



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

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF ZONING COMMISSION MINUTES

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

3. NEW BUSINESS

1. Discussion and Possible Action Excusing Commissioners and Alternates from the July 28, 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. Presentation, **Public Hearing**, and Discussion to Consider an Ordinance on a Specific Use Permit Request to Allow a Medical Spa Offering Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 3.38 Acre Tract of Land, Located at 6521 Bandera Road; and More Specifically Described as CB 9925A, Block 7, Lot 9 and 10 – M. Gallardo, Planning and Zoning Director
3. Presentation, Discussion and **Public Hearing** to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 7 Permitted Use Table to Establish the Definition and Use “Logistics Center” as Being Allowed in the I-1 Industrial Zoning Districts by Right- M. Gallardo, Planning and Zoning Director
4. Presentation, Discussion and **Public Hearing** to Consider a Recommendation on a Non-Specified Use Request to Revise Chapter 15 Zoning, Article 15.02 Zoning Ordinance, Division 2 Rules of Construction and Definitions and Division 7 Permitted Use Table to Establish the Definition and Use “Data Center” as Being Allowed in the I-1 Industrial Zoning Districts by Right- M. Gallardo, Planning and Zoning Director

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 Planning and Zoning Commission 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 Planning and Zoning Commission** 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
October 27, 2026 3:30 PM



**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

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

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

ABSENT

Commissioner 3 Abraham Diaz

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

Chair Matta called the meeting to order at 6:31 PM. Chair Matta asked 1st Alternate Annette Ramirez to sit on the dais to fill in for Commissioner Diaz who was not present. Then Chair Matta Led the Pledge of Allegiance.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving 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 Minutes - M. Gallardo, Planning And Zoning Director

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

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

The motion passed unanimously.

3. NEW BUSINESS

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

Chair Matta asked if Commissioner Roofe notified the Director or Chair of her absence. Director informed the group that Commissioner Roofe provided notification.

Commissioner Hernandez made a motion to excuse Commissioner Roofe's absence. The motion was seconded by Commissioner Perry.

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

The motion passed unanimously.

Chair Matta asked if Commissioner Diaz notified the Director or Chair of his absence. Director informed the group that Commissioner Diaz provided no notification.

Commissioner Yarnell made a motion to excuse Commissioner Diaz's absence. The motion was seconded by Commissioner Perry.

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

Voting Nay: Chair, Commissioner 6 Matta

The motion passed 5-1.

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

Chair Matta opened the discussion by providing clarity on when the nominations take place. He stated that officers are elected every two years and on even years.

Commissioner Roofe nominated Erick Matta for the position of Chair and the motion was seconded by Commissioner Britt. Chair Matta declined the motion and Commissioner Roofe withdrew her motion and Commissioner Britt withdrew his second motion.

Commissioner Yarnell nominated Commissioner Hernandez for the position of Chair. The motion was seconded by Chair Matta.

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

The motion passed unanimously.

Commissioner Hernandez nominated Commissioner Roofe for the position of Vice-Chair. The motion was seconded by Chair Matta.

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

The motion passed unanimously.

Commissioner Yarnell nominated Commissioner Perry for the position of Second Vice-Chair, and the motion was seconded by Commissioner Roofe.

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

The motion passed unanimously.

Chair Matta expressed his objection to the Special Meeting that City Council held with one of the Commission members. Chair Matta felt City Council went around the Chair and the Commission.

Chair Matta then passed on the position of Chair to the new Chair Hernandez. Chair Hernandez then facilitated the remainder of the meeting.

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

Chair Hernandez opened the discussion and Commissioner Yarnell asked if this type of request was the same as the previous meeting. Director Gallardo confirmed that it was the same type of request. The applicant, Amanda Szyman spoke to the Commission and confirmed that she is Registered Nurse and would have a Medical Director on site. Commissioner Matta asked if the group had submitted the required documentation. Director Gallardo affirmed that those documents would be required prior to the issuance of a Certificate of Occupancy. 1st Alternate Ramirez asked if the business would become a dispensary. The applicant confirmed that it would not.

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

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

The motion passed unanimously.

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

Chair Hernandez opened the discussion and the applicant, Veronica Carrera came to the podium to field questions. Commissioner Yarnell asked when the business would open. The applicant stated they would open on August 15, 2026. Commissioner Matta discussed the increase in aesthetic businesses and asked why the business chose Leon Valley. The applicant stated that the cost and proximity to other businesses made the location ideal.

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

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

The motion passed unanimously.

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

The Commission discussed what the property was used for in previous years. Commissioner Roofe asked if a sign would be erected notifying the public that the road ends. Director Gallardo stated that signage would be determined after completion recording the plat.

After the discussion a motion was made by Commissioner Matta to approve the item and seconded by Commissioner Perry.

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

The motion passed unanimously.

Chair Hernandez suggested that we modify the way the Commission determines an excused or unexcused absence. Dr. Caldera informed the Commission that City Council updated the ordinance so that the Commission voted on whether or not to excuse an absence. Commissioner Matta provided some background on why the ordinance changed. Dr. Caldera confirmed that a vote was required.

4. ADJOURMENT

Chair Hernandez announced the meeting adjourned at 7:28 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 27th of October 2026.

APPROVED

RUSSELL HERNANDEZ
CHAIR

ATTEST: _____
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR

PLANNING AND ZONING COMMUNICATION

DATE: October 27, 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 July 28, 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 July 28, 2026, the following Commissioner(s) and/or Alternate(s) were absent from the Planning and Zoning Commission Meeting:

Commissioner 3 Abraham Diaz	No Notification
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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 COMMISSION

DATE: October 27, 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 an Ordinance on a Specific Use Permit Request to Allow a Hospice Office Facility Advanced Aesthetic Treatments in a B-2 Retail District on Approximately 1.03 Acre Tract of Land, Located at 6502 Bandera Road Suite 200; and More Specifically Described as CB 4429A, Block 8, Lot 6 – 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 Hospice Office Facility offering advanced aesthetic treatments in a B-2 Retail District. The office will utilize the suite to offer hospice administrative and clerical functions and advanced aesthetic treatments. 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 and temporary 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 facility 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: R-2 Retail District
- West: R-6 Garden House District
- East: R-2 Retail District
- South: B-2 Retail District & R-1 Single Family District

Notification

- Letters mailed to property owners within 200'

16

- Letters received in favor 0
- Letters received in opposition 0
- Letters returned undeliverable 0

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-2026-21
Specific Use Permit Request
Velvet Aesthetics LLC
6502 Bandera Road Suite 200

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
October 27, 2026

Summary

- Question
 - Commission is being asked to consider a Specific Use Permit Request to allow a Hospice Office Facility offering Advanced Aesthetic Treatments in a B-2 Retail Zoning District on approximately 1.03-acres of land, located at 6502 Bandera Road Suite 200.
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Retail District
- Suite will be utilized for both hospice administration and advanced aesthetics
- 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 2.



Aerial View

Item 2.



Surrounding Zoning

- 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	0
• Letters received in opposition	0
• Letters returned undeliverable	0

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 200.

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: October 27, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

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

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

PURPOSE

The purpose of this communication is to consider a Non-Specified Use request to define and allow the use “Logistics Center” in the following zoning category by right:

- I-1 Industrial Zoning District

The use is currently not defined or listed in the Permitted Use Table.

Proposed Definition:

Logistics Center - a facility which is designed and used for the purpose of wholesaling, storing, handling, sorting and distributing materials, goods, products and equipment, excluding live animals. This use explicitly includes traditional freight hubs, e-commerce fulfillment centers, and automated drone infrastructure nodes-whether operated as a primary use or as an accessory deployment for product sorting, automated battery swapping, fleet staging, and aerial vehicle dispatch. Typical uses include mail or package distribution hubs, freight storage, wholesale distribution, and aerial drone fleet dispatch operations.

Operational Characteristics:

- Typically follows regular business hours.
- Located in unenclosed facility regulated by district policies.
- Outside storage and retail display allowed with the appropriate screening.

Regulatory Background:

Logistics Centers are regulated by Local Zoning and Land Use ordinances designating them to Industrial Districts. The local ordinance dictates regulations such as setbacks, landscaping and screening requirements.

Relevant Zoning Ordinance Sections:

Division 11 - Non-Specified Uses

Sec. 15.02.601 - Definition: A non-specified use is one that does not fall under existing zoning district categories or conform to district purposes.

Sec. 15.02.602 - Effect of Provision:

- Propose new uses for inclusion in zoning districts.

Sec. 15.02.603 - Hearings:

Non-specified uses may be categorized by the Planning and Zoning Commission. Approval by City Council is required following application and public hearing procedures.

Proposed Permitted Use Table Update:

Use	O-1	B-1	B-2	B-3	I-1
Logistics Center	X	X	X	X	P

FISCAL IMPACT

These changes may encourage logistic center and distribution businesses to relocate to Leon Valley, potentially increasing ad valorem tax revenues.

RECOMMENDATION

Staff recommends defining “Logistics Center” and assigning Logistic Centers to the I-1 Industrial District. This will provide applicants with clear processes and requirements for approval.

Consider Non-Specified Use Request New Use- Logistics Center

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
October 27, 2026

Summary

- Question
 - The Commission is being asked to consider a request to revise Chapter 15 Zoning, Article 15.02, Division 2 Definitions and Division 7 Permitted Use Table to include a definition and use “Logistics Center” in I-1 Industrial District by Right
- Options
 - Recommend Approval of the proposed revisions to Chapter 15 Zoning
 - Denial of proposed revisions to Chapter 15 Zoning
 - Other

Purpose

- The use “Logistics Center” is currently not included in the permitted use table
- Staff is proposing the use be included in the table as being allowed in I-1 Industrial Zoning District by right
- Additionally, amend Chapter 15, Article 15.02, Division 2 Rules of Construction and Definitions to include a definition of the use

Purpose

- Proposed Definition: “Logistics Center” - A facility which is designed and used for the purpose of wholesaling, storing, handling, sorting and distributing materials, goods, products and equipment, excluding live animals. This use explicitly includes traditional freight hubs, e-commerce fulfillment centers, and automated drone infrastructure nodes-whether operated as a primary use or as an accessory deployment for product sorting, automated battery swapping, fleet staging, and aerial vehicle dispatch. Typical uses include mail or package distribution hubs, freight storage, wholesale distribution, and aerial drone fleet dispatch operations.

Purpose

- Logistics Centers are regulated by Local Zoning and Land Use Ordinances. Local Ordinance will determine setbacks, landscaping and screening requirements.
- Typically follow regular business hours and can be in an enclosed and unenclosed facilities.
- Outside storage and retail display allowed with the appropriate screening.

Purpose

Division 11- Nonspecified Uses

Sec. 15.02.601 – Definition

A nonspecified use is a use which, according to the zoning administrator, does not fall into the categorization of zoning districts listed in “Permitted Use Table” above and does not conform to the intent of the district description and purpose in which it is intended to be located.

Purpose

Division 11- Nonspecified Uses

Sec. 15.02.602 – Effect of Provision

The provision for nonspecified use is intended to provide individuals with an administrative procedure:

- (1) To propose new use(s) to be included in one or more of the various zoning districts;
- (2) To propose that certain use(s) be allowed in a zoning district other than the district(s) in which said use or uses is now allowed; and
- (3) To propose the addition or deletion of specific use permit requirements for a particular use in a particular zoning district.

Proposed Amendment

Permitted Use Table:

Use	O-1	B-1	B-2	B-3	I-1
Logistics Center	X	X	X	X	P

P – Allowed by right

X – Not allowed

Sup – Specific use permit

Fiscal Impact

- These changes may encourage these types of business to relocate or start up in Leon Valley and increase ad valorem taxes and/or sales tax.

Recommendation

- Staff recommends that the use “Logistics Center” be defined and that a zoning category be assigned to provide applicants with the necessary process and requirements for approval
- At the discretion of the Planning and Zoning Commission

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: October 27, 2026

TO: Planning and Zoning Commission

FROM: Michael Gallardo, Planning and Zoning Director

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

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

PURPOSE

The purpose of this communication is to consider a Non-Specified Use request to define and allow the use "Data Center" in the following zoning category by right:

- I-1 Industrial Zoning District

The use is currently not defined or listed in the Permitted Use Table.

Proposed Definition:

Data Center – a physical room, building, or facility for storing, managing, and disseminating data and information, including computer systems and associated components, housing IT infrastructure, and training artificial intelligence. The Energy Independence and Security Act of 2007 defines a data center as "any facility that primarily contains electronic equipment used to process, store, and transmit digital information. This includes "a free-standing structure" or "a facility within a larger structure, that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

Operational Characteristics:

- Operate 24 hours a day.
- Utilize backup generators and Uninterruptible Power Supply battery units during a grid failure.
- Modern data centers often build specialized acoustic dampening walls, silencers, and sound barriers to reduce noise pollution.

Regulatory Background:

Data Centers are regulated by Local Zoning and Land Use ordinances designating them to Industrial Districts. The local ordinance dictates regulations such as setbacks, landscaping and screening requirements. Local governments enforce strict decibel limits on the giant exterior cooling towers and backup generators to protect surrounding neighborhoods from noise pollution.

Relevant Zoning Ordinance Sections:

Division 11 - Non-Specified Uses

Sec. 15.02.601 - Definition: A non-specified use is one that does not fall under existing zoning district categories or conform to district purposes.

Sec. 15.02.602 - Effect of Provision:

- Propose new uses for inclusion in zoning districts.

Sec. 15.02.603 - Hearings:

Non-specified uses may be categorized by the Planning and Zoning Commission. Approval by City Council is required following application and public hearing procedures.

Proposed Permitted Use Table Update:

Use	O-1	B-1	B-2	B-3	I-1
Data Center	X	X	X	X	P

FISCAL IMPACT

These changes may encourage data center businesses to relocate to Leon Valley, potentially increasing ad valorem tax revenues.

RECOMMENDATION

Staff recommends defining “Data Center” and assigning Data Centers to the I-1 Industrial District. This will provide applicants with clear processes and requirements for approval.

Consider Non-Specified Use Request New Use- Data Center

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
October 27, 2026

Summary

- Question
 - The Commission is being asked to consider a request to revise Chapter 15 Zoning, Article 15.02, Division 2 Definitions and Division 7 Permitted Use Table to include a definition and use “Data Center” in I-1 Industrial District by Right
- Options
 - Recommend Approval of the proposed revisions to Chapter 15 Zoning
 - Denial of proposed revisions to Chapter 15 Zoning
 - Other

Purpose

- The use “Data Center” is currently not included in the permitted use table
- Staff is proposing the use be included in the table as being allowed in I-1 Industrial Zoning District by right
- Additionally, amend Chapter 15, Article 15.02, Division 2 Rules of Construction and Definitions to include a definition of the use

Purpose

- Proposed Definition: “Data Center” – a physical room, building, or facility for storing, managing, and disseminating data and information, including computer systems and associated components, housing IT infrastructure, and training artificial intelligence. The Energy Independence and Security Act of 2007 defines a data center as "any facility that primarily contains electronic equipment used to process, store, and transmit digital information. This includes "a free-standing structure" or "a facility within a larger structure, that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

Purpose

- Data Centers are regulated by Local Zoning and Land Use Ordinances. Local Ordinance will determine setbacks, landscaping and screening requirements.
- Regulated by the state
- Data Centers operate 24 hours a day.
- Outside storage and retail display allowed with the appropriate screening.

Purpose

Division 11- Nonspecified Uses

Sec. 15.02.601 – Definition

A nonspecified use is a use which, according to the zoning administrator, does not fall into the categorization of zoning districts listed in “Permitted Use Table” above and does not conform to the intent of the district description and purpose in which it is intended to be located.

Purpose

Division 11- Nonspecified Uses

Sec. 15.02.602 – Effect of Provision

The provision for nonspecified use is intended to provide individuals with an administrative procedure:

- (1) To propose new use(s) to be included in one or more of the various zoning districts;
- (2) To propose that certain use(s) be allowed in a zoning district other than the district(s) in which said use or uses is now allowed; and
- (3) To propose the addition or deletion of specific use permit requirements for a particular use in a particular zoning district.

Proposed Amendment

Permitted Use Table:

Use	O-1	B-1	B-2	B-3	I-1
Data Center	X	X	X	X	P

P – Allowed by right

X – Not allowed

Sup – Specific use permit

Fiscal Impact

- These changes may encourage these types of business to operate a Data Center in Leon Valley and increase ad valorem taxes.

Recommendation

- Staff recommends that the use “Data Center” be defined and that a zoning category be assigned to provide applicants with the necessary process and requirements for approval
- At the discretion of the Planning and Zoning Commission