# CITY OF LEON VALLEY

## ZONING COMMISSION AGENDA
## ZONING MEETING

**Tuesday, April 25, 2017, at 6:30p.m.**
**Council Chambers, 6400 El Verde Road**
**Leon Valley, TX 78238**

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

**II.** Consideration and Action on the **Minutes of March 28, 2017**

**III.** **Public Hearing to Consider Specific Use Permit (SUP) Case #2016-276**, a request by Arturo Ferrer, applicant and property owner, to Amend Ordinance 10-019 of SUP #2010-265, to Remove, Condition (b.) "Parking areas to be constructed with permeable surfaces," being Portions of Lots 6 and 7, CB 4430, Leon Valley Homesites Subdivision, located at 5504 Shadow Mist Drive.

**IV.** **Public Hearing to Consider Zoning Case #2017-398**, to Rezone approximately 0.72 acres of land being Lot 7, CB 4445, Dirt V-Murchison-Huebner Subdivision, generally located in the 7400 block of Huebner Road, from B-1 (Small Business) Sustainability Overlay to B-2 (Retail) Sustainability Overlay.

A. Presentation/Questions (Staff/Applicant/Zoning Commission)
B. Public Hearing (Public Comments/Questions)
C. Rebuttal to Questions & Discussion (Staff/Applicant/Zoning Commission)
D. Recommendation (Zoning Commission)

**V.** **Public Hearing to Consider Zoning Case #2017-399**, to Rezone approximately 1.25 acres of land being Lot 9, Block 4, CB 4428, Bandera/SASA Subdivision generally located at 5308 Bandera, B-3 (Commercial) Commercial/Industrial Overlay to I-1 (Light Industrial) Commercial/Industrial Overlay, generally located at 5308 Bandera Road.

A. Presentation/Questions (Staff/Applicant/Zoning Commission)
B. Public Hearing (Public Comments/Questions)
C. Rebuttal to Questions & Discussion (Staff/Applicant/Zoning Commission)
D. Recommendation (Zoning Commission)

**VI.** **Public Hearing to Consider Zoning Case #2017-400**, to Rezone approximately 0.344 acres of land, being Lot 9, Block 4, S.R. Hodges Subdivision generally located at 5301 Bandera Road from R-2 (Two-Family Dwelling) Commercial/Industrial Overlay to B-2 (Retail) Commercial/Industrial Overlay, generally located at 5301 Bandera Road.

A. Presentation/Questions (Staff/Applicant/Zoning Commission)
B. Public Hearing (Public Comments/Questions)
C. Rebuttal to Questions & Discussion (Staff/Applicant/Zoning Commission)
D. Recommendation (Zoning Commission)

**VII.** **Public Hearing to Consider Specific Use Permit (SUP) Case #2017-278**, a request by Jonathan Keller, applicant, to operate a "Motorcycle Sales, Repair and Service," being Lot 5, Block 1, CB 4428H, West Loop Business Park Unit #2, specifically located at 5419 Bandera Road Suite 711.

A. Presentation/Questions (Staff/Applicant/Zoning Commission)
B. Public Hearing (Public Comments/Questions)
C. Rebuttal to Questions & Discussion (Staff/Applicant/Zoning Commission)
D. Recommendation (Zoning Commission)

**VIII.** Consideration and Recommendation on Final Draft of the Leon Valley CY 17 Action Plan (AP)

A. Discussion of AP
B. Recommendation on AP

**IX.** Discussion and Suggestions for the 2nd Draft of the 2017 Master Plan (MP)

A. Submit Redlines to Staff
B. Staff to Revise 2nd Draft MP, due to Zoning Commission May 23, 2017

**X.** Update of the Status of Upcoming Cases/Items.

**XI.** Announcements by Commission Members and Staff. At this time, reports about items of community interest, which no action will be taken may be given to the public as per Chapter 551.0415 of the Government Code, such as: expressions of thanks, congratulations or condolence, information regarding holiday schedules, reminders of social, ceremonial, or community events organized or sponsored by the governing body or that was or will be attended by a member of the Leon Valley City Council or a City official.

**XII.** Adjournment.

**Executive Session.** The Zoning Commission of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

**Attendance by Other Elected or Appointed Officials:**
It is anticipated that members of City Council or any other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of City Council and any other boards, commissions and/or committees of the City, whose members may be in attendance in numbers constituting a quorum. These City Council members and members of other City boards, commissions, and/or committees may not deliberate or take action on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE ZONING COMMISSION was posted on the Bulletin Board at City Hall, 6400 El Verde Road, Leon Valley, Texas, on April 18, 2017 at 12:00 p.m. and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at www.leonvalleytexas.gov. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391.

**SAUNDRA PASSAILAIGUE, TRMC**
City Secretary

CITY OF LEON VALLEY TEXAS