



**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
6:30 PM – MARCH 26, 2024  
Leon Valley City Council Chambers  
6400 El Verde Road, Leon Valley, TX 78238**

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

Chair Catherine Rowse called the Planning and Zoning Commission meeting to order at 6:32 PM.

**PRESENT**

Commissioner	David Perry	Place 1
Commissioner	Hilda Gomez	Place 3
Commissioner	Pat Martinez	Place 4
Chair	Cassie Rowse	Place 5
1 <sup>st</sup> Vice-Chair	Erick Matta	Place 6
Commissioner	Richard Blackmore	Place 7
2 <sup>nd</sup> Alternate	Mary Ruth Fernandez	Seated to Vote
3 <sup>rd</sup> Alternate	Cynthia Koger	
Council Liaison	Benny Martinez	

**ABSENT**

2 <sup>nd</sup> Vice-Chair	Andrea Roofe	Place 2 - Excused
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Also in attendance were Planning & Zoning Director Mindy Teague, Economic Development Director Roque Salinas, City Council Member Rey Orozco, and Permit Technician Elizabeth Aguilar

**2. APPROVAL OF ZONING COMMISSION MINUTES**

1. Planning & Zoning Commission - Meeting - March 12, 2024

1<sup>st</sup> Vice-Chair Matta made a motion to approve the minutes as presented, which was seconded by 2<sup>nd</sup> Alternate Fernandez. The motion carried unanimously.

**3. NEW BUSINESS**

1. Presentation, Public Hearing, Discussion, and Recommendation to Consider a Request to Rezone an Approximately 0.854 Tract of Land From R-3 (Multi-family Dwelling) District to a Planned Development District (PDD) With R-2 (Two-Family Dwelling) Base Zoning, Being the North 133.20 Feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision, Located at 7680 Huebner, 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, Planning and Zoning Director Mindy Teague and Applicant Mr. Bhagavath Bodagala regarding variances, previous time at Planning and Zoning and why changing plans, parking, emergency exit and landscaping.

Chair Rowse opened the public hearing at 6:46PM.

Residents from the area spoke, noting their concerns regarding traffic, trees, height of buildings, and upkeep of the property.

The following residents spoke in opposition: Mike Kusak and Pablo Cruz.

The following residents spoke in favor: None.

Chair Catherine Rowse closed the public hearing at 7:02PM.

1<sup>st</sup> Vice-Chair Erick Matta made a motion to recommend approval as presented, which was seconded by Commissioner Pat Martinez. The motion carried.

Voting Yea: Chair Rowse, Commissioners Matta, Martinez, Perry, and 2<sup>nd</sup> Alternate Fernandez

Voting Nay: Commissioners Blackmore and Gomez

2. Presentation, Public Hearing, Discussion, and Recommendation on a Request for a Specific Use Permit (SUP) on an Approximately 2.32 Acre Tract of Vacant Land, Located in the 5900 Block of Grissom Road, for the Operation of a "Car Wash" (Automatic) - M. Teague, Director of Planning and Zoning

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion was held between the Commissioners, Planning, and Zoning Director Mindy Teague regarding why the need for a Specific Use Permit, location of the carwash, what a Specific Use Permit is, number of carwashes in the area and using recycled water.

Chair Catherine Rowse opened the public hearing at 7:18PM. Seeing that no one wished to speak, she closed the public hearing at 7:18PM.

1st Vice-Chair Erick Matta made a motion to recommend approval as presented, which was seconded by Commissioner David Perry. The motion carried.

Voting Yea: Chair Rowse, Commissioners Matta, Martinez, Perry, and 2<sup>nd</sup> Alternate Fernandez.

Voting Nay: Commissioners Blackmore and Gomez

3. Presentation, Public Hearing, Discussion, and Recommendation to Consider a Request for a Specific Use Permit (SUP) to Allow the Sale of Firearms, Ammunition, and Law Enforcement Equipment in a B-3 Commercial Zoning District, Being Lot 4, Block 1, CB 4428 H, Located at 5405 Bandera Rd., Ste 101, Leon Valley, Texas - M. Teague, Director of Planning and Zoning

Planning and Zoning Director Mindy Teague presented the case information, and a brief discussion between the Commissioners, Planning and Zoning Director Mindy Teague and Applicants Austin Cooper and Jeremy Gahlinger with Kiesler Police Supply regarding location, merchandise stored onsite, safety, general public sales, follow all state/federal laws, who they will work with regarding amenities and location to the school.

Chair Catherine Rowse opened the public hearing at 7:36PM. Seeing that no one wished to speak, she closed the public hearing at 7:37PM.

Commissioner Pat Martinez made a motion to recommend approval as presented, which was seconded by 1st Vice-Chair Erick Matta. The motion carried unanimously.

Voting Yea: Chair Rowse, Commissioners Martinez, Matta, Blackmore, Gomez, Perry, and 2<sup>nd</sup> Alternate Fernandez

Voting Nay: None

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

Mr. Dillig stepped down.

June there will be no meetings.

Next Planning & Zoning Meeting will be April 23, 2024, at 6:30PM.

**5. ADJOURNMENT**

Chair Catherine Rowse announced the meeting adjourned at 7:39PM.

*These minutes were approved by the Leon Valley Planning & Zoning Commission on the 23<sup>rd</sup> of April 2024.*

APPROVED

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CATHERINE ROWSE  
CHAIR

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

DRAFT