



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

**December 11, 2012**

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, December 11, 2012, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

**I. Roll Call**

Present were Chairman Claude Guerra III, 1<sup>st</sup> Vice-Chair Wendy Phelps, 2<sup>nd</sup> Vice-Chair Olen Yarnell, and Members Hal Burnside and Pedro Esquivel and Alternate Members Phyllis McMillan and Nicole Monsibais. Absent and excused were Members Mike Davis Jr., Carmen Sanchez and Alternate Member Carlos Fernandez. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

Councilmember Kathy Hill was also present as an audience member.

**II. Approval of Minutes – November 27, 2012**

Commissioner Phyllis McMillan made a motion to approve the minutes as written. 2<sup>nd</sup> Vice-Chair Olen Yarnell seconded the motion, and the motion passed unanimously by voice vote.

**III. Discussion of the Master Plan Revisions for the following Neighborhood Area –  
11N Seneca West, 12N Hodges, and 13N Bandera Pass Areas**

Chairman Claude Guerra III opened the discussion of the Master Plan Revisions. Staff addressed the audience and noted that the Zoning Commission reviews the Master Plan every 4 years to update it with current information and trends. Staff further noted that the Master Plan was a policy guide and was to be considered in broad terms and not as law.

Commission Member Pedro Esquivel began the Seneca West presentation noting the following observations that were made upon review and site visit by Commissioner Mike Davis, Jr. and himself:

**11N Seneca West Area**

1. The existing Neighborhood Matrix lets the reader/developer know what zoning/land uses are desirable for the area and provides adequate direction for staff and the Zoning Commission to follow.
2. There is no inconsistency or incompatibility of the matrix for the area. It is hoped that community members come forth and express themselves as to any zoning changes they feel would be desirable.
3. The existing zoning and development regulations appear to implement the plan. There is presently no recommendation to change the zoning/development regulations for this area.
4. An area of concern that might be reviewed more critically would be explicit signage of potential flooding as noted in the Plan. Also there may be need to evaluate the potential safety hazard the undeveloped acreage of overgrown weeds and brush. As there are no "fire breaks" between the undeveloped land and the nearby homes it has the potential of being a serious fire problem. It is suggested that safety measures be evaluated to determine needed safeguards.
5. The area improvements appear to be in good shape, generally. Vigorous Code Enforcement is encouraged with special attention to grass fire mediation in the unimproved land area.
6. Consistent with the ongoing safety concern it is suggested that we look closely at the potential

flooding of the same parts of the area and see what can be done to reduce the potential flooding problems. One possible assist in this is perhaps citizen input on the development of a flood evaluation plan (also in the MP).

7. The best opportunity for Economic Development appeared to be along Bandera Road. Modest improvements to building exteriors to improve "curb" appeal should be encouraged.
8. Beyond the suggestions already made and the proposed action recommended it is suggested that continued monitoring of citizen needs and code enforcement be ongoing and updated on a time fired schedule by appropriate city entities.
9. Paved streets and sidewalks maintained by the city appear to be adequate. Ongoing Capital Improvements to improved street and fire hydrants were noted.
10. It is believed that Plan for this area can be lived with if adequate needs are properly addressed.

Concluding the review of Seneca West, Vice-Chair Wendy Phelps and Commissioner Phyllis McMillan began the discussion of the Hodges and Castle Estates Areas. The following was noted the following in the presentation:

### **12N Hodges Area**

1. The Master Plan does provide adequate directions for developers, staff and the Commission. The yards in Hodges Subdivision are well maintained. Hodges is an older area of the city.
2. The Master Plan Matrix for Hodges is consistent and compatible with the area.
3. The recommendations in the plan implement the goals for the area.
4. Street lights are needed in the area. It is very dark in some areas.
5. There area several stray cats and a few dogs in Hodges. The fencing is good standing, landscaping is appropriate and there are no beat up car or boats in front yards.
6. It is not clear as to whether there are flooding concerns in the area it depends how much it rains.
7. No economic development is supported in this area-mostly residential.
8. Traffic is a serious concern in the area because cars and trucks cut through to get to Bandera from Evers and vise versa.
9. More street lights on Hodges.
10. Yes, the Plan supports living in the area but traffic remains a big concern.

### **13N Bandera Pass**

1. This area is in good condition. The residential part of this area is zoned R-5 (Manufactured Home District). The matrix clearly identifies the zoning/land uses that are desirable to the area and provides direction to staff and the Commission.
2. The zoning in this area consists of B-2 (retail), B-3 (commercial), a small parcel of R-1 (single Family), and R-5 (mobile home district). The zoning seems to be compatible with this area and what the community members desire.
3. Rezoning the lots in the B-2 (retail) facing Bandera Road might be considered to encourage other office, small business, or mixed use space. The existing zoning regulations would be consistent to implement a plan of this type.
4. The sidewalks and signage in this area appear to be adequate. It was noted that a stop sign in the Bandera Pass Manufactured Home Area was badly worn.
5. The area is well maintained and appears to be monitored by the property owner of the Bandera Pass residential area. The property owner is responsible for upkeep of the landscaped areas along the entrance road and it appears to be neat and mowed. Code Enforcement of the area is certainly encouraged.
6. No flood issues were noted.
7. Continued encouragement of businesses to occupy this area would certainly benefit Economic Development. Empty land areas could be developed to draw business and bring offices, small businesses, or other mixed use into the area.

8. The Strategic Plan for this area is adequate for the development of business and continued management of the Bandera Pass Manufactured Home Park.
9. Pedestrian access (sidewalks) along the B-2 and B-3 area on Bandera Road may be considered for pedestrian safety.
10. The Plan is acceptable for this area.

After the presentation of the area observations was complete, Chairman Guerra III opened the public discussion portion of the public meeting.

**Monica Alcocer, 5985 Aids Drive**, addressed the Commission and noted that CPS was repairing and working in this area and left a lot of debris in the area which would result in serious problems if there is heavy rain. She also noted that there is a stop sign down at Aids and Samaritan and a dead end sign down past Aids Drive and requested replacement. She explained that Animal Control assistance was needed because wild hogs are a major problem in the area and hunters in the area poaching deer - kids at play in the area creates a very dangerous situation. She also noted that the area remains a magnet for illegal dumping of trash, debris and other items and they still have serious flooding issues during heavy rains due to developments upstream from the Ridge.

**Kevin Hakala, 4928 Althea Drive**, addressed the Commission and noted continued flood concerns in the area and suggested a study or a long term solution such as a storm drain system with gutters. He explained that the City of San Antonio also needed to maintain their regular maintenance of the ditch in the right-of-way. He noted that a desperate need for lighting and traffic calming measures such as speed bumps along both Hodges from Bandera to Evers and Althea from Bandera to Hodges. He also noted the need for additional mosquito spraying.

**Abraham Diaz, 6014 Kinman**, addressed the Commission and noted that he had a suggestion for the development of the vacant land in Seneca West, with R-1 (Single-Family) and changing some of the zoning to R-6 (Garden Home) with the condition of a Tax Increment Reinvestment Zone (TIRZ). He noted that this designation allows money to go back to the property but only if the project is done and approved by the City Council and a special TIRZ Board which specifies zoning, parks, and low-impact development. He explained that the developer has to follow the TIRZ or they are not reimbursed. He noted that the capital improvements in the area were failing and that certificates of obligation could be issued to deal with public improvements.

**Patty Manea, 6103 Britania Court**, addressed the Commission and noted that she felt that the property in Seneca West was mishandled by developers in the past, but she was interested in development, and improved drainage, streets and lighting in the area. She also noted a concern with the wild hogs noted by Ms. Alcocer.

**Guenther Freitag, 4909 Hodges Drive**, addressed the Commission and noted the following: lighting is needed in the area, police monitoring of streets because although they have signs that say "no thru traffic" this is regularly ignored, attention to flooding, and overgrown lots behind his home.

**David Herrera, 4921 Althea Drive**, addressed the Commission and noted concerns with drainage, traffic, street lights, and mosquito and rodent problems.

**Hector Flores, Hodges Dive**, addressed the Commission and noted he was a long time resident in the area and you cannot even walk along the street in the area; speeding traffic is a big problem. He urged more police monitoring in the area.

**Marion Larkin, 6403 Royalty Point**, addressed the Commission and requested that the City keep the area behind her home properly mowed along the creek.

Chairman Guerra III noted as part of the discussion the **Sharon Hendricks**, of **6015 Aids Drive** had submitted a letter to the Commission noting that the Master Plan recommendations for Seneca West remain R-1.

Being no further discussion Chairman Claude Guerra III thanked those in attendance for their participation and ended the public meeting discussion. He urged the audience to attend budget meetings to express their needs for street lights, drainage, streets, sidewalks, etc... It was noted that staff would be forwarding the community concerns to the necessary departments, but the Chairman still encouraged residents to inform the Council members regarding their concerns.

**IV. Executive Session in Accordance with the Texas Local Government Codes**

There was neither item, nor action necessary for this session.

**VII. Adjourn**

Commissioner Pedro Esquivel, made a motion to adjourn, seconded by Commissioner Phyllis McMillan. The motion carried by voice vote and the meeting was adjourned at 7:45 p.m.



CHAIR



STAFF