



City of Leon Valley
PLANNING AND ZONING COMMISSION
MEETING MINUTES
6:30 PM – MARCH 12, 2024
Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238

1. CALL TO ORDER AND ROLL CALL

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:34 PM.

PRESENT

2 nd Vice-Chair	Andrea Roofe	Place 2
Commissioner	Pat Martinez	Place 4
Chair	Cassie Rowse	Place 5
Commissioner	Richard Blackmore	Place 7
Commissioner	Hilda Gomez	Place 3
Commissioner	David Perry	Place 1
2 nd Alternate	Mary Ruth Fernandez	Seated to Vote
Council Liaison	Benny Martinez	

ABSENT

1 st Vice-Chair	Erick Matta	Place 6 – Excused
1 st Alternate	Thomas Dillig	Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, City Manager Dr. Crystal Caldera, Economic Development Director Roque Salinas, City Council Member Rey Orozco, City Council Member Philip Campos, and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF ZONING COMMISSION MINUTES

1. Planning & Zoning Commission - Regular Meeting - February 27, 2024

Commissioner Roofe made a motion to approve the minutes as presented, which was seconded by 2nd Alternate Fernandez. The motion carried unanimously.

3. NEW BUSINESS

1. Presentation, Public Hearing, Discussion, and Possible Recommendation on a Request to Rezone Approximately 27-Acres of Land From R-1 Single Family to Planned Development District (PDD) With R-6 Garden Home Based Zoning District, Being Lot 1, Block 1, CB 4430C, Good Samaritan Lodge Nursing Home Inc. Subdivision, Parcel 1, Abstract 399, CB 4429, and Parcel 11, Abstract 432, CB 4430 (unplatted), Located at 6518 Samaritan Drive, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information and Applicant Mr. Samir Chehade presented and a discussion was held between the Commissioners, Planning & Zoning Director Mindy Teague and Mr. Samir Chehade regarding traffic impact analysis, emergency accesses, gates, street size and paving emergency street access.

Chair Catherine Rowse opened the public hearing at 8:00PM.

Chair Catherine Rowse read a letter from Kathy Hill and an email from Public Works Director Melinda Moritz.

Residents from the area spoke, noting their concerns regarding density, traffic, safety, wildlife, house sizes, noise, if area will be gated, number of houses and concerns with endangered animals.

The following residents spoke in opposition: Sharon Hendrix, Wayne Haynes, Melissa Zavala, Thomas Benavides, Linda Barker, Bath Mursch, Dr. Rajender Thusu, Mark Ferris, Mike Mascorro, Sandra Aguirre, Russell Hernandez, Travis Leech, John White, and Mauricio Mendoza.

The following residents spoke in favor: None.

Chair Catherine Rowse closed the public hearing at 9:06PM.

Commissioner Blackmore made a motion to send to City Council with a recommendation of denial, which was seconded by Commissioner Gomez.

Chair Catherine Rowse asked Permit Technician Elizabeth Aguilar to take a roll call vote.

Permit Technician Elizabeth Aguilar proceeded with a roll call vote to which the Planning & Zoning Commission replied: Chair Rowse - Aye; 2nd Vice-Chair Roofoe - Abstain; Commissioner Martinez - Nay; Commissioner Blackmore - Aye; Commissioner Perry - Aye; Commissioner Gomez - Aye; 2nd Alternate Fernandez - Aye

Chair Catherine Rowse announced the motion carried.

2. Presentation, Public Hearing, Discussion, and Possible Recommendation on a Request to Rezone Approximately 6-Acres of Land From R-1 (Single Family Dwelling) Zoning District to a Planned Development District (PDD), Being Parcel 46, Abstract 664, CB 4446, Lot 46A and Parcel 46C, Abstract 664, CB 4446, Located at 7201 and 7205 Huebner Road, Leon Valley, Texas - M. Teague, Planning and Zoning Director

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion was held between the Commissioners and Rudy Munoz with Century Communities regarding what they were asking for in this case.

Chair Catherine Rowse opened the public hearing at 6:45PM.

Chair Catherine Rowse read two letters, one from Public Works Director Melinda Moritz and one from Ray and Sharon Hendricks.

Residents from the area spoke, noting their concerns regarding traffic, parking, school impact, population, and children’s safety.

The following residents spoke in opposition: Beth Mursh and Charles Matthews.

The following residents spoke in favor: None.

Commissioner Gomez made a motion to send to the City Council with a recommendation of denial. Motion failed due to lack of a second.

Commissioner Roofe made a motion to send to the City Council with a recommendation of approval. 2nd Alternate Fernandez seconded the motion.

Chair Catherine Rowse asked Permit Technician Elizabeth Aguilar to take a roll call vote.

Permit Technician Elizabeth Aguilar proceeded with a roll call vote to which the Planning & Zoning Commission replied: Chair Rowse - Aye; 2nd Vice-Chair Roof - Aye; Commissioner Martinez - Aye; Commissioner Blackmore - abstain; Commissioner Perry - abstain; Commissioner Gomez - Nay; 2nd Alternate Fernandez - Aye.

Chair Catherine Rowse announced the motion carried.

4. ANNOUNCEMENTS BY COMMISSIONERS AND CITY STAFF

Next Planning & Zoning Meeting will be March 26, 2024, at 6:30PM.

The City Council Meeting will be March 19, 2024, at 5:30PM.

5. ADJOURNMENT

Chair Catherine Rowse announced the meeting adjourned at 9:30PM.

These minutes were approved by the Leon Valley Planning & Zoning Commission on the 26th of March 2024.

APPROVED

CATHERINE ROWSE
CHAIR

ATTEST:

ELIZABETH AGUILAR
PERMIT TECHNICIAN

