



Samir Chehade
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August 24, 2023

City of Leon Valley
6400 El Verde Road
Leon Valley, Texas 78238

Re: Extension of the current Planned Development District ("PDD") Zoning for our property located at 6758 Poss Rd. (the "Property")

Honorable Mayor, Honorable City Council Members, City Manager, Ms. Mindy Teague, and Ms. Melinda Moritz,

I am writing on behalf of One Stop Group humbly requesting Council's support and approval to extend our PDD zoning for this Property. This PDD zoning was approved by Council on November 2, 2021 and will expire on November 2, 2023.

As you know, we have acquired the Evers Triangle property and have been focused on getting that project underway as our priority. We are currently completing the Engineering Plans to submit our Platting application for review, our goal being to appear in front of the Planning and Zoning Commission for approval on October 24, 2023.

We expect to kickstart the planning process for our Poss Rd Property in the second or third quarter of 2024, with the hope to start construction in 2025. To accommodate these timelines, we ask for your support and approval to grant us a two-year extension or, in the alternative and at your discretion, a permanent assignment of this PDD to the current zoning of this parcel.

We look forward to continuing to invest and add value to the City. We ask for your input, guidance, and continued support as we move ahead with our investment plans. We look forward to appearing soon in front of Council to answer any questions you may have regarding this request.

Sincerely,

A handwritten signature in blue ink, appearing to be "SC", is written over a light blue rectangular background.

BY: _____

Samir Chehade
Managing Partner, One Stop Group
