



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

**October 27, 2015**

The meeting of the Leon Valley Zoning Commission convened at 7:08 p.m. on Tuesday, October 27, 2015, in the Training Room at the Leon Valley Fire Department at 6300 El Verde Road, Leon Valley, Texas.

**I. Poll for Attendance, Determination of a Quorum, Call Meeting to Order**

Present were Chairman Olen Yarnell, 1st Vice Chair Phyllis McMillan, 2nd Vice Chair Hal Burnside. Commissioner Pedro Esquivel, Larry Proffitt, Alex Jenicek, Greg Price, and Alternates Henry Diecker, and Richard Blackmore were in attendance. Also present was, Monica Alcocer, Council Place 3 and Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

**II. Approval of the September 22, 2015 Zoning Commission Minutes**

After a brief discussion, Commissioner Pedro Esquivel made a motion to approve the minutes, and the motion was seconded by Commissioner Greg Price, and the motion passed unanimously.

After reviewing the minutes the Zoning Commission noted the need for better signage for public buildings within Leon Valley, such as the Community Center, Conference Center, Kinman House, the back side of City Hall and the Library. The Chair requested that this information be forwarded to Public Works.

**III. Public Hearing and discussion of an amendment to the City of Code of Ordinances, Chapter 14 Zoning regulations concerning "church(es)" in residentially zoned districts within the City of Leon Valley.**

The Chair opened the discussion and provided a brief history of some of the issues associated with churches being located within an R-1 residential neighborhood, and recommended that the commission have a discussion related resolving these concerns and if City's can provide suitable regulations. The Commission noted that City cannot prohibit religious organizations themselves, but perhaps the City could regulate the nuisances that are often attributed to noncompliance uses. The discussion continued and Commissioner Henry Diecker noted the need for additional public safety, such as traffic, noise and drainage concerns. 1st Vice Chair Phyllis McMillan, noted the similarities between this discussion and the Commissions previous attempt to define a family. She also noted that differences between an occasional meeting and day to day operations of a church. Commissioner Proffitt raised the concern about prejudices

between different types of churches and that the property would become tax exempt, which is a challenge for the City and school district.

Councilwoman Monica Alcocer, indicated that the discrimination noted by Commissioner Proffitt, is the reason behind the new laws, which is due to past discrimination against permitting mosques and temples. Councilwoman Alcocer also recommended that the city coordinate with Bexar Appraisal District, to see if they could notify the city of Leon Valley of a pending tax exempt application. Perhaps the city can use this information to proactively address Code Compliance concerns before they become an issue.

The Commission requested further clarification regarding the following questions:

- A. If Code Compliance had been more aggressive, would this have prevented this issue?
- B. Can zoning be used to prevent any church from operating in R-1 residential area?
- C. If a church were to operate in an R-1, within a residential structure, without a permit, what can be done?
- D. How can Code Compliance provide enforcement? For example if a single family home were to evolve into a church, what options would the city have? Would the church need to get permits?

A motion was made by Commissioner Pedro Esquivel, and was seconded by Commission Greg Price to take a five minute break at 8:19.

#### **IV. Update and Discussion of the Master Plan Amendments**

City Staff presented an updated of the Master Plan Amendment process and noted that the process is on schedule.

Staff provided the Commission with an update regarding the addition of a Tree Element which was prepared by the Tree Advisory Board (TAB). The TAB primary goals of plating 10,000 trees by 2020 and educating the community on the value of trees, and the Zoning Commission concurred with the TAB recommendation.

Staff then presented the Zoning Commission with an overview of the statistical and demographic data associated with the Leon Valley Master Plan. The Commission concurred with staff recommended changes; however the Zoning Commission advised staff that several areas needed additional clarification regarding demographics related to the business community. In addition the Commission wanted to examine how other cities are quantifying their "Existing Conditions" as it relates to changing ethnic makeup in light of the 2000 Census, which now allows individual the option to self-identify with more than one race on the questionnaire.

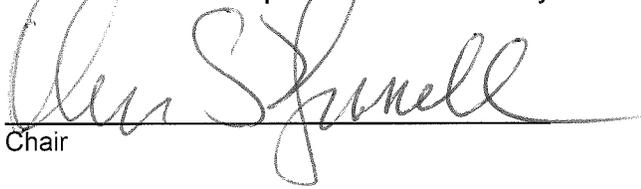
#### **V. Adjourn**

Chairman Yarnell announced that Commissioner Larry Proffitt would assist the Zoning Commission by providing oversight on behalf of the drainage projects provided to the City Council, as identified in the Master Plan public hearing process. The Commission also

discussed the need for new pictures to be taken with the Master Plan and Commissioner Henry Diecker, offered to get with his spouse and see if he would be available to take pictures by drone.

The Zoning Commission explored the upcoming meeting schedule as it relates to the holiday and voted to cancel November and December's Zoning Commission meeting, unless a project needs their review.

Commissioner Pedro Esquivel made a motion to adjourn, seconded by Commissioner Greg Price. The motion passed unanimously and the meeting was adjourned at 9:40 p.m.

  
Chair

  
Staff