



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

**April 26, 2016**

The meeting of the Leon Valley Zoning Commission convened at 6:34 p.m. on Tuesday, April 26, 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, 1st Vice Chair Phyllis McMillan, Commissioner Pedro Esquivel, Larry Proffitt, Alex Jenicek and Alternates Henry Diecker, Richard Blackmore and Jacque Conrad. Absent and excused were 2nd Vice Chair Hal Burnside and Commissioner Greg Price. Also in attendance were Place Three, Councilwomen Ms. Monica Alcocer, and Ms. Elizabeth Carol, Director of Community Development Department, acting as recording secretary.

**II. Approval of the February 23, 2016 Zoning Commission Minutes**

After a brief discussion, the minutes were updated to reflect that the Mr. Manuel Rubio Sr. was not in attendance at this meeting. Commissioner Pedro Esquivel made a motion to approve the minutes, and the motion was seconded by Commissioner Pedro Esquivel, and passed unanimously.

**III. Update and Discussion on the current status/progress of the 2012 Master Plan Updates, Citizen Drainage Issues and Additional Items that were forwarded to the City Council/City Manager for inclusion in the 2016/17 budget discussion.**

The Zoning Commission discussed the proposed City Council Special workshop that has been tentatively set for May 7<sup>th</sup> in the City Council Chambers. Ms. Carol advised the Zoning Commissioners that the meeting would likely start at 9:00, but would follow up with the Commissioners of the final date and time. Ms. Carol, went on to note that the format of the meeting has been designed to encourage citizen participate, and while the meeting focused on the areas previously identified in the 2012 Master Plan Update Public Hearing process; to include the "drainage concerns", citizens would always have the opportunity to raise new issue.

The Commission also considered the timeline for the draft Master Plan. The items remaining consisted on updating the pictures, a section on behalf each of the Boards

and Commission serving Leon Valley and their Mission Statements and input from TXDOT, VIA, several of the local schools, the Leon Valley Chamber of Commerce and the Leon Valley Economic Development Corporation. The Zoning Commission reached a consensus that we should have a draft form completed and available to forward to the City Council in early October, after the budget process.

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

City Staff presented a slide show highlighting the pictures that were taken on behalf of the Master Plan. The Commission recommended that the pictures be retaken highlighting the additional landscaping improvements at City Hall, on a brighter sunny day, and with several different angles. The Commission also made similar recommendations for the pictures of the park, the natural area, and the Business District. The Commission went on to request that, if possible, some of the natural area include deer and other wildlife. The Commission went on to request a new photo, showcasing the Monument on Bandera Road near Grass Hill Drive, looking north. Ms. Carol will be working with Josué De La Torre to provide a list outlining the needed changes.

City Staff walked the Zoning Commission through a presentation of pages 1-49. The Commission noted that it would be nice, if additional pictures could be included in the Master Plan. Ms. Carol suggested that extra pictures could be included in an appendix or perhaps an “enhanced” interactive digital version of the Master Plan. Chairman Olen Yarnell, directed staff to also prepare a digital version of the Plan with additional pictures.

The Commission requested that the picture highlighting the historical marker, near the Huebner-Onion Homestead be large enough to read, or reference the text in the appendix. On page 21, the Commission noted that the descriptions of Raymond Rimkus Park needs to reflect the volleyball court, basketball courts, and the two tennis courts.

The Zoning Commission requested that the segment discussing the Floodplain on page 26 be clarified to note that the Mandatory Detention areas in the Huebner Creek Watershed, and are up stream of Leon Valley. On pages 27 and 28, the Commission requested clarification on the water and sewer numbers, those serviced by SAWS and details associated with the SAWS interconnect. The Commission also requested the Master Plan reflect that Storm Water Fee is also used to educate the public.

Commissioner Esquivel expressed concerns regarding the demographic and ethnic makeup of the Community and how it was reflected in the plan. He requested that staff provide the raw data for the Commission’s review. In addition, he inquired if the City could incorporate unemployment data on into the Leon Valley Master Plan.

The Zoning Commission added a new segment to the Master Plan devoted to the history of school’s in Leon Valley, and there were questions related to original Pioneer

School. The Commission requested that Ms. Carol get with Ms. Poss for additional details. The Commission also requested a brief biography of Teicher name be added and to clarify the location of Pet Neff Middle school.

The Zoning Commission also requested confirmation on the distance between Leon Valley and downtown San Antonio. Previous versions of the Master Plan have noted that as 17 miles, and the Commission wanted to verify the distance.

There were several questions raised regarding the Zoning Description portion of the Master Plan. Provide clarification regarding different housing types, their compatibility with different residential uses, and their respective zoning descriptions. Provide a definition in the Master Plan for Specific Use Permits.

**V. Announcements by Commission Members and staff.**

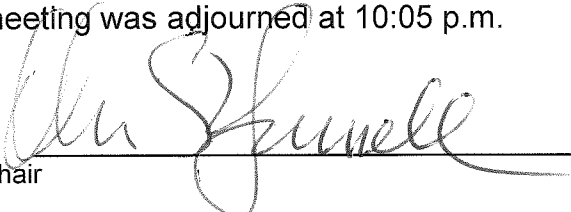
Ms. Carol advised the Zoning Commission of the upcoming City Council Orientation session, that will be at 8:30 on May 20h in the City Council Chambers, and that your attendance is encouraged.

Commissioners did express concerns about the lack of lighting at City Hall, in the parking lot adjacent to Bandera Road. Chairman Yarnell noted the need for a bench to be placed on the walkway, outside of City Hall, where the steps were formerly located, and that trash cans should be reinstalled in this area and also on the outside patio when it is fully developed in the future.

**VI. Adjourn**

Commissioner Henry Diecker made a motion to adjourn, seconded by 1st Vice Chair Phyllis McMillan. The motion passed unanimously and the Zoning Commission meeting was adjourned at 10:05 p.m.

Chair



Staff

