



**City of Leon Valley  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**6:30 PM – NOVEMBER 16, 2022  
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 6:38 PM.

**PRESENT**

Chair	Cassie Rowse	Place 5
1st Vice Chair	Edward Alonzo	Place 1
2nd Vice Chair	Erick Matta	Place 6
Commissioner	Philip Campos	Place 3
Commissioner	Pat Martinez	Place 4
Commissioner	Richard Blackmore	Place 7
2nd Alternate	Andrea Roofe	
3rd Alternate	David Perry	
Council Liaison	Benny Martinez	Council Place 1

**ABSENT**

1st Alternate Kimberly Bohl - Excused

Also in attendance were Public Works Director Melinda Moritz, and Permit Technicians Elizabeth Aguilar and Melissa Nott.

**2. APPROVAL OF ZONING COMMISSION MINUTES**

**1. Planning & Zoning Commission - Regular Meeting - October 25, 2022**

Commissioner Philip Campos made a motion to approve the minutes. The motion was seconded by Commissioner Erick Matta and the motion carried unanimously.

**3. NEW BUSINESS**

1. Presentation, Public Hearing, and Discussion to Consider Recommending Approval of an Ordinance Authorizing a Zoning Change From B-1 Small Business District with Sustainability Overlay District Zoning to R-3 Multi-Family Dwelling District on a 0.854-acre Tract of Land Located in the 7500 Block of Huebner Road Between Hoofs and Evers.

Staff member Melinda Moritz presented Rezone Case 2022-36, a request to rezone from B-1 Small Business District to R-3 Multi-Family District. A discussion was held on

what was allowed in each zoning district, the previous rezoning history, the use of the property, and the potential impact to the community and the environment.

Commissioner Richard Blackmore motioned to table the case to the next meeting, as the applicant was not present, and he had further questions for the applicant. The motion was seconded by 1st Vice Chair Edward Alonzo.

Voting Yea: Chair Rowse, and Commissioners Martinez, Blackmore, and Alonzo

Voting Nay: 2nd Vice Chair Matta and Commissioner Campos

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

Chair Catherine Rowse wished everyone a Happy Thanksgiving.

Staff member Moritz informed the Commissioners that they would need make a recommendation for filling the newly vacated seat on the Commission and that this item would be placed on the next agenda.

#### **5. ADJOURNMENT**

Chair Catherine Rowse announced the meeting adjourned at 7:09 PM.

**These minutes approved by the Leon Valley Planning & Zoning Commission on the 14th of December 2022.**

APPROVED

  
CATHERINE ROWSE  
CHAIR

ATTEST:

  
ELIZABETH AGUILAR  
PERMIT TECHNICIAN

