



**MINUTES OF THE MEETING OF THE  
LEON VALLEY ZONING COMMISSION**

**October 28, 2014**

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, October 28, 2014, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

**I. Roll Call**

Present were Chairman Claude Guerra III, 1st Vice-Chair Olen Yarnell, and Members Hal Burnside, Pedro Esquivel and David Jordan. Absent and properly excused were 2<sup>nd</sup> Vice-Chair Phyllis McMillan and Member Nicole Monsibais. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

**II. Approval of the Minutes – August 26, 2014**

Commissioner Hal Burnside noted an administrative amendment to note his attendance at the August 26, 2014 meeting. Commissioner David Jordan made a motion to approve the minutes of August 26, 2014 as amended. 1<sup>st</sup> Vice Chair Olen Yarnell seconded the motion and the motion passed unanimously by voice vote.

**III. Public Hearing and Consideration of a Zoning Amendment to Chapter 14, “Zoning Ordinance” Regarding definitions and permitted uses in general.**

Chairman Claude Guerra III, opened the discussion and staff presented the details of the proposed Zoning Amendments. Staff noted that the amendments resulted from discussions by Council regarding complaints in neighborhoods of too many persons living in homes and too many commercial vehicles parking in residential areas. Staff presented the Commission with the same information presented to Council and proceeded to explain the proposed amendments created by the City’s attorneys from Denton-Navarro-Rocha-Bernal-Hyde-Zech, P.C. The Commission discussed the proposed revision to the definition of “family” as proposed. They also reviewed the proposed change to vehicle parking in the R-1, R-2, R-6, and R-7 residential districts.

Chairman Claude Guerra III, opened the public hearing at 7:16 p.m.

**Tony Westrich, 6100 Forest Wood**, addressed the Commission and noted that the purpose of the amendment was not clearly spelled out. He also noted that he has family that lives with him and contribute rent and asked how the amendment would affect his living situation. Mr. Westrich agreed with the Commission’s discussion that there were too many unanswered questions and variables to be considered.

Being no further discussion, Chairman Guerra III closed the public hearing at 7:18p.m.

After consideration, discussion regarding the amendments, how they would be enforced, and the public hearing, Commissioner Pedro Esquivel made a motion to table the recommendation regarding family and parking to their next regular meeting of November 18. The motion to table was seconded by 1<sup>st</sup> Vice-Chair Olen Yarnell, and the motion passed unanimously by voice vote, 5-0.

The Commission requested that staff: publicize the agenda items more (Echo, newsletter, reader boards, enews), obtain quantitative data such as police reports or other supporting information which indicated why the amendments were needed, and asked that Ms. Clarissa Rodriguez, attorney assisting with the amendments be available for questions at the next meeting. The Commission noted that it was unclear why the City was examining how many persons were living in a private

