



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

February 23, 2016

The meeting of the Leon Valley Zoning Commission convened at 6:32 p.m. on Tuesday, February 23, 2016, in the Council Chambers at City Hall 6400 El Verde Road, Leon Valley, Texas.

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

Present were Chairman Olen Yarnell, 2nd Vice Chair Hal Burnside, Commissioner Pedro Esquivel, Larry Proffitt, Greg Price, and Alternates Henry Diecker, Richard Blackmore and Jacque Conrad. Absent and excused were 1st Vice Chair Phyllis McMillan and Commissioner Alex Jenicek. In attendance were the City Manager Ms. Kelly Kunstler and Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

II. Approval of the January 26, 2016 Zoning Commission Minutes

After a brief discussion, Chairman Olen Yarnell noted that the minutes should reflect his business and civic relationship with the applicant. Commissioner Greg Price made a motion to approve the minutes, and the motion was seconded by Commissioner Pedro Esquivel, and passed unanimously.

III. Approval of the February 9, 2016 Zoning Commission Minutes

After a brief discussion, Commissioner Hal Burnside noted that a correction was needed related to the time that the meeting reconvened. Commissioner Greg Price made a motion to approve the minutes, and the motion was seconded by Commissioner Pedro Esquivel, and the motion passed unanimously. Chairman Yarnell advised the Zoning Commission that he had recommended to the City Council, at their last meeting, that they be provided draft copies of the Zoning Commission agenda, to ensure that the City Council received a written update of the Zoning Commission's meetings in a more timely fashion. Staff responded that this could be done.

IV. Announcements and Introduction of City Manager

Ms. Kunstler, the new City Manager was introduced the Zoning Commission, and she noted the valuable work that the Zoning Commission performs on behalf of the community. She went on to express her concerns about the existing zoning map,

which is out of date, and that she will be requesting Budget Adjustment from City Council to address this issue. Ms. Kunstler indicated that this would be a public process and that the City would explore hiring a consultant to undertake this project.

V. Update and Discussion of the Master Plan Amendments

City Staff presented a status updated and noted that the Master Plan is progressing. Staff then presented updates related to the Economic Development Component and each of the seven Business Corridors in Leon Valley as identified in the Master Plan and noted that these segments were forwarded to the Leon Valley Economic Development Corporation, the Leon Valley Chamber of Commerce and the Beautification Committee. These items will need to come back to the Zoning Commission after their input has been provided.

The Commission requested staff to reexamine the “Goals, Objectives and Recommended Strategies” in the “Commercial Development Component”. Review of the administrative process should be done, to see if the strategies associated with Goal Two, Objectives and Goal Five as they related to the development process; and if they could be streamlined. The Commission requested that staff emphasis the Zoning, SUP, Building Permits and the Platting process. Staff noted that they will review the development process in its entirety and identify opportunities for improvement and report back to the Zoning Commission.

While reviewing the Bandera Road North Corridor and Bandera Road South Corridor, Commissioner Esquivel noted the relationship between Economic Development and the TXDOT proposal for improvements on Bandera Road and the need to elevate Bandera Road, north towards Guilbeau Road. The Commission wanted assurance that efforts would be made to protect businesses during the design and construction of Bandera Road, as there will likely be opposition from the business community. The Commission was advised that there were on-going discussion; however a decision has not been made regarding how TXDOT will proceed. The Commission requested that the Master Plan reflect that the discussion with TXDOT is currently occurring.

The Commission requested that the portion of the Master plan that noted the ongoing construction of the Fly-over at 410 be removed, as that project has been completed. In addition the Commission requested that the Master Plan reflect “Traffic Efficiencies” in lieu of “Traffic Calming” measures. And lastly Huebner Road should be removed from this section of the Master Plan, as Huebner Road is not located in the Bandera Road/Loop 410 area.

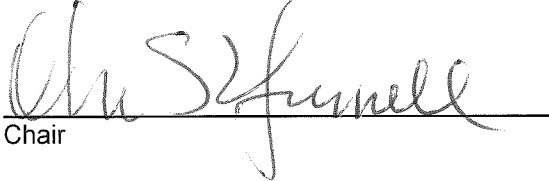
The Commission did not have any recommended changes for the Leon Valley South Corridor, Wurzbach Corridor or the Grissom Road Corridor; however Commissioner Henry Diecker did note that there were some bandit signs and graffiti in that area. Staff did make some recommended changes for the Huebner Road Corridor, reflecting the addition of the DPS Facility and the name change of the Old Mills Shopping Center to the Bandera Heights Shopping Center.

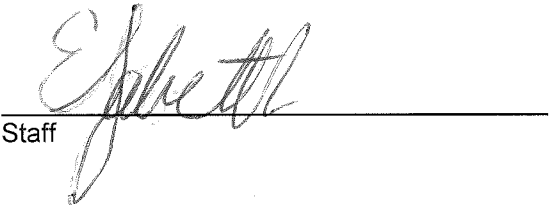
The Commission then discussed the Drainage projects that had been forwarded to City Council and Commission Proffitt mentioned the need to have a joint meeting with the council and the community to prioritize these items.

Commissioner Henry Diecker indicated that he will not be in attendance at the next meeting, as he will be out of town.

VI. Adjourn

Commissioner Greg Price made a motion to adjourn, seconded by 2nd Vice Chair Hal Burnside. The motion passed unanimously and the Zoning Commission meeting was adjourned at 8:14 p.m.


Chair


Staff