



**CITY OF LEON VALLEY
PLANNING AND ZONING COMMISSION**
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238
Tuesday, February 24, 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 January 27, 2026, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

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

4. NEW BUSINESS

1. Discussion and Recommendation Appointing New Commissioners and Alternates - M. Gallardo, Planning and Zoning Director
2. Discussion and Possible Action Excusing Commissioner 3, Abraham Diaz, 2nd Alternate Donnie Britt and 3rd Alternate Karen Lochart from the January 27, 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
3. Presentation, **Public Hearing**, and Discussion to Consider a Recommendation on a Specific Use Permit Request to Allow a Drive Thru Coffee Shop in a B-2 Retail District on an Approximately 0.44 Acre Tract of Land, Located at NE Corner of Bandera and Heubner Road; and More Specifically Described as Lot 10, CB 4446G Clear Creek Village Subdivision Unit 2- M. Gallardo, Planning and Zoning Director

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 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
FEBRUARY 12, 2026 3:45 PM





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

MINUTES

1. CALL TO ORDER AND ROLL CALL

PRESENT – Voting Members

Commissioner 1 David Perry
2nd Vice Chair, Commissioner 2 Andrea Roofe
Chair, Commissioner 6 Erick Matta
Commissioner 5 Olen Yarnell
1st Alternate Russell Hernandez

ABSENT

Commissioner 3 Abraham Diaz
Commissioner 4 Pat Martinez
Commissioner 7 Cynthia Koger
2nd Alternate Donnie Britt
3rd Alternate Karen Lochart

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

Chair Matta called the meeting to order at 6:30 PM. Chair Matta asked 1st Alternate Russell Hernandez to sit on the dais to fill in for Commissioner Diaz, Commissioner Koger and Commissioner Martinez who were not present.

2. APPROVAL OF ZONING COMMISSION MINUTES

Discussion and Possible Action Approving of the November 19, 2025, Planning and Zoning Commission Meeting Minutes - M. Gallardo, Planning and Zoning Director

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

Voting Yea: Commissioner 1 Perry, 2nd Vice Chair, Commissioner 2 Roofe,
Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, 1st Alternate Hernandez

The motion passed unanimously.

3. OLD BUSINESS

1. Discussion and 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

Chair Matta opened the discussion by announcing that the Commission had been tasked with reviewing the permitted use table and deferred to the Planning and Zoning Director for an introduction.

The Commission was updated on how the purpose of the meeting was to solidify the dates for the (2) workshops that were discussed at previous meetings. A calendar with recommendations was provided.

Chairman Matta suggested the first workshop to take place on Tuesday, February 10, 2026. After discussion and input from the Commission, a start time of 6pm until 8:30pm was decided.

The Commission did have questions regarding the workshop process and whether the workshop was required to be live streamed. Dr. Caldera informed the group that this was an opportunity to brainstorm and propose recommendations and that a live stream was not required. The Commission would then discuss the recommendations in a future Planning and Zoning Meeting before presenting the recommendations to City Council.

After further discussion, the group came to a consensus that both workshops would take place in the month of February. The Commission decided to hold the second workshop on Wednesday, February 18, 2026, from 6pm until 8:30pm.

A motion was made by Commissioner Yarnell. The motion was seconded by 1st Alternate Hernandez.

Voting Yea: Commissioner 1 Perry, 2nd Vice Chair, Commissioner 2 Roofe, Commissioner 5 Yarnell, Chair, Commissioner 6 Matta, 1st Alternate Hernandez

The motion passed unanimously.

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

Chair Matta announced the meeting adjourned at 7:01 PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 24th of February 2026.

APPROVED

ERICK MATTA
CHAIR

ATTEST: _____
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR

PLANNING AND ZONING COMMUNICATION

DATE: February 24, 2026
TO: Planning and Zoning Commission
FROM: Michael Gallardo, Planning and Zoning Director
THROUGH: Crystal Caldera, Ph.D., City Manager
SUBJECT: Recommendation for Appointment of New Commissioners and Alternates

PURPOSE

The resignation of Commissioner Koger and Commissioner Martinez has created open seats on the Planning and Zoning Commission. The Code of Ordinances provides the procedure to make a recommendation to the City Council to fill that vacancy.

Sec. 1.06.006 - Board appointments and succession

(a) All members and alternates shall be appointed by city council through resolution.

(b) For boards and commissions that have alternates, if a member position becomes vacant, the chairperson of that board, committee, or commission may ask the first alternate if he or she wishes to become a regular member. If the alternate consents to the appointment in writing, the board, committee, or commission shall vote to approve such recommendation and submit that recommendation to the city council that such alternate be appointed as a regular member and forward the written consent of the alternate. Should the first alternate position be vacant or the alternate does not consent in writing, the chairperson of that board, committee, or commission may ask the second alternate, vote, and then forward such recommendation and written consent to the city council for appointment, and so on until a recommendation and written consent is presented to city council. Should alternate positions be vacant or the alternates do not consent to the consideration of appointment, the city council may consider other candidates for the member position, when all alternates considered for recommendation have been exhausted.

RECOMMENDATION

Recommend two of the alternate members fill the vacancies following the code guidelines.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director

PLANNING AND ZONING COMMUNICATION

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

Commissioner 3 Abraham Diaz	Notified the P&Z Director and Chairman
2nd Alternate Donnie Britt	No Notification
3rd Alternate Karen Lochart	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: February 24, 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 Drive Thru Coffee Shop in a B-2 Retail District on an Approximately 0.44 Acre Tract of Land, Located at NE Corner of Bandera and Heubner Road; and More Specifically Described as CB 4446G, Block 1, Lot 10, Clear Creek Village Subdivision Unit 2

PURPOSE & BACKGROUND

The purpose of this item is to consider a request to approve a Specific Use Permit (SUP) to allow a Drive Thru Coffee Shop in a B-2 Retail District. The property was replatted in January 2003 with the conditions that Lot 8, 9 and 10 have common access to Bandera Road and Huebner Road, share on-site parking and allow site drainage across the lots. Due to the parcels sharing the parking lot a Specific Use Permit (SUP) is required under Chapter 15 Zoning, Division 12, Section 15.02.662, because overall the property abuts a residential community.

STAFF COMMENTS

The proposed Drive Thru Coffee Shop utilizes and meets the Off-street parking requirements and is compliant with Chapter 15 Zoning, Division 8 Parking Regulations, Section 15.02.441. The new construction site plan meets all Code requirements. A building permit will be required prior to construction.

Surrounding Zoning

- North: B-2 Retail District
- West: B-2 Retail District
- East: R-3A Multi-Family Retirement District
- South: B-2 Retail District

Notification

- Letters mailed to property owners within 200' 6
- 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 new construction will increase ad valorem and sales tax for Leon Valley.

RECOMMENDATION

Staff recommends approval of the request.

APPROVED : _____ DISAPPROVED : _____

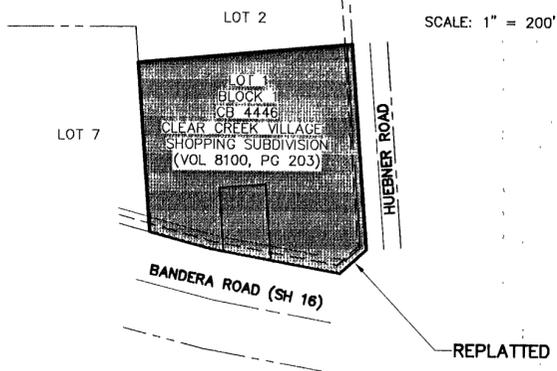
APPROVED WITH THE FOLLOWING AMENDMENTS :

ATTEST :

Michael Gallardo

Planning and Zoning Director

Doc# 20030105351
Book: 9557
Page: 100
Filed & Recorded
6/4/2003 8:12:19 PM
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGER
\$ 25.00
\$ 5.00
\$ 1.00



AREA BEING REPLATTED THRU PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT OF CLEAR CREEK VILLAGE SHOPPING SUBDIVISION WHICH WAS RECORDED IN VOLUME 8100, PAGE 203, BEXAR COUNTY PLAT AND DEED RECORDS

CPS GENERAL NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'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 ENDANGER OR MAY INTERFERE 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 AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, 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 BELOW.

Patrick J. Wright
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR/WEBB

THE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF LEON VALLEY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (LOT 8)
Joe F. Nix
DULY AUTHORIZED AGENT

OWNER (LOT 8)
AFC ENTERPRISES
SIX CONCOURSE PARKWAY, SUITE 1700
ATLANTA, GEORGIA 30328

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE F. NIX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF NOVEMBER, A.D., 2002
Ralph S. Haffner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER (LOTS 9 & 10)
Luis Libsky
DULY AUTHORIZED AGENT

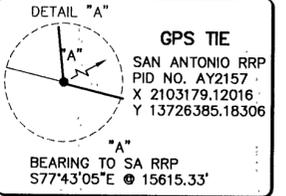
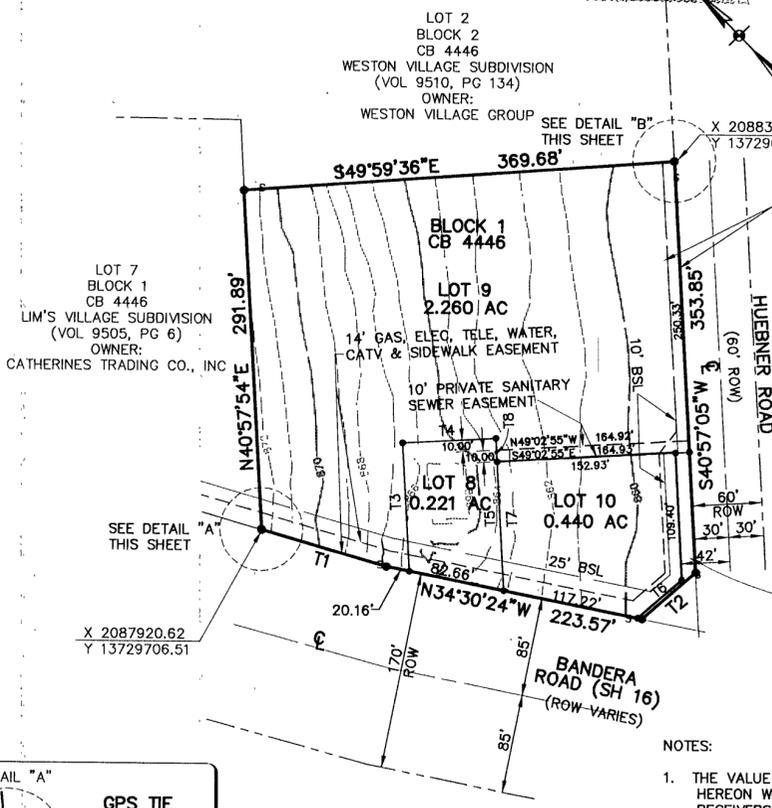
OWNER (LOTS 9 & 10)
CAPITAL INVESTMENT GROUP LLP
P.O. BOX 6187
LAREDO, TEXAS 78042-6187

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LUIS LIBSKY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF NOVEMBER, A.D., 2002
Suzanne Fern Campbell
NOTARY PUBLIC, WEBB COUNTY, TEXAS

- TXDOT NOTES:**
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF (2) ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 335.07' ON BANDERA ROAD.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.



COMMON ACCESS, PARKING, & SITE DRAINAGE:
LOTS 8, 9 & 10 TO HAVE COMMON ACCESS TO BANDERA ROAD AND TO HUEBNER ROAD, TO SHARE ON-SITE PARKING FACILITIES, & TO ALLOW SITE DRAINAGE ACROSS THE LOTS

THIS PLAT OF CLEAR CREEK VILLAGE SUB'D UNIT - 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LEON VALLEY, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.
DATED THIS 31st DAY OF JANUARY, A.D., 2003

Mary Moffett MAYOR
Maive Fausz SECRETARY

REPLAT AND SUBDIVISION PLAT ESTABLISHING OF CLEAR CREEK VILLAGE SUBDIVISION UNIT - 2

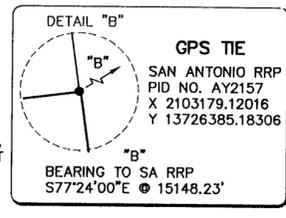
BEING 2.954 ACRES OF LAND OUT OF A PORTION OF A 2.955 ACRE TRACT AS RECORDED IN VOLUME 8100, PAGE 203 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. SAID 0.221 ACRE OF LAND BEING SITUATED IN THE M. G. DE LOS SANTOS SURVEY, ABSTRACT No. 664, COUNTY BLOCK 4446, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS.

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, I.N.C.
11550 L.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P) 210.641.9999
F) 210.641.6440
Email: cec@cectexas.com

STATE OF TEXAS
COUNTY OF BEXAR/WEBB
REPLAT CERTIFICATION
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CLEAR CREEK VILLAGE SHOPPING SUB'D WHICH IS RECORDED IN VOLUME 8100, PAGE 203, BEXAR COUNTY PLAT AND DEED RECORDS.
WE, THE OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE AREA TO BE REPLATTED WAS LIMITED WITHIN THE IMMEDIATE PRECEDING FIVE (5) YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT; WE FURTHER CERTIFY THAT NO LOT COVERED BY THE CLEAR CREEK VILLAGE SHOPPING SUBDIVISION PLAT, APPROVED BY THE LEON VALLEY CITY COUNCIL ON JANUARY 13, 1978, WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO RESIDENTIAL UNITS PER LOT.

SWORN AND SUBSCRIBED BEFORE ME THIS 15th DAY OF NOVEMBER, 2002.
Ralph S. Haffner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES: 07/05

TANGENT	LENGTH	BEARING
T1	111.50'	N29°34'29"W
T2	61.01'	N86°54'29"W
T3	110.06'	N41°00'40"E
T4	80.03'	S49°02'55"E
T5	130.82'	N41°00'40"E
T6	50.00'	N86°54'29"W
T7	110.29'	N41°00'40"E
T8	20.00'	N41°00'40"E



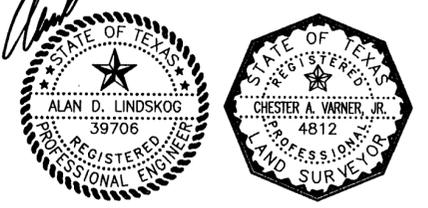
ABBREVIATIONS
VOL VOLUME
PG PAGE
CATV CABLE TV
TYP TYPICAL
ROW RIGHT OF WAY
TELE SOUTHWESTERN BELL TELEPHONE
PR PLAT RECORDS, BEXAR COUNTY
F FOUND 1/2" IRON PIN
S SET 1/2" IRON PIN WITH CEC PLASTIC CAP
ELEC CITY PUBLIC SERVICE ELECTRIC
GAS CITY PUBLIC SERVICE GAS
BSL BUILDING SETBACK LINE
RPR REAL PROPERTY RECORDS, BEXAR COUNTY
DR DEED RECORDS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Chester A. Warner, P.L.S. 11/19/02
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF NOVEMBER, A.D., 2002
Ralph S. Haffner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.
Alan D. Lindskog
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF NOVEMBER, A.D., 2002
Ralph S. Haffner
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR
I, Greer Kichoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF APRIL, A.D., 2003 AT 1:29 PM, AND DULY RECORDED THE 7th DAY OF MAY, A.D., 2003 AT 3:00 PM, IN THE RECORDS OF SAID COUNTY IN THE BOOK VOLUME 955 ON PAGE 100 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 1st DAY OF MAY, A.D. 2003

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Nadalee Pez* DEPUTY

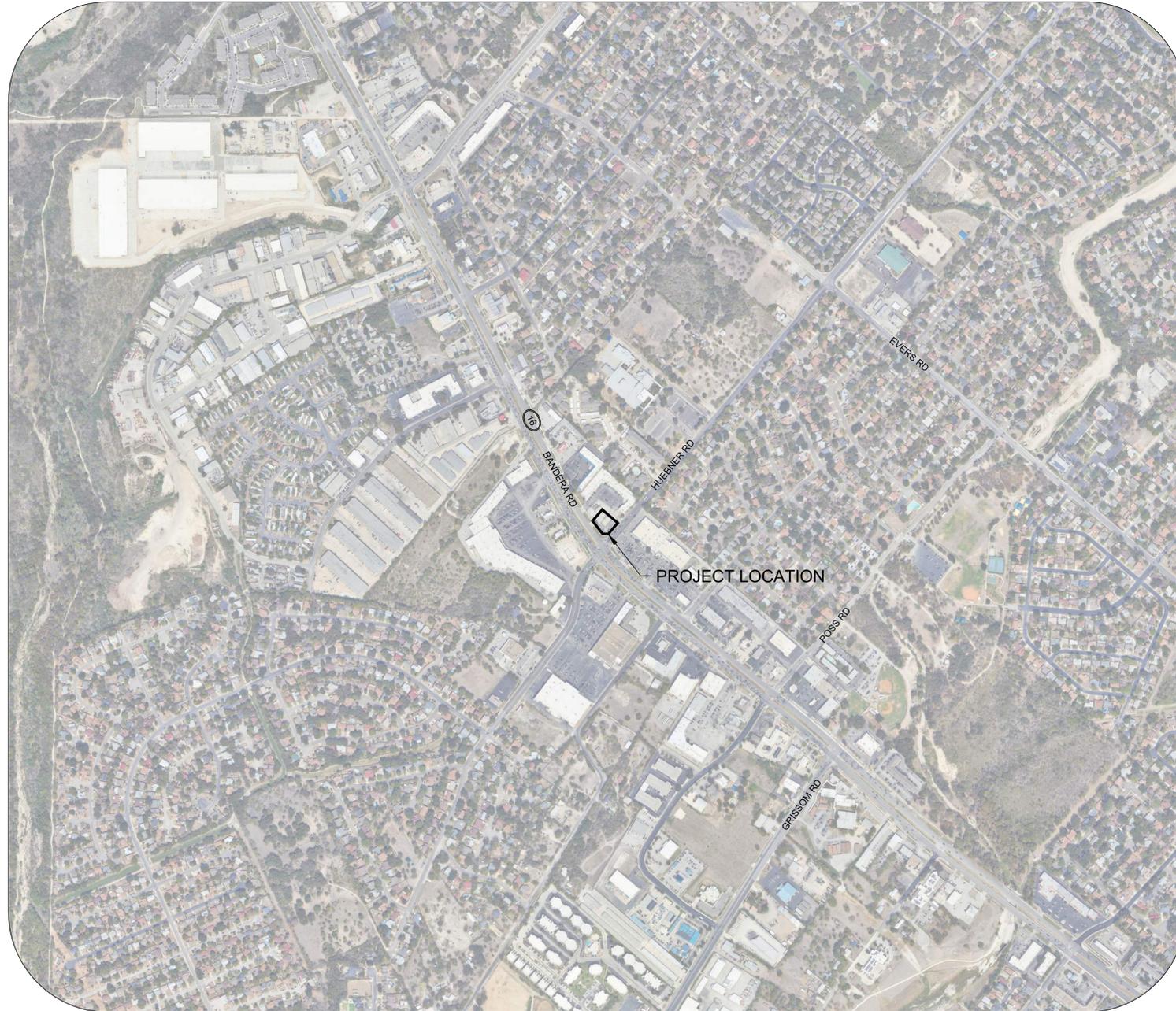
SITE DEVELOPMENT PLANS FOR



LEON VALLEY, TX

BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

PROJECT NUMBER:
116.006



SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
AREA PLAN	C0.2
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
LANDSCAPING PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2

KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	CPS ENERGY	210-353-2222
WATER	CITY OF LEON VALLEY	210-681-1232
SANITARY SEWER	CITY OF LEON VALLEY	210-681-1232



FIRM LICENSE NO. 13229



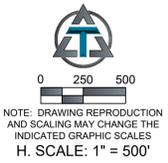
ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

C0.0
COVER SHEET

DATE: JANUARY 29, 2026





FIRM LICENSE NO. 13229



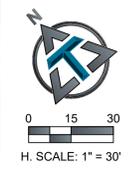
ENGINEER OF RECORD:
 NAME: ZACHARY REID MILLS
 LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
 REVISION:

7 BREW COFFEE
LEON VALLEY, TX
 BANDERA ROAD & HUEBNER ROAD
 LEON VALLEY, TX 78238

C0.2
 AREA PLAN

DATE: JANUARY 29, 2026



Texas One Call
Texas 811
 Know what's below.
 Call before you dig.
 or
1-800-344-8377
 texas811.org

TOTH & ASSOCIATES
 1550 E. REPUBLIC ROAD
 SPRINGFIELD, MO 65804
 Ph: 417-888-0645 Fax: 417-888-0657
 www.tothassociates.com
 TX# F-13229
 © 2026 Toth and Associates, Inc.

BIG DIAMOND INC
 6185 BANDERA RD
 PARCEL NO. 1054709
 ZONING: B-2

LEORS HOLDINGS LLC
 7016 BANDERA RD
 PARCEL NO. 1130009
 ZONING: B-2

LEORS HOLDING LLC
 7020 BANDERA RD
 PARCEL NO. 1130010
 ZONING: B-2

LEORS HOLDING LLC
 7050 BANDERA RD
 PARCEL NO. 1234723
 ZONING: B-2

LEORS HOLDING LLC
 BANDERA RD
 PARCEL NO. 1260815
 ZONING: B-2

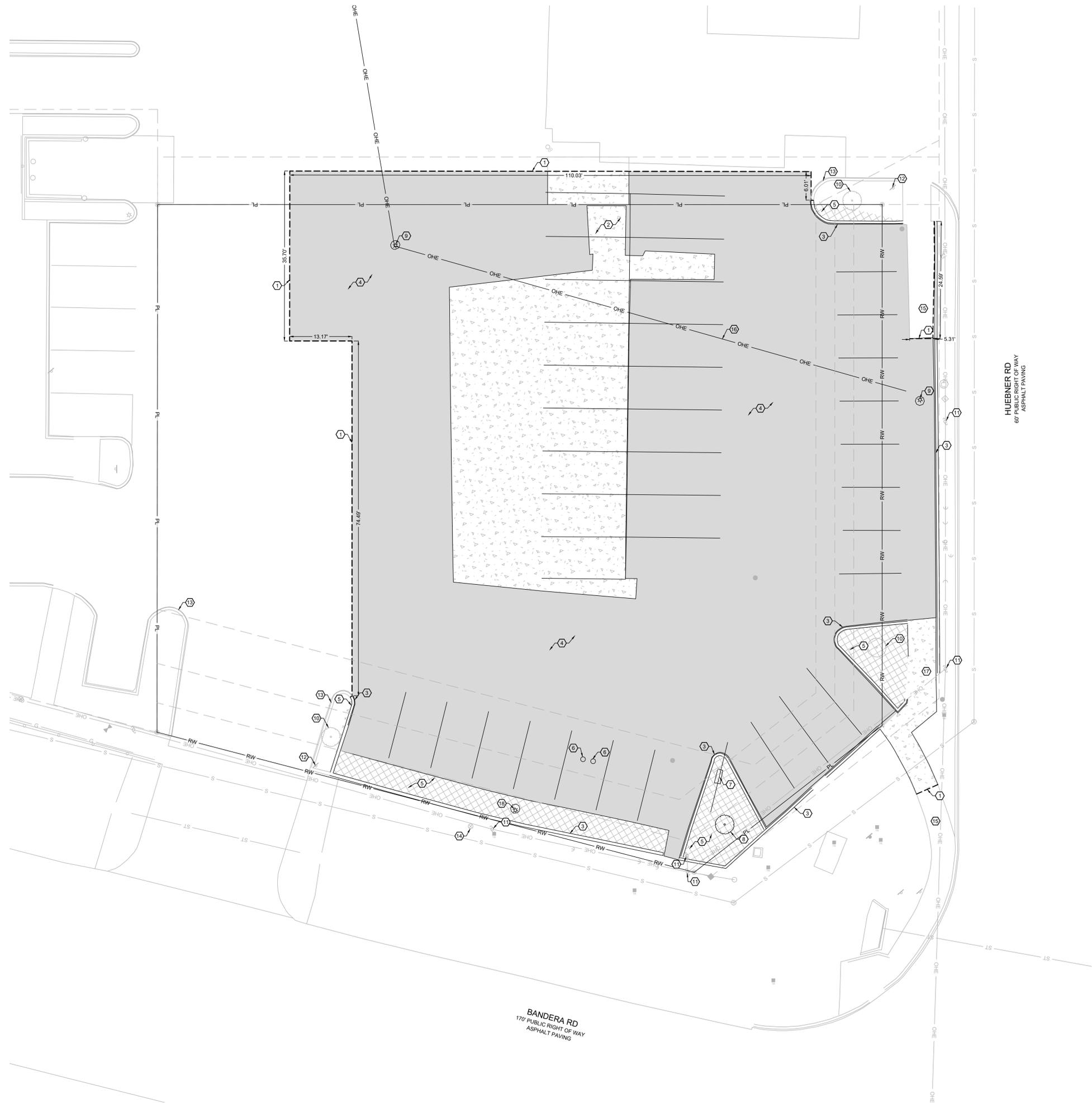
LIMS VILLAGE LLC
 7015 BANDERA RD STE 8
 PARCEL NO. 225549
 ZONING: B-2

CAPITAL INVESTMENT GROUP
 7007 BANDERA RD
 PARCEL NO. 227380
 ZONING: B-2

CAPITAL INVESTMENT GROUP LLP
 E BANDERA RD
 PARCEL NO. 227391
 ZONING: B-2

GGR FOOD SERVICE LP
 7003 BANDERA RD
 PARCEL NO. 227389
 ZONING: B-2

WAJ-HARDY OAK LLC
 6959 BANDERA RD
 PARCEL NO. 987090
 ZONING: B-2

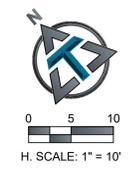


HUEBNER RD
60' PUBLIC RIGHT OF WAY
ASPHALT PAVING

BANDERA RD
170' PUBLIC RIGHT OF WAY
ASPHALT PAVING

- HATCH LEGEND:**
-  = ASPHALT AREA TO BE REMOVED.
 -  = CONCRETE AREA TO BE REMOVED.
 -  = LANDSCAPE SHRUBS & TREES TO BE REMOVED.

- KEY NOTES:**
- 1 SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
 - 2 REMOVE 2,921 S.F. ± OF CONCRETE PAVEMENT.
 - 3 REMOVE 625 L.F. ± OF CONCRETE CURB.
 - 4 REMOVE 12,832 S.F. ± OF ASPHALT PAVEMENT.
 - 5 REMOVE EXISTING LANDSCAPING.
 - 6 REMOVE BOLLARDS, TYPICAL.
 - 7 REMOVE SIGN POST AND FOUNDATION.
 - 8 REMOVE TREE.
 - 9 REMOVE LIGHT POLE WITH CONCRETE BASE. SALVAGE FOR REUSE.
 - 10 EXISTING TREE DO NOT DISTURB. PROTECT PER SHEET C1.2.
 - 11 EXISTING UTILITY POLE, DO NOT DISTURB.
 - 12 EXISTING SIGN, DO NOT DISTURB.
 - 13 EXISTING CURB, DO NOT DISTURB.
 - 14 EXISTING WATER METER, NO NOT DISTURB.
 - 15 EXISTING SIDEWALK, DO NOT DISTURB.
 - 16 REMOVE EXISTING OVERHEAD ELECTRIC LINE.
 - 17 REMOVE 320 S.F. CONCRETE SIDEWALK.
 - 18 REMOVE LIGHT POLE WITH CONCRETE BASE.



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 ENGINEERS & ARCHITECTS
 1550 E. REPUBLIC ROAD
 SPRINGFIELD, MO 65804
 Ph: 417-888-0645 Fax: 417-888-0657
 www.tothassociates.com
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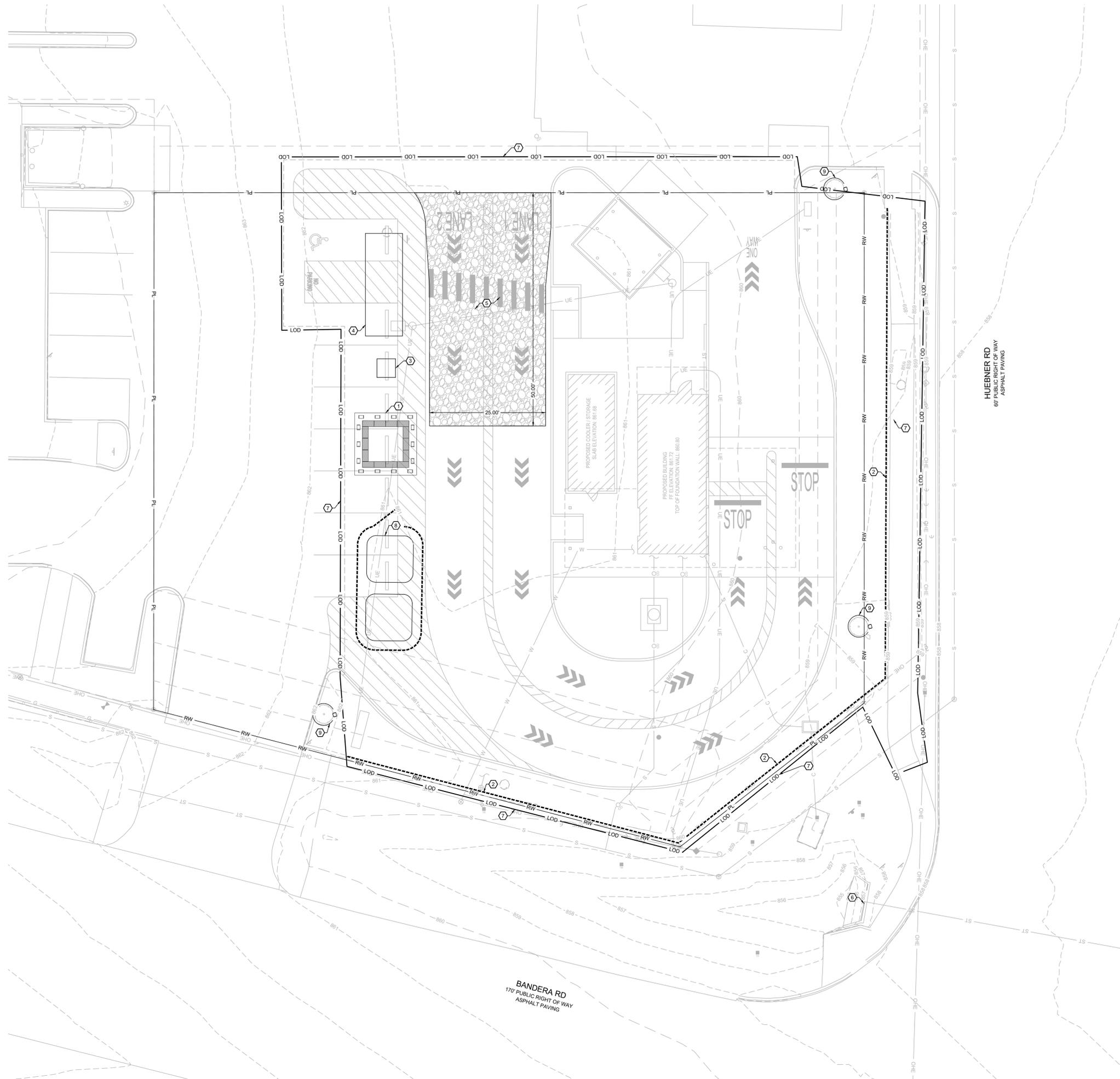
ENGINEER OF RECORD:
 NAME: ZACHARY REID MILLS
 LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
 REVISION:

7 BREW COFFEE
LEON VALLEY, TX
 BANDERA ROAD & HUEBNER ROAD
 LEON VALLEY, TX 78238

C1.1
 DEMOLITION PLAN

DATE: JANUARY 29, 2026



KEYNOTES

- ① APPROXIMATE LOCATION OF CONCRETE WASHOUT PER DETAIL 1.03 SHEET C7.1.
- ② INSTALL 305 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02 SHEET C7.1.
- ③ APPROXIMATE LOCATION OF PORTABLE RESTROOM
- ④ APPROXIMATE LOCATION OF DUMPSTER.
- ⑤ INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01 SHEET C7.1.
- ⑥ PROPOSED OUTFALL.
- ⑦ LIMITS OF DISTURBANCE = 0.40 ACRES.
- ⑧ APPROXIMATE LOCATION OF SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK.
- ⑨ EXISTING TREE TO REMAIN, PROTECT PER DETAIL 1.06 SHEET C7.2.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	- TREE PROTECTION - CONSTRUCTION ENTRANCE - PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	- RETAIN TOPSOIL - STOCK PILE PROTECTION - DEWATERING - DUST CONTROL
PHASE 3	CONSTRUCTION	- CONCRETE WASHOUT PIT - CONSTRUCTION ENTRANCE - TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	- HYDROSEED - RIP RAP PLACEMENT - SEED / STRAW



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ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

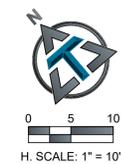
PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

C1.2

EROSION CONTROL PLAN

DATE: JANUARY 29, 2026



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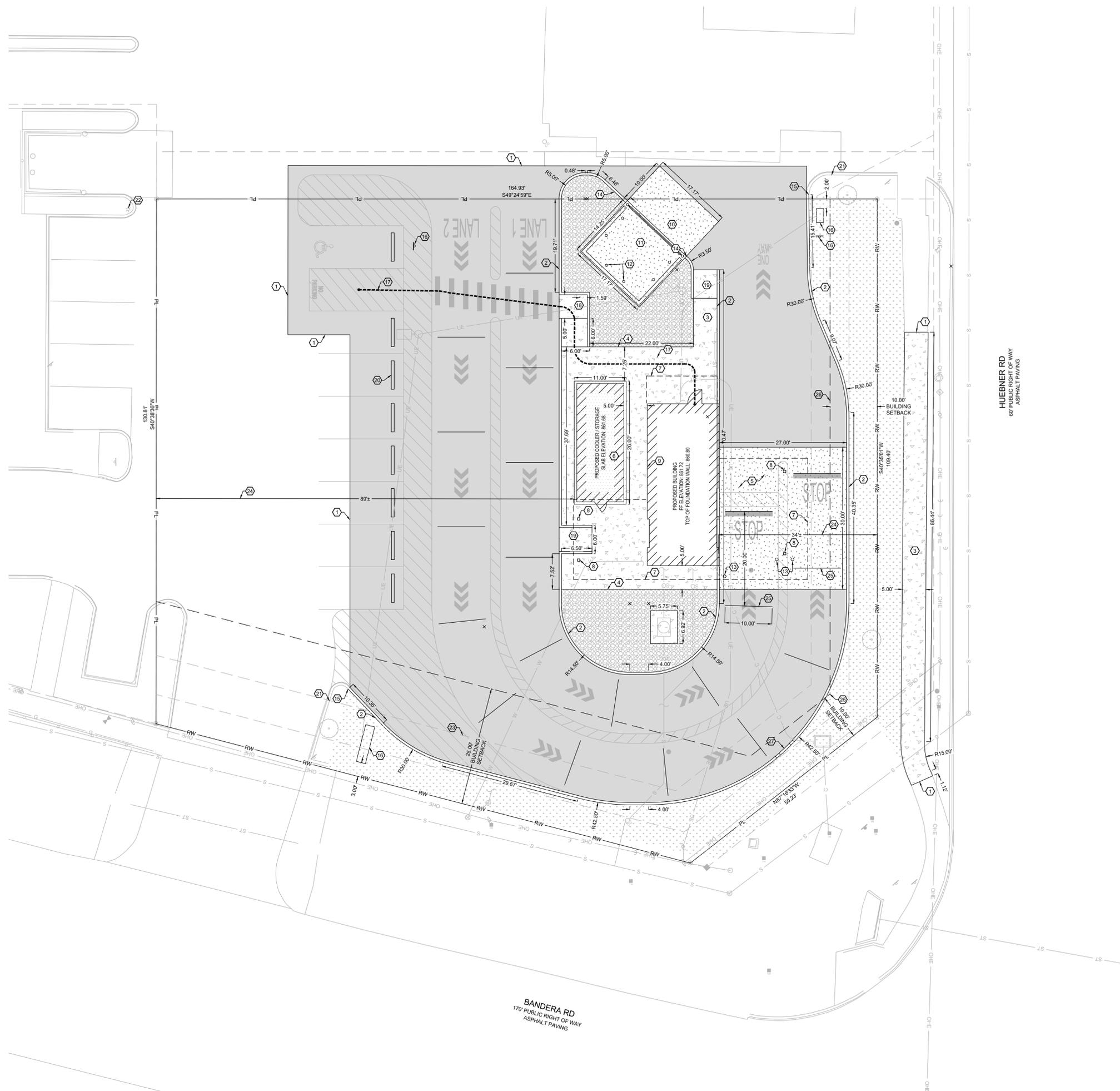
ENGINEER OF RECORD:
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PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

C2.1
SITE PLAN

DATE: JANUARY 29, 2026



- HATCH LEGEND:**
- = ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
 - = CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
 - = CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - = COOLER/STORAGE PAD
PER STRUCTURAL PLANS.
 - = TURF GRASS SOD.
INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
 - = LANDSCAPE ROCK.
PLACE 3" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

- KEY NOTES:**
- 1 MATCH EXISTING PAVEMENT.
 - 2 CONCRETE CURB PER DETAIL 2.01, SHEET C7.1.
 - 3 SIDEWALK PER DETAIL 2.02, SHEET C7.1.
 - 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
 - 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
 - 6 REMOVE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" THICK CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
 - 7 BUILDING CANOPY OUTLINE.
 - 8 CANOPY COLUMNS LOCATIONS, TYPICAL.
 - 9 BUILDING FOUNDATION WALL AND FOOTING PER STRUCTURAL PLANS. REFER TO DETAIL 2.07, SHEET C7.1 FOR FOUNDATION WALL ELEVATION.
 - 10 CONCRETE PAVEMENT FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
 - 11 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
 - 12 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
 - 13 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.09, SHEET C7.1.
 - 14 INSTALL CURB TRANSITION PER DETAIL 2.15, SHEET C7.2.
 - 15 CONNECT TO EXISTING CURB.
 - 16 SIGN, SEE SHEET C6.1.
 - 17 ACCESSIBLE PATH FROM PARKING TO BUILDING.
 - 18 TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.2.
 - 19 TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.2.
 - 20 CONCRETE WHEEL STOP PER DETAIL 2.19, SHEET C7.2.
 - 21 EXISTING CURB AND GUTTER, DO NOT DISTURB.
 - 22 EXISTING LIGHT POLE, TO REMAIN.
 - 23 25 FOOT BUILDING SETBACK LINE.
 - 24 DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
 - 25 20' X 10' QUEUE SPACE.
 - 26 10 FOOT BUILDING SETBACK LINE.
 - 27 CONCRETE CURB CUT PER DETAIL 2.18, SHEET C7.2

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING: B-2

PARKING REQUIREMENTS:
1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 6 STALLS.
PROVIDED = 8 STALLS, 7 STANDARD AND 1 ADA.

QUEUEING SPACES PROVIDED:
LANE 1 = 9 SPACES.
LANE 2 = 11 SPACES.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= 16,105 S.F.
PRE-PROJECT PERVIOUS AREA	= 1,065 S.F.
TOTAL	= 17,170 S.F.
POST-PROJECT IMPERVIOUS AREA	= 13,348 S.F.
POST-PROJECT PERVIOUS AREA	= 3,822 S.F.
TOTAL	= 17,170 S.F.

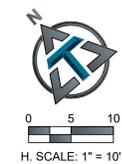
NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE SAWCUT LINES TO THE EAST AND WEST, AND THE BACK OF CURB TO THE SOUTH.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	17,170 S.F. = 0.39 ACRES
PROPOSED BUILDING (1 STORY) -RETAIL	= 538 S.F.
REMOTE COOLER	= 343 S.F.
CONSTRUCTION TYPE: V-B	

QUANTITIES:

CURB	747 L.F.
ASPHALT PAVEMENT	9,317 S.F.
8" CONCRETE PAVEMENT	1,235 S.F.
4" CONCRETE SIDEWALK	1,536 S.F.
COOLER/STORAGE SLAB	343 S.F.
TURF GRASS SOD	2,649 S.F.
LANDSCAPING ROCK	943 S.F.



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BANDERA RD
170' PUBLIC RIGHT OF WAY
ASPHALT PAVING

HUEBNER RD
60' PUBLIC RIGHT OF WAY
ASPHALT PAVING



KEY NOTES:

- ① MATCH EXISTING ELEVATION.
- ② HIGH POINT IN PAVEMENT.
- ③ CENTERLINE OF GRADE BREAK IN PAVEMENT.
- ④ PROPOSED REMOTE COOLER.
- ⑤ PROVIDE POSITIVE DRAINAGE IN BETWEEN BUILDING AND REMOTE COOLER.
- ⑥ CENTER LINE OF SWALE IN PAVEMENT.
- ⑦ CONCRETE CURB CUT PER DETAIL 2.18, SHEET C7.2

ABBREVIATIONS

- BC BACK OF CURB
- CC STANDARD CATCH CURB
- CL CENTER LINE
- CMP CORRUGATED METAL PIPE
- EP EDGE OF PAVEMENT
- FES FLARED END SECTION
- FL FLOW LINE
- GT GUTTER INVERT
- GY GUY WIRE
- HDPE HIGH DENSITY POLYETHYLENE
- INV INVERT
- LF LINEAR FEET
- MC MOUNTABLE CURB
- PVC POLYVINYL CHLORIDE PIPE
- R/W RIGHT-OF-WAY
- RCP REINFORCED CONCRETE PIPE
- SC SPILL CURB
- TB TOP OF BASE ROCK
- TC TOP OF CURB
- TG TOP OF GROUND
- TP TOP OF PAVEMENT
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- EX TP EXISTING TOP OF PAVEMENT
- EX TS EXISTING TOP OF SIDEWALK
- DIRECTION OF SHEET FLOW



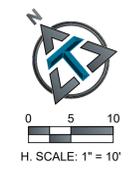
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ENGINEER OF RECORD:
 NAME: ZACHARY REID MILLS
 LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
 REVISION:

7 BREW COFFEE
LEON VALLEY, TX
 BANDERA ROAD & HUEBNER ROAD
 LEON VALLEY, TX 78238

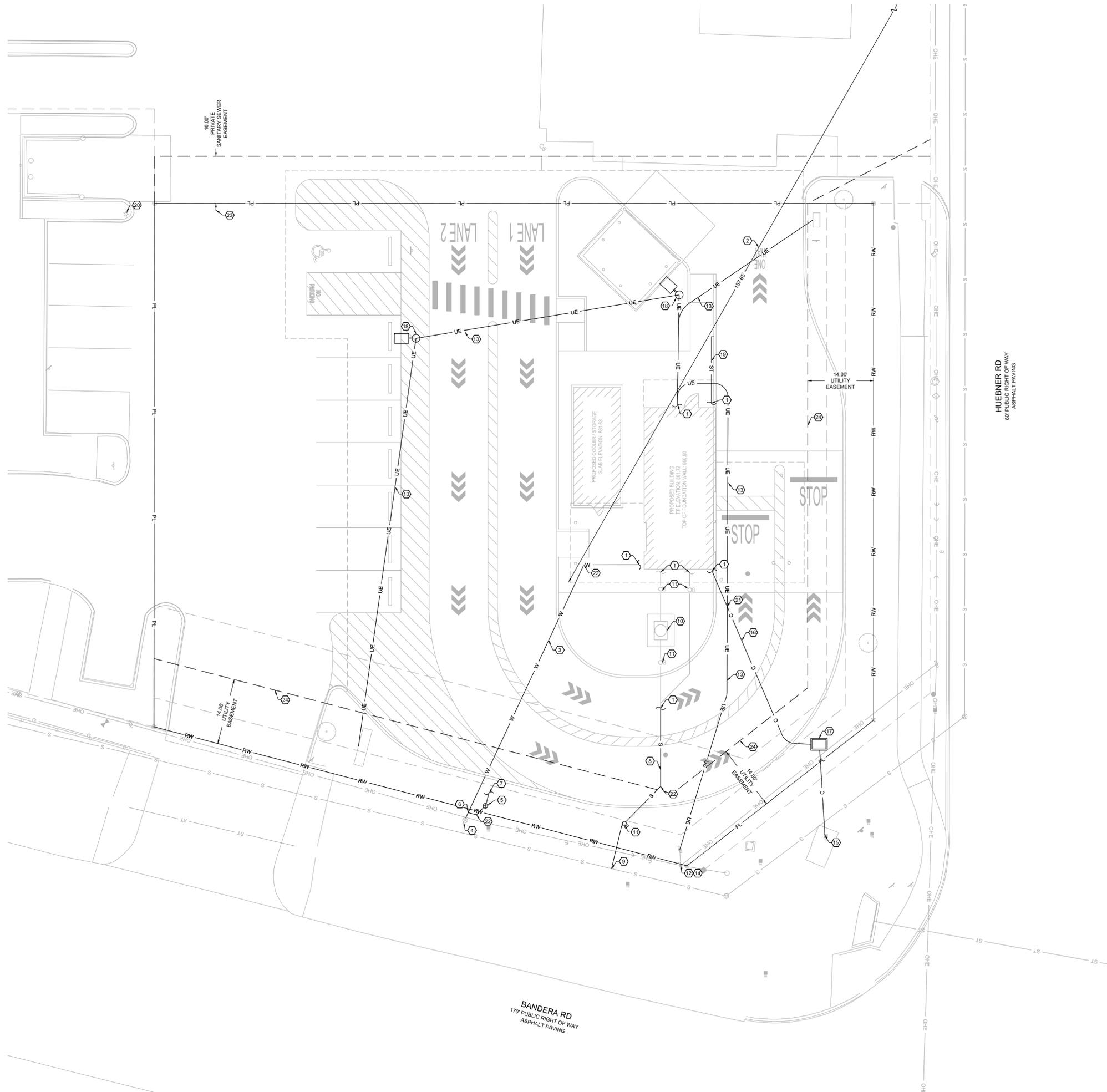


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C3.1
 GRADING PLAN

DATE: JANUARY 29, 2026



KEY NOTES:

- ① CONTINUATION OF UTILITY TO BUILDING.
- ② DISTANCE TO NEAREST FIRE HYDRANT.
- ③ INSTALL 77 L.F. ± OF 1" SCH. 80 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAILS SHEET C7.2. THE WATER UTILITY PROVIDER IS TO INSTALL WATER LINE FROM MAIN TO METER.
- ④ EXISTING 1" WATER METER. COORDINATE CONNECTION WITH WATER UTILITY PROVIDER.
- ⑤ INSTALL NEW 1" IRRIGATION METER AND BACKFLOW PREVENTION SYSTEM AS REQUIRED BY WATER UTILITY PROVIDER. CONTRACTOR TO COORDINATE WITH WATER UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF WATER SERVICE LINE.
- ⑥ WATER TAP FOR IRRIGATION. COORDINATE CONNECTION WITH WATER UTILITY PROVIDER.
- ⑦ LANDSCAPE IRRIGATION SUPPLY LINE. LANDSCAPE IRRIGATION SYSTEM TO BE DESIGNED/INSTALLED BY CERTIFIED IRRIGATION SYSTEM SUPPLIER.
- ⑧ INSTALL 86 L.F. ± OF 4" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- ⑨ CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO ENSURE NO CONFLICT PRIOR TO CONSTRUCTION. COORDINATE CONNECTION WITH SEWER UTILITY PROVIDER.
- ⑩ 125 GALLON SCHIER GB-75 GREASE INTERCEPTOR WITH PEDESTRIAN OR H-20 RATED CAST IRON COVER, PER MEP PLANS.
- ⑪ SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- ⑫ ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
- ⑬ BURIED ELECTRIC LINE. SEE MEP PLANS.
- ⑭ POLE MOUNTED TRANSFORMER. SEE MEP PLANS. COORDINATE WITH ELECTRIC UTILITY PROVIDER.
- ⑮ ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
- ⑯ (2) 2" COMMUNICATIONS CONDUITS WITH PULLWIRE.
- ⑰ COMMUNICATIONS PULL BOX. SEE MEP PLANS. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
- ⑱ SALVAGED LIGHT POLE. SEE MEP PLANS.
- ⑲ INSTALL 15 L.F. ± OF 2.0" DIA. SCH. 40 PVC DISCHARGE LINE FROM SUMP PUMP. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- ⑳ EXISTING LIGHT POLE. SEE MEP PLANS FOR CONTINUATION FOR SITE LIGHTING.
- ㉑ UTILITY CROSSING. CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- ㉒ INSTALL 45° BEND, TYPICAL.
- ㉓ 10 FOOT PRIVATE SANITARY SEWER EASEMENT
- ㉔ 14 FOOT UTILITY EASEMENT

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- | | |
|----------------|--|
| 1. WATER | CITY OF LEON VALLEY
6429 EVERS RD.
LEON VALLEY, TX 78238
210-881-1232 |
| 2. ELECTRIC | CPS ENERGY
754 NW LOOP 410
SAN ANTONIO, TX 78216
210-353-2222 |
| 3. SEWER | CITY OF LEON VALLEY
6429 EVERS RD.
LEON VALLEY, TX 78238
210-881-1232 |
| 4. STORM WATER | CITY OF LEON VALLEY
6429 EVERS RD.
LEON VALLEY, TX 78238
210-881-1232 |
| 5. GAS | LEON GAS CO
1310 HWY 86
FLYNN, TX 77855
936-396-3921 |



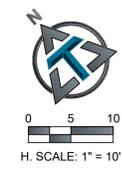
FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

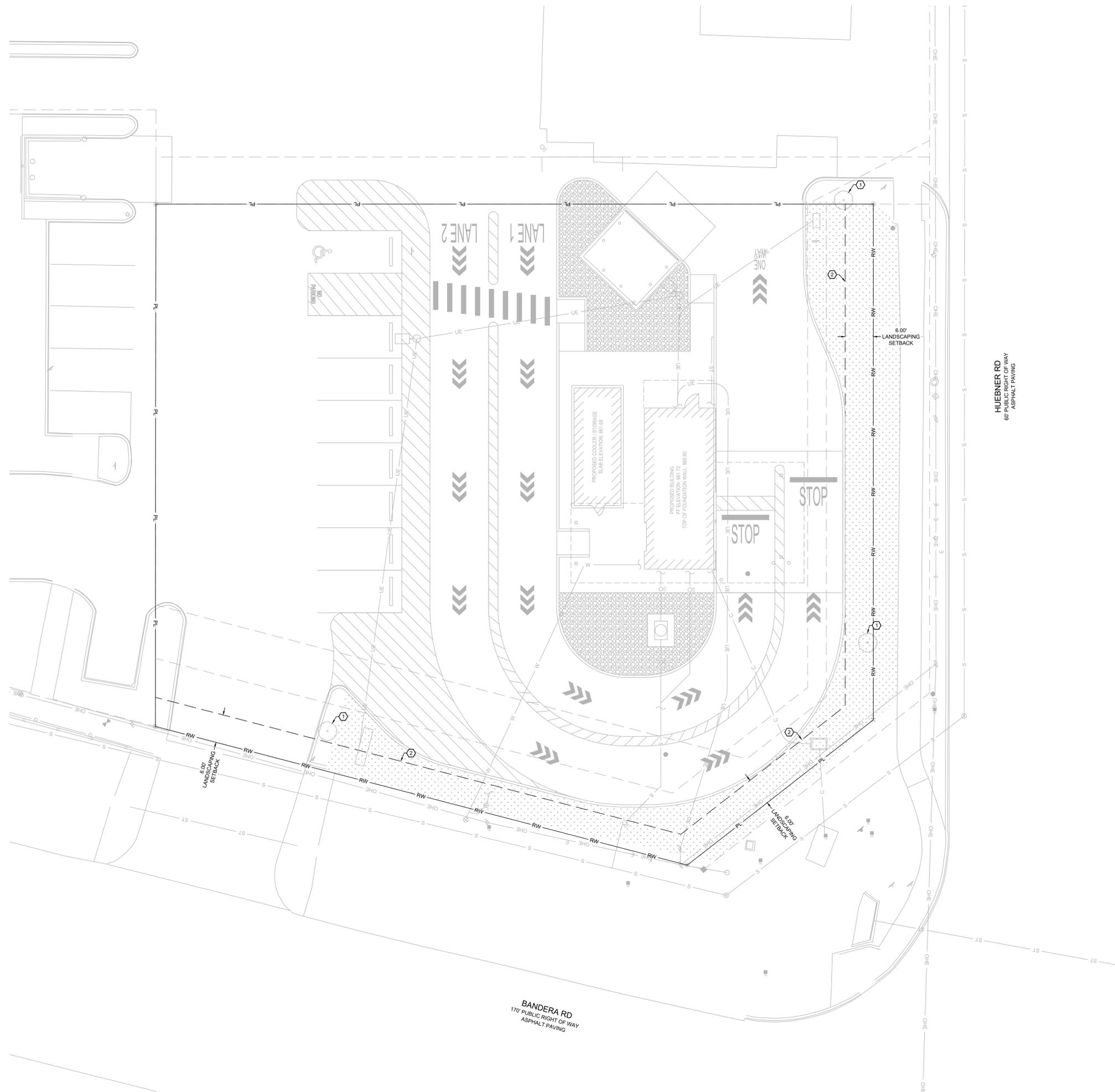


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C4.1
UTILITY PLAN

DATE: JANUARY 29, 2026



HATCH LEGEND:

- = TURF GRASS SOD. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- = LANDSCAPE ROCK. PLACE 3" OF 1" - 2" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

- ① EXISTING TREE.
- ② 6 FOOT LANDSCAPE SETBACK

LANDSCAPING REQUIREMENTS:

20% OF TOTAL STREET YARD USE AREA TO BE LANDSCAPED
 20% OF 9,940 S.F. = 1,988 S.F. REQUIRED
 = 3057 S.F. PROVIDED

GENERAL LANDSCAPING NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
2. STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
3. THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
4. ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
6. ANY MATERIAL WHICH DIES OR DEFOOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
7. CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
8. PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
9. BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 A. 2 PARTS BY VOLUME TOPSOIL.
 B. 1 PART BY VOLUME BROWN RIVER SAND.
 C. 1 PART BY VOLUME PEAT MOSS.
 D. 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
10. ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
11. ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
12. ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
13. THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
14. KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
15. REFER TO SITE GRADING PLAN FOR FINISH GRADES.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
17. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNER'S REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
18. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
19. REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
20. SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
21. SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
22. PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
23. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.



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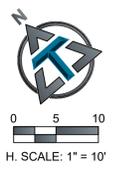


ENGINEER OF RECORD:
 NAME: ZACHARY REID MILLS
 LICENSE NO. TX# PE-15883

PROJECT NUMBER: 116.006
 REVISION:

7 BREW COFFEE
LEON VALLEY, TX
 BANDERA ROAD & HUEBNER ROAD
 LEON VALLEY, TX 78238

C5.1
 LANDSCAPE PLAN
 DATE: JANUARY 29, 2026



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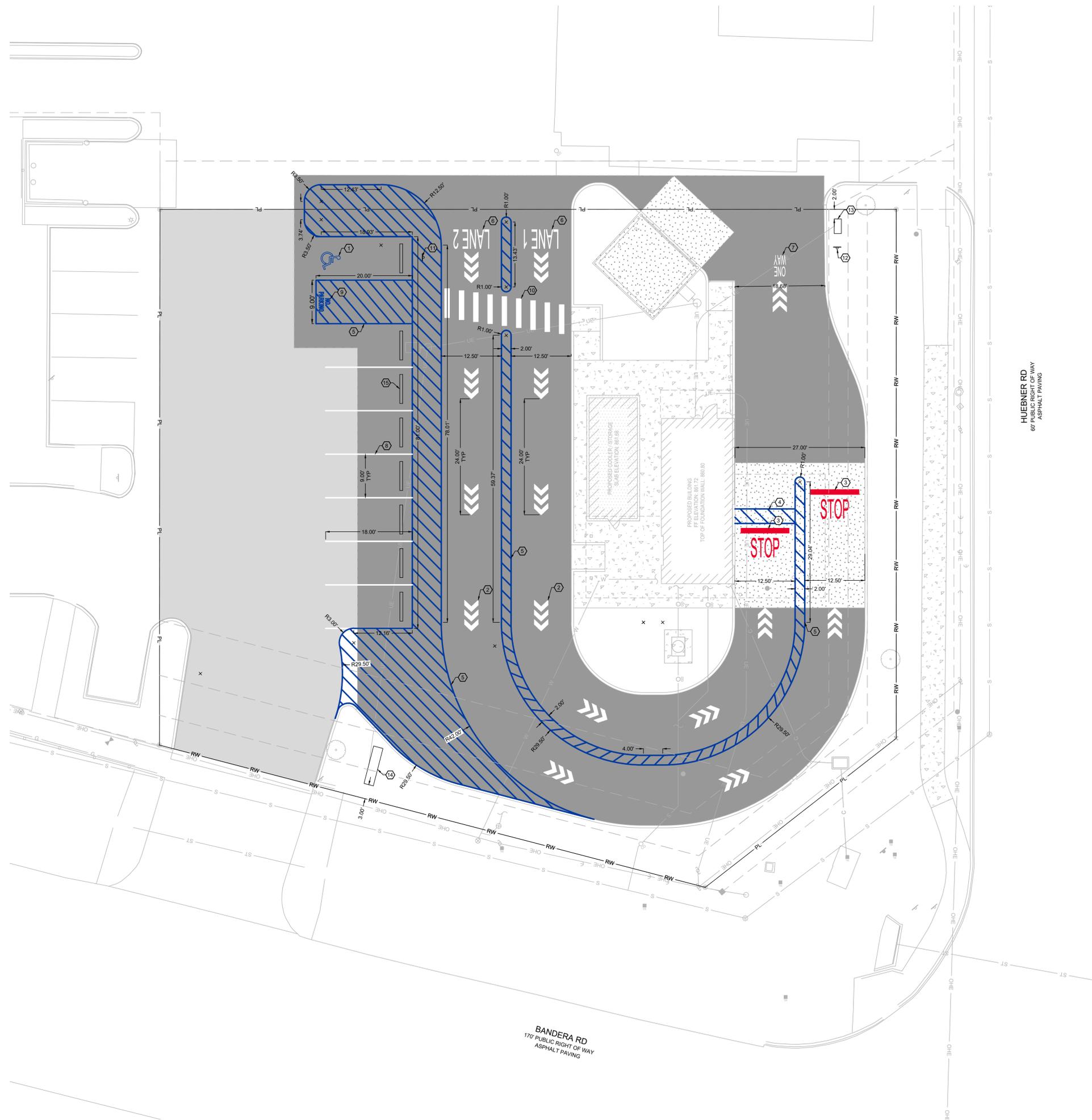
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7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

C6.1
STRIPING PLAN

DATE: JANUARY 29, 2026



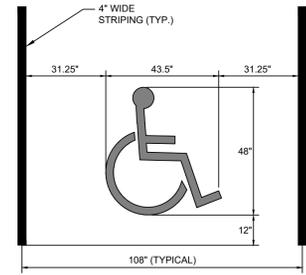
HATCH LEGEND:

- = EXISTING PAVEMENT
- = ASPHALT PAVEMENT PER DETAIL 2.06, SHEET C7.1.
- = CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- = CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- = COOLER/STORAGE PAD PER STRUCTURAL DETAIL.

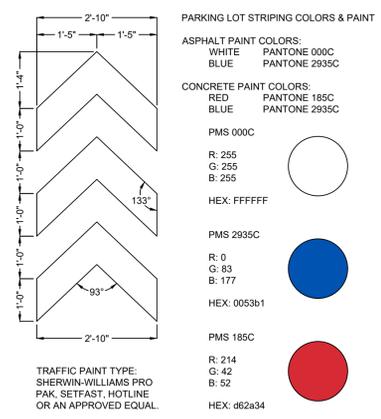
KEY NOTES:

- 1 BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01 THIS SHEET.
- 2 SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02 THIS SHEET.
- 3 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- 4 ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 5 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 6 48-INCH TALL "LANE # PAINTED IN WHITE.
- 7 24-INCH TALL "ONE WAY" PAINTED IN WHITE.
- 8 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
- 9 "NO PARKING" PAINTED IN ACCESS AISLE, ALL CAPITAL LETTERS < 12-INCH HEIGHT LETTERS, 2-INCH STROKE.
- 10 CROSS WALK PAVEMENT MARKING, 12" WIDE BY 6' LONG SOLID WHITE PAINT SPACED EVERY 3'. ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
- 11 ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, SHEET C7.1.
- 12 ONE WAY DO NOT ENTER SIGN PER DETAIL 6.04, SHEET C7.2.
- 13 DIRECTIONAL SIGN.
- 14 PYLON SIGN.
- 15 CONCRETE WHEEL STOP PER DETAIL 2.10, SHEET C7.2.

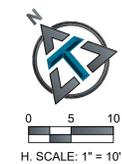
HUEBNER RD
60' PUBLIC RIGHT OF WAY
ASPHALT PAVING



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE

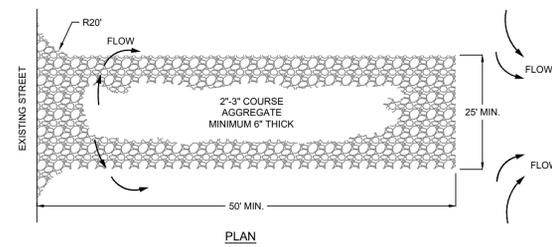


6.02 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE



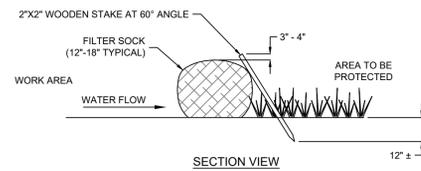
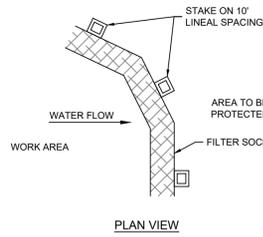
Texas One Call
Texas 811
Know what's below.
Call before you dig.
or
1-800-344-8377
texas811.org





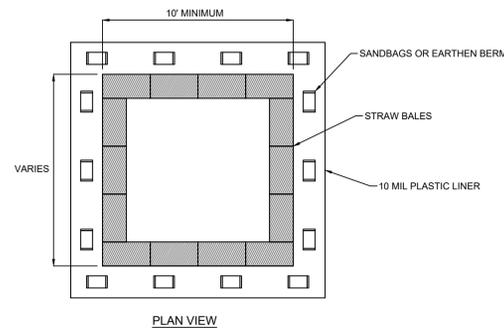
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE

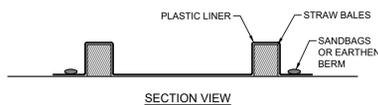


- NOTES:**
1. ALL MATERIAL TO MEET MANUFACTURER'S REQUIREMENTS.
 2. FILTER SOCK DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER ENGINEER.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

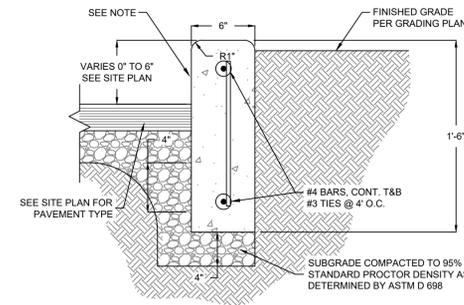
1.02 COMPOST FILTER SOCK DETAIL
SCALE: NONE



- NOTES:**
1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
 2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
 3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER POUNDS OR FLOWS.
 4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
 5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
 6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
 7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

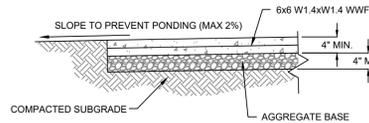


1.03 CONCRETE WASHOUT
SCALE: NONE



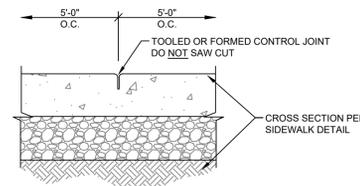
- NOTES:**
1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS.

2.01 CONCRETE CURB DETAIL
SCALE: NONE

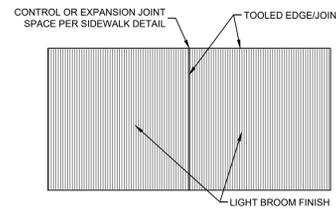


- NOTES:**
1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
 2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
 3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2\"/>

SECTION

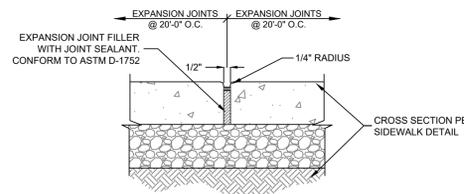


CONTROL JOINT



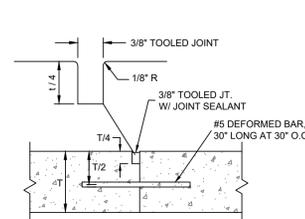
- NOTES:**
1. CONTRACTOR SHALL TOOL EDGES AND JOINTS AS SHOWN THEN LIGHTLY BROOM FINISH ENTIRE SIDEWALK SURFACE.

FINISH PLAN

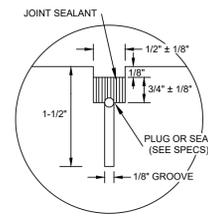


EXPANSION JOINT

2.02 SIDEWALK DETAILS
SCALE: NONE



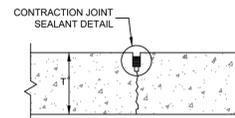
DOWELED CONSTRUCTION JOINT



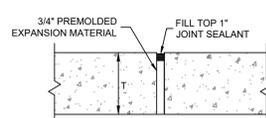
CONTRACTION JOINT SEALANT DETAIL

CONCRETE JOINT NOTES:

1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.

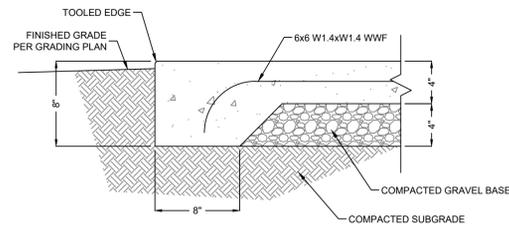


SAWED CONSTRUCTION JOINT

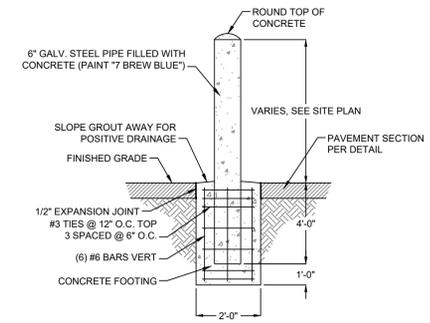


EXPANSION JOINT

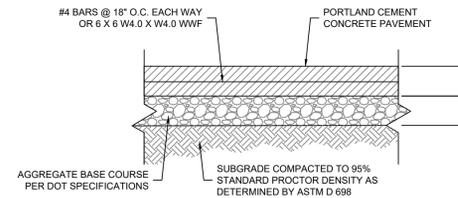
2.03 CONCRETE PAVEMENT JOINT DETAILS
SCALE: NONE



2.04 CONCRETE STOOP/WALK EDGE
SCALE: NONE

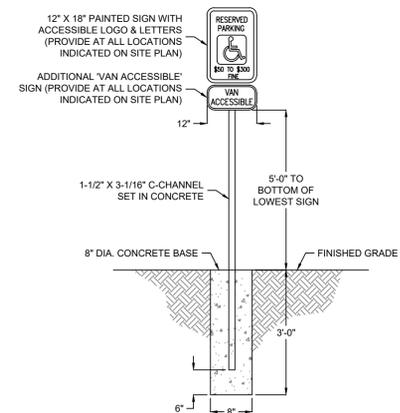


2.09 PIPE BOLLARD
SCALE: NONE

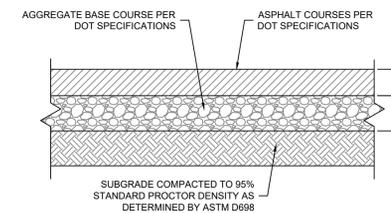


- NOTES:**
1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
 2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
 3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.05 CONCRETE PAVEMENT
SCALE: NONE



2.06 ASPHALT PAVEMENT
SCALE: NONE



2.06 ASPHALT PAVEMENT
SCALE: NONE

6.03 ADA ACCESSIBLE SIGN DETAIL
SCALE: NONE



FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

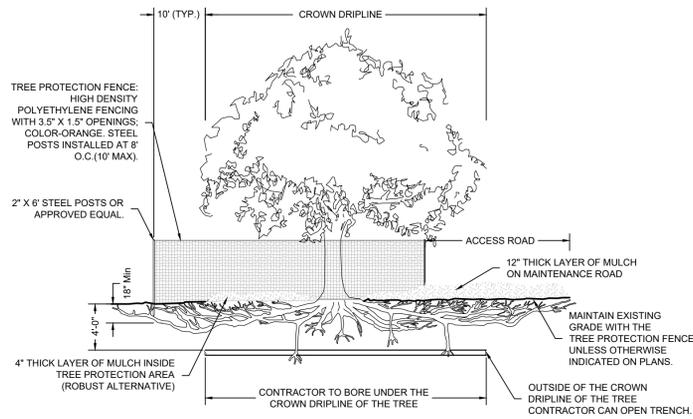
PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238



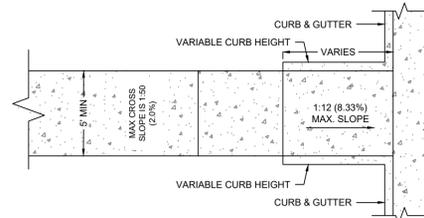
C7.1
DETAILS

DATE: JANUARY 29, 2026

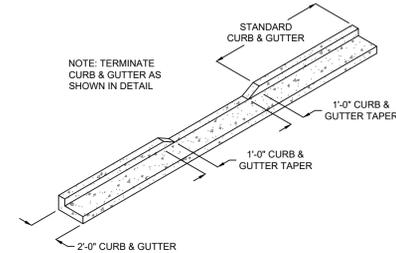


- NOTES:**
1. MAINTAIN TREE PROTECTION FENCING 10' BEYOND DRIPLINE (IN ALL DIRECTIONS).
 2. NO EQUIPMENT, MATERIALS, AND/OR DEBRIS SHALL BE STORED WITHIN THE TREE PROTECTION FENCING. THIS INCLUDES DURING FENCE INSTALLATION AND REMOVAL.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY OR IN THE PRESENCE OF AND APPROVED ARBORIST.
 4. IF PROTECTION REQUIRES AN ACCESS ROAD WITHIN THE DRIPLINE OF A TREE, PROVIDE A MINIMUM 12" OF MULCH FOR THE ACCESS ROAD.
 5. IF CONSTRUCTION ACTIVITIES REQUIRE WORK TO CROSS THE DRIPLINE, BORE MINIMUM 4' BELOW GROUND SURFACE THE DISTANCE OF THE DRIPLINE. IF BORING 4' CANNOT BE ACHIEVED CONTACT ARBORIST IMMEDIATELY TO MONITOR WORK.
- ROOT PRUNING NOTES:**
1. ROOT PRUNING SHOULD BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES, THAT FENCE LINE IS ON THE ROOT CUT, AND PROVISIONS FOR ROOT PRUNING MAY NEED TO BE ACCOMMODATED BEFORE FENCE IS ERECTED.
 2. CAREFULLY EXPOSE ROOTS WITHIN THE LIMITS OF CONSTRUCTION AND MARK FOR PRUNING. PROPOSED ROOT CUTS SHALL BE REVIEWED BY AND ARBORIST PRIOR TO TRENCHING, EXCAVATING, OR CUTTING TO DETERMINE THE IMPACT ON ANY STRUCTURAL CRITICAL ROOTS AND THE CLOSEST POINT TO THE TREES THAT SOIL MAY BE DISTURBED.
 3. ROOT PRUNING CAN BE ACCOMPLISHED WITH CIRCULAR SAWS OF VARYING TYPES AND/OR A ROTARY-TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS. SAW BLADE AND GRINDER TEETH SHOULD BE SHARPENED PRIOR TO USE. TRENCHING MACHINES ARE NOT ALLOWED IN ROOT PRUNING OPERATIONS.
 4. ROOTS OVER 1-INCH IN DIAMETER MUST BE CLEANLY AND SHARPLY CUT WITH HAND SAW.
 5. PRUNING CUTS SHOULD BE FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE. AN ARBORIST SHOULD REVIEW AND ROOTS OVER 2-INCHES IN DIAMETER ENCOUNTERED DURING EXCAVATION AND/OR CONSTRUCTION ACTIVITIES TO DETERMINE STRUCTURAL STABILITY OF THE TREE.

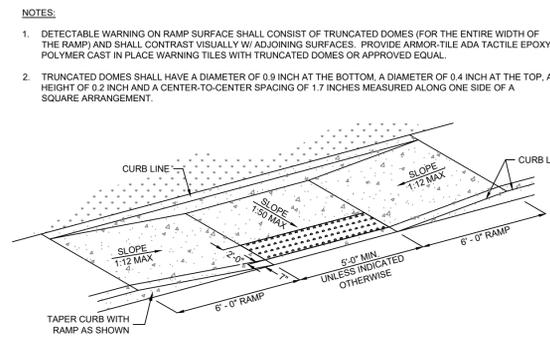
1.06 TREE PROTECTION FENCING
SCALE: NONE



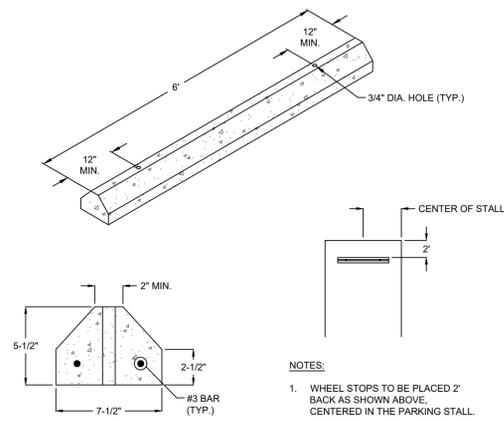
2.14 TYPE 4 CURB RAMP DETAIL
SCALE: NONE



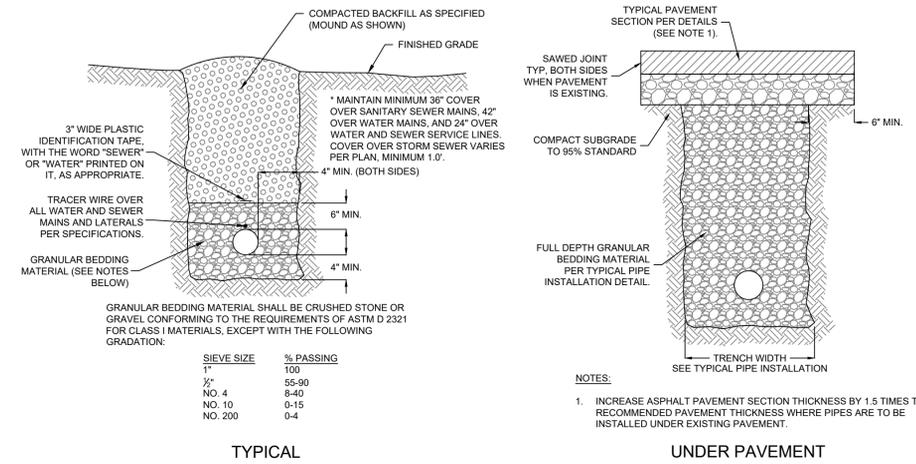
2.18 CONCRETE CURB CUT DETAIL
SCALE: NONE



2.12 TYPE 2 CURB RAMP DETAIL
SCALE: NONE



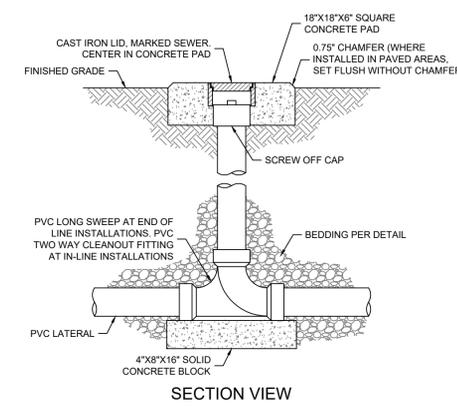
2.19 CONCRETE WHEEL STOP DETAIL
SCALE: NONE



TYPICAL

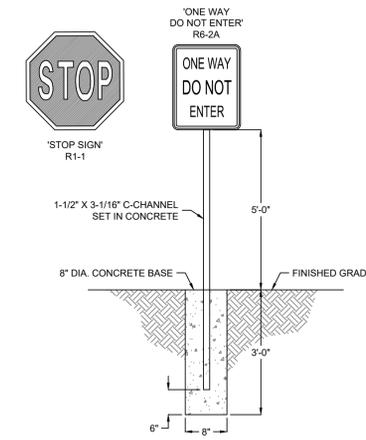
UNDER PAVEMENT

4.01 PIPE INSTALLATION
SCALE: NONE



- NOTES:**
1. SIZE AND MATERIAL OF FITTINGS AND PIPE TO MATCH THAT OF LATERAL.
 2. INSTALL CLEANOUTS AT ALL BENDS AND AT MAXIMUM 50' SPACING.

4.02 SANITARY SEWER CLEANOUT DETAIL
SCALE: NONE



6.04 TYPICAL SIGN POST DETAIL
SCALE: NONE



FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

PROJECT NUMBER: 116.006
REVISION:

7 BREW COFFEE
LEON VALLEY, TX
BANDERA ROAD & HUEBNER ROAD
LEON VALLEY, TX 78238

TOOTH & ASSOCIATES
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SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
TX# F-13229
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C7.2
DETAILS

DATE: JANUARY 29, 2026

01/29/2026

RE: 7 Brew – Bandera Road & Huebner Road, Leon Valley, TX

Please accept this letter as documentation of a development design statement for the proposed 7 brew located northwest of the intersection of Bandera Road & Huebner Road in Leon Valley, TX.

7 Brew is a drive through only, beverage only coffee shop that serves coffees, energy drinks, and smoothies. Orders are taken by employees using iPads while cars are queued in the two drive-thru lanes. Customers then pull under the canopy where the drink is hand delivered to their car. The proposed 7 Brew can accommodate 20 vehicles stacked in line. Listed below are the staff review criteria and an explanation as to how each criteria will be met.

Master Plan

The plans have been prepared in accordance with the City’s master plan. This property is denoted as retail on the future land use map and is currently zoned B-2, which is appropriate for the proposed drive-through use. This use is allowed by right in B-2.

Utilities

Water and Sewer are both provided by the City of Leon Valley. There is an existing 8” sanitary sewer and 8” water main that parallel Bandera Road on the north side of the road. A new sewer tap on this main is proposed to serve the development. There is an existing 1” water meter that will be reused for this development. A new 1” irrigation meter will be extended from this service line. It is anticipated that public water and sewer will both be available for this development. Gas is not required for this development.

Master Plan – Thoroughfare (Street Extension)

It is not anticipated that this project will be required to dedicate right of way or provide improvements to public infrastructure as the development is being proposed on an existing, previously developed lot.

Access points

This project proposes to use the existing entrances for the shopping center onto Bandera Road and Huebner Road. No additional access points are proposed with this development and no modifications to the existing entrances are anticipated.

Screening

This project is adjacent to B-2 zoning on all sides. No additional screening is being proposed.

Existing Natural Features

There are four existing trees in the landscaped islands for the existing parking lot. Three of these trees are

anticipated to be preserved. One tree is proposed to be removed as it is growing under and into an existing power line. The existing trees will be protected with fencing during construction.

Site Separation

The proposed development is compliant with the required building and landscaping setbacks for the B-2 zoning district. Compliance is demonstrated on the site plan. A lit canopy is provided for employee safety while taking orders and delivering drinks to vehicles. Site lighting has been provided so the site can be navigated by both vehicle and pedestrian traffic.

Pedestrian Safety

There is an existing sidewalk along Bandera and Huebner Road. A portion of this sidewalk along Huebner is in poor condition and is proposed to be reconstructed as part of this project. Pedestrian access from the parking spaces to the building has been provided. A crosswalk has been provided for safety where pedestrians will cross the drive through lanes.

Attached to this letter is the completed and signed detailed site plan requirements checklist. If you have any additional comments or questions, please don't hesitate to call me at 417-888.0645.

Respectfully,



Zachary Mills, PE
Civil Project Manager
Toth and Associates, Inc.

DEVELOPMENT DESIGN STATEMENT (pg. 1 of 3)

Instructions:

The Development Design Statement is a ***typed document*** which states the nature of the proposed use and the means by which review criteria will be satisfied. Please carefully read the staff review criteria and site plan requirements checklist below to ensure that everything is sufficiently addressed in the Statement. **Please sign and date the Development Design Statement Submission page and attach to your Development Design Statement.**

Staff Review Criteria:

- Submittal conforms to the City's Master Plan.
- Service available by City's water/wastewater **or** S.A.W.S.
- Service available by other public utilities (CPS, Paragon, S.W. Bell).
- Demonstrates compliance with the Master Plan's Thoroughfare section regarding street extension.
- Minimizes number of access points onto adjacent, internal collector streets or major thoroughfares.
- Minimizes number of driveways onto internal public streets - driveways placed to mitigate potential traffic hazards and/or conflicts with nearby, lower-intensity land uses.
- Establishes effective screening as required. (City Code, Chapter 14, Section 14.305 requires a 6-foot vision proof fence or wall at the property line when a business district adjoins a residential area.)
- Demonstrates a guarded effort to preserve the natural features of the development site (i.e. land forms, trees, shrubs).
- Demonstrates buildings and activities will be located in such a manner to ensure adequate penetration of light, air and setback from vehicular circulation systems.
- Includes a definable system for accommodating internal, non-motorized travel.

Detailed Site Plan Requirements Checklist:

General – (may not apply to all requests)

- | | |
|--|--|
| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> one scaled drawing (typical architectural floor plans & elevations) <input checked="" type="checkbox"/> boundary lines (angles, dimensions and reference to block corner/intersection), noting area and width <input checked="" type="checkbox"/> lot(s), block(s), and subdivision(s) noted <input checked="" type="checkbox"/> vicinity map w/ north point and graphic scale <input checked="" type="checkbox"/> name, address, phone number of current property owner, applicant, and plan preparer | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> date of drawing with a place for revision dates <input checked="" type="checkbox"/> electronic set of plans, numbered, if required <input checked="" type="checkbox"/> title in lower right hand corner of drawing:
 <div style="text-align: center; margin-top: 5px;"> DEVELOPMENT PLAN FOR
 _____ FOR
 (name or description of use)
 (annotate acreage, and number of lots/units)
 (general location of property) </div> |
|--|--|

Site Plan Requirements Cont. (2 of 3)

Existing Site Features

(lighter line weight or dotted-data, to include zoning for subject property and property within 200 feet of the request)

- topography; 2' contours (min.), if required
- property lines
- floodplain notes, if applicable
- label adjacent properties, their use and zoning
- street r-o-w and curb lines and widths
- street names and medians (traffic analysis may be required)
- all means of ingress/egress, to include private/public
- driveways/sidewalks (also for adjacent uses and across street)
- easements such as power line, pipeline, access, drainage, etc. and/or existing public/private utilities
- existing structures and their use, fences, screening, etc.- include shape, size, color, sq. footage, masonry, roofing and exact location (front/rear/side setbacks), facade material
- parking and loading bays with dimensions
- landscaping, large trees and tree groupings (min 6")
- fire hydrant(s), fire lane layout, site lighting, free-standing sign(s), trash receptacle(s) and other information as required

Proposed Development

Buffering:

- location of screening fences or walls
- data on height and type of materials used for screening

Circulation:

- street r-o-w lines and street r-o-w widths
- street curb lines and paving widths
- street names and street medians
- all means of ingress/egress, to include private/public
- easements such as power line, pipeline, access, drainage, etc. and/or existing public/private utilities
- structures/buildings and their uses, fences, screening, sidewalk, etc. to include shapes & sizes

Landscaping:

- percentage of landscaping provided and plan attached
- exempt per LVCC, Ch.30, Section 30.405i(5)

Off-street parking & fire lanes:

- parking and fire lane layout, fire hydrants

- location and dimension of driveways

- parking calculation table including number of spaces required and number (loading bays, if applicable)

- dimensions of parking space, maneuvering aisle, fire lanes

- location of parking lot landscaping and nature of proposed landscaping

- exempt per LVCC, Ch.30, Section 30.404c(1)

Signs:

- location, type and size of free-standing signs proposed

Site lighting plan:

- location of site lighting (indicate type and height proposed)

Trash receptacles:

- location of trash receptacles
- data on height, and type of materials used for screening

Utilities:

- size and location of all public and private utilities

Site Plan Requirements Cont. (3 of 3)

Proposed Development Cont.

Site data, notes indicating:

- land uses proposed (detailed description of use)
- site area
- number of lots
- number of dwelling units
- floor area
- adequate vision clearance

- minimum front, side, and rear setback
- maximum height of buildings
- minimum lot area and width
- exterior facade material
- traffic impact analysis, if required

Miscellaneous:

- grading, drainage and detention plan –
If City Engineer believes that drainage is likely to be a major concern, applicant shall submit drainage plans prepared by a registered professional engineer.

DEVELOPMENT DESIGN STATEMENT SUBMISSION

I have read and understand the staff review criteria and detailed site plan requirements checklist for the Specific Use Permit application. Enclosed is a typed Development Design Statement, which meets the staff review criteria and detailed site plan requirements checklist to the best of my knowledge.



Signature

1/29/2026
Date

Name of Applicant: Zach Mills

Mailing Address: 1550 East Republic Road, Springfield, MO 65804

Phone No.: Cell: (417)689.6688 Work: (417)888.0645

Email Address: zmills@tothassociates.com

NOTE: Incomplete or insufficient applications will be returned to the applicant.

For Office Use Only
Reviewed by Planning & Zoning Director
Date: _____
Signature: _____

MAILING LIST OF PROPERTY OWNERS TO BE NOTIFIED

Instructions:

City of Leon Valley - Traffic Impact Analysis (TIA) Threshold Worksheet

Office Use Only:

CASE #

**Use this Form as an aid to determine if your project requires a Traffic Impact Analysis, as per city code, Sect. 15.02.551

Project Name: 7 Brew Coffee Development - Leon Valley, TX (Bandera)

Location: Leon Valley, Texas (Bandera Rd & Huebner Rd)

Applicant: Toth & Associates Owner:

Agent/Applicant Toth & Associates ** Submit Letter of Authorization**

Type of Development Request: (circle one)

ZONING

SPECIFIC USE PERMIT

PLAT

CERTIFICATE OF OCCUPANCY

SECTION A (Initial Traffic Impact Analysis) RESIDENTIAL DEVELOPMENT

Empty shaded box for Section A details.

Table with 3 columns: ANTICIPATED LAND USE, NUMBER OF UNITS, OTHER — SPECIFY.

Table with 3 columns: PEAK HOUR?? (i.e, 5-6 p.m. Weekday), PEAK HOUR TRIPS, TRIP RATE SOURCE *ITE CODE:

A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100. (Refer to Section 15.02.551, 2007 Zoning Code for Details)

SECTION B (Initial Traffic Impact Analysis) NON-RESIDENTIAL DEVELOPMENT

Empty shaded box for Section B details.

Table with 4 columns: ANTICIPATED LAND USE (B-2), PROJECT SIZE (ACRES .44, GROSS FLOOR AREA 510 SF), OTHER — SPECIFY.

Table with 3 columns: PEAK HOUR?? (i.e, 5-6 p.m. Weekday) (Weekday, AM), PEAK HOUR TRIPS (100), TRIP RATE SOURCE *ITE CODE: (938)

A TRAFFIC IMPACT ANALYSIS IS REQUIRED IF PEAK HOUR TRIPS EXCEED 100. (Refer to Section 15.02.551, 2007 Zoning Code for Details)

NOTE FILL OUT PORTION D & E OF THIS FORM, ONLY IF TIA PEAK HOUR TRIPS EXCEED 100

SECTION C (To Be Completed By Staff ONLY)

Empty shaded box for Section C details.

REVIEWED BY:

TRAFFIC IMPACT ANALYSIS REQUIRED: (Circle One) YES NO

LEVEL REQUIRED: (Circle One of the Following) 1 2 3

*ITE=Institute of transportation Engineers, Trip Generation, 8th edition. 525 School Street, S.W., Suite 410, Washington DC 20024-2729; (202) 554-8050

Signature of Applicant: [Signature] Date of Submittal: 02-02-2026

SECTION D (Initial Traffic Analysis on File with Development Department? If **YES**, complete Section D to determine if new activity/use requires an updated TIA.)

PEAK HOUR TRIPS PROJECTED IN INITIAL TIA	PEAK HOUR TRIPS IN UPDATED DEVELOPMENT PROJECT	INCREASE IN PEAK HOUR TRIPS
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****NOTE****An **ADDITIONAL** Traffic Impact Analysis **IF** Peak Hour Trips **EXCEED 100**.
(Refer to Section 15.02.551, 2007 Zoning Code for details.)

SECTION E (Information Regarding the Person/Agency, who prepared the TIA)

PREPARED BY: Zach Mills

ADDRESS: 1550 E Republic Road CITY: Springfield STATE: MO ZIP: 65804

PHONE NUMBER: 417.888.0645 FAX NUMBER: 417.888.0657

COMMENTS:

 A TRAFFIC IMPACT ANALYSIS IS **REQUIRED**.
REFER TO 1998 ZONING CODE, SECTION 14.02.551, 1998 ZONING CODE FOR REQUIREMENTS.

 X A TRAFFIC IMPACT ANALYSIS IS **NOT REQUIRED**.
THE TRAFFIC GENERATED BY THE PURPOSED DEVELOPMENT **DOES NOT EXCEED** THE
THRESHOLD REQUIREMENTS.

THE TRAFFIC IMPACT ANALYSIS HAS BEEN WAIVED FOR THE FOLLOWING REASON(S):

*ITE=Institute of transportation Engineers, Trip Generation, 8th edition. 525 School Street, S.W., Suite 410, Washington DC 20024-2729; (202) 554-8050

PZ-2026-1
Specific Use Permit Request
Drive –Thru Coffee Shop
Bandera and Huebner Road

Michael Gallardo
Planning and Zoning Director
Planning and Zoning Commission Meeting
February 24, 2026

Summary

- Question
 - The Commission is being asked to consider a Specific Use Permit Request to allow a Drive –thru Coffee Shop in a B-2 Retail Zoning District on approximately .044-acres of land, located at the corner E Bandera Road and Huebner Road
- Options
 - 1. Approval
 - 2. Denial
 - 3. Other
- Declaration
 - The SUP is compatible with surrounding zoning

Purpose

- Property is zoned B-2 Commercial District
- Applicant wants to construct a 510 square foot Drive-thru Coffee Shop
- The property was replatted in 2003 with the following conditions:
 - Lots 8, 9, and 10 have common access to Bandera and Huebner Roads
 - Lots 8, 9, and 10 share onsite parking
 - Lots 8, 9, and 10 allow site drainage across the lots

Purpose

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

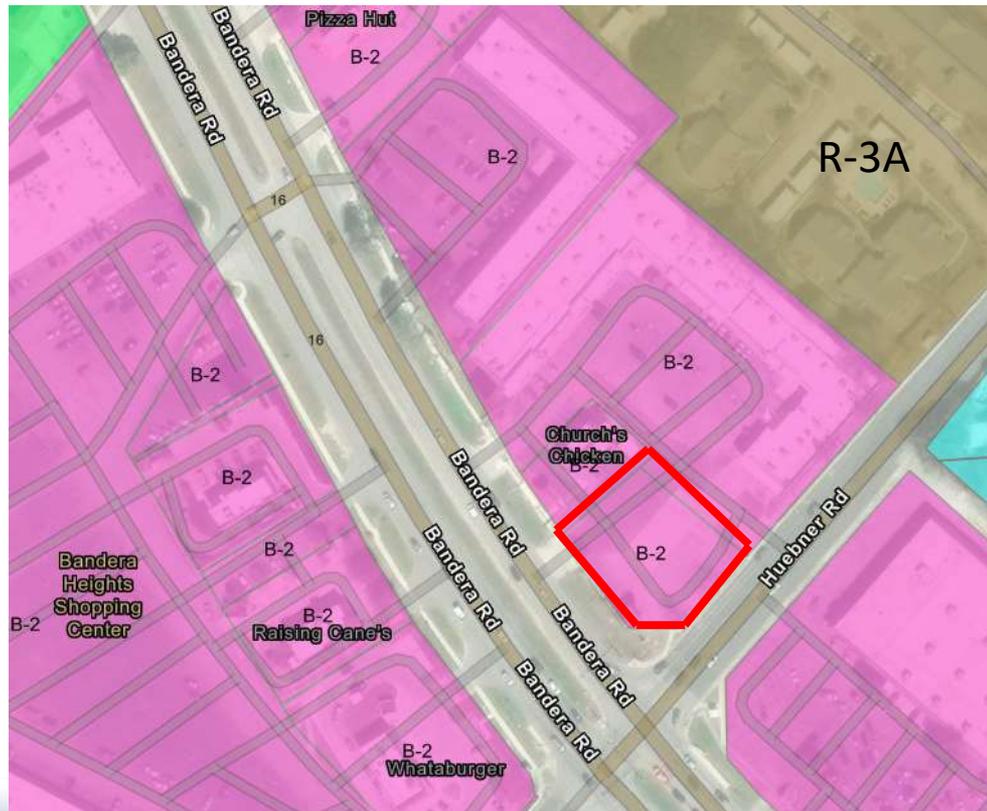
Item 3.



Surrounding Zoning

Item 3.

- North: B-2 Retail District
- West: B-2 Retail District
- East: R-3A Multi-Family Retirement District
- South: B-2 Retail District



Master Plan

- The Master Plan, Bandera Road North Corridor encourages promoting primarily retail uses
- 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

- Proposed structure must comply with all code requirements (Sec. 15.02.381) including setback, fencing, signage and lighting regulations
- Building permit required prior to construction

Notification

- Letters mailed to property owners within 200' 6
- 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 construction & operation of a Drive-thru Coffee Shop at the intersection of Bandera Road and Huebner Road