



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

**January 26, 2016**

The meeting of the Leon Valley Zoning Commission convened at 6:32 p.m. on Tuesday, January 26, 2016, 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, Richard Blackmore and Jacque Conrad were in attendance. Also present was, Monica Alcocer, Council Place 3, the applicant Mr. Manuel Rubio and Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

**II. Approval of the October 27, 2015 Zoning Commission Minutes**

After a brief discussion, First Vice Chair Phyllis McMillian made a motion to approve the minutes, and the motion was seconded by Commissioner Pedro Esquivel, and the motion passed unanimously.

**III. Public Hearing Zoning Case #2016-029 - A request by Manuel Rubio G. Sr., applicant to rezone approximately 2.52 acres from B-3 Commercial District, Sustainability Zoning Overlay to B-3 Commercial District, being Lots 67 and 75, CB 5784, Leon Valley Additions Subdivision.**

Chairman Yarnell introduced the item, and noted that he has both a business and civic relationship with the applicant, as does most of the community given the fact of Mr. Manuel Rubio's presence as a major business owner in the City. Chairman Yarnell noted that he reached out to the City Manager, for guidance, and Ms. Kuenstler noted that a conflict would exist only if the commissioner were to profit from such a relationship and in this situation that condition did not and does not exist between the Chairman and the applicant.

Staff provided a presentation on the applicant's request, and the Chair opened the public hearing and invited the applicant to address the Zoning Commission. The applicant indicated that he has purchased lot 75 to expand his existing operation to accommodate parking, vehicle storage, rental cars and the maintenance department. He indicated that he would like to rezone lot 67 and has a potential buyer in mind. After the applicant's presentation, the Chair closed the Public Hearing.

The Commissioners had a number of questions related to the applicant's proposal and how the Leon Valley Sustainability Overlay Standards would apply related to parking lot, landscaping, vehicle storage, and detention pond. The Zoning Commission also expressed concerns related to aesthetic and environmental factors. The applicant then offered to forgo his application on behalf of lot 67 and bring back to the Zoning Commission a revised exhibit on behalf of lot 75.

Commissioner Larry Proffitt made a motion to recommend denial of the applicants rezoning request on behalf of lot 67 and preserve the Sustainability Overlay District, which was seconded by Vice Chair Phyllis McMillian and was passed by a unanimous vote.

The applicant then requested that a special meeting be set, so that he would not have to wait until the end of February for a response from the Zoning Commission as it relates to lot 75. Commissioner Hal Burnside made a motion for the rezoning request on behalf of lot 75 be continued until Februarys 9<sup>th</sup> Zoning Commission meeting; which would allow the applicant the opportunity to submit a site plan. The motion was seconded by Commissioner Greg Price, and passed by a unanimous vote.

A motion was made by Commissioner Pedro Esquivel, and was seconded by Commission Greg Price to take a five minute break at 8:47.

The meeting reconvened at 9:02

#### **IV. Discussion on FY 16-17 Budget Drainage Improvement Projects.**

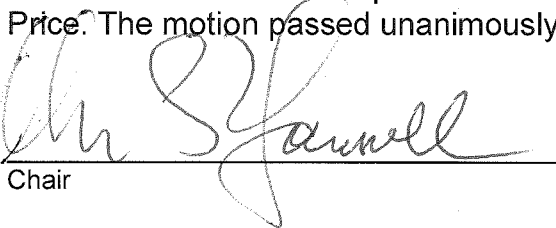
Commissioner Proffitt walked the Zoning Commission through the Budget Drainage Improvement Projects spreadsheet and the Commissioners discussed their role in the budget process and the need to ensure that the City Council is aware of these concerns.

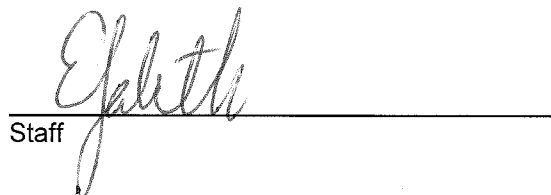
#### **V. Update and Discussion of the Master Plan Amendments**

City Staff presented an updated of the Master Plan Amendment process and noted that the process is proceeding slowly. Staff then presented updates related to the Historic Component of the Master Plan and there was some minor clarification; however given the late hour, the remaining portion of this item was postponed until the February 9<sup>th</sup> Special Zoning Commission meeting.

#### **VI. Adjourn**

Commissioner Pedro Esquivel made a motion to adjourn, seconded by Commissioner Greg Price. The motion passed unanimously and the meeting was adjourned at 10:04 p.m.

  
Chair

  
Staff