increase impervious surfaces