



MINUTES OF THE MEETING OF THE
LEON VALLEY ZONING COMMISSION

January 29, 2013

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, January 26, 2013, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

I. Roll Call

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

II. Approval of Minutes – December 10, 2012

Vice-Chair Wendy Phelps made a motion to approve the minutes as written. Commissioner Pedro Esquivel seconded the motion, and the motion passed unanimously by voice vote.

**III. Discussion of the Master Plan Revisions for the following Neighborhood Area –
14N Pavona Place**

Chairman Claude Guerra III opened the discussion of the Master Plan Revisions.

Commissioner Carmen Sanchez began the review of the Pavona Place Area noting the following observations were made upon site visit with Commissioner Hal Burnside:

1. What is the state of the area? Does the existing Neighborhood Matrix pointedly let the reader/developer know what zoning/land uses are desirable to the area and provide direction for Staff and the Commission?

The area is in great condition with properties beautifully maintained. This area has newer homes built in the mid-1990s with standard lots. The zoning and use is predominately residential, with portions zoned, B-1 (Small Business), B-2 (Retail), and G/E (Government/Exempt).

2. Is all the proposed zoning consistent and compatible with the area? Is it what your community members want?

Yes. The proposed zoning is residential and it is compatible with the area and it is what the community members want.

3. Do other zoning districts need to be considered for the area? Do existing zoning and development regulations "implement" or "hinder" the Plan?

No. The existing zoning is compatible with the area. The zoning regulations implement the plan. This is a well established community with existing properties that are compatible with the plan.

4. Are there certain Community Services that are deficient in this area that could be specified? (i.e. sidewalks and signage)

A left turn signal would help when exiting the neighborhood at the traffic light at Evers/Huebner intersection. The traffic light at this intersection has a sensor that does not work at all times. It would be best if the light works on a set schedule to provide entrance and exit from the neighborhood.

5. What does the area/environment look like? Is Code Enforcement or Animal Enforcement needed? (i.e. fences, landscaping, storage of property/vehicles)

The area looks excellent. Animal Enforcement is needed to control cats in the area.

6. Are there obvious flood issues that need to be considered?

There are not obvious flood issues noted.

7. Could Economic Development benefit this area? How?

The area looks good. Street lighting is acceptable. Possibility of adding calming traffic measures to ease the entry and exit from the area.

8. What should the Strategic Plan for this area consist of? What is the course of action?

The strategic plan should be to work with the City of Leon Valley to ensure activity and traffic due to the recently opened DMV does not affect the area negatively. Appropriate measures may be needed to ease the entry and exit from the area.

9. Note: Capital Improvement (CI) suggestions should remain general since there is an actual CI Plan and improvements are usually budgeted items.

The area is maintained properly and should be kept according to the City's Capital Improvement plan.

10. Can "you" live with the Plan for this area?

Yes. The current plan is acceptable.

The following changes were also recommended to the Comprehensive Master Plan:

1. **Sentence is to be added to the 4th paragraph after "(outside Leon Valley City Limits).**

Traffic is also expected to increase due to the opening on, January 2013, of a Department of Motor Vehicle mega office at the corner of Huebner Road and Evers Road.

2. **Delete the following:**

The addition of another turning lane at the intersection of Bandera and Huebner Road to accommodate and encourage smooth traffic flow would aid in preventing accidents and traffic backup.

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

There was one (1) audience member in attendance of 115 notifications sent to residents in the area.

Pamela Weatherford, 6614 Pavona Ridge, addressed the Commission and noted that she had lived in Leon Valley since 2007. She also noted that she had not encountered any adverse affects from the new DPS Office on Huebner. She explained that she enjoyed Leon Valley and the City was a "well

run operation.” She also noted that she had met the Mayor and she appreciated the Master Planning meeting for the community.

Being no further discussion Chairman Claude Guerra III thanked Ms. Weatherford for her participation and ended the public meeting discussion.

The Commission spoke generally, Commissioner Pedro Esquivel noted that during Master Plan meeting community concerns are raised and forwarded to the City Council for action. He asked staff what sort of liability that put the Council under especially if matters were not addressed and something adverse happens in the community. Staff noted that they would consult with the City Attorney.

Chairman Guerra III requested that Staff create a Final Report that could be submitted to the City Council to bring attention to items and concerns. Commissioner Carmen Sanchez agreed that a creating a report would be a good means of communicating with the Council and community. Vice-Chair Wendy Phelps recommended a joint meeting between the Zoning Commission and City Council. Commissioner Pedro Esquivel noted that items that continued reoccurring in the Master Plan should be addressed. Chairman Guerra III noted that all discussion items could be prioritized.

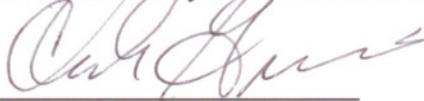
After brief discussion, the Zoning Commission collectively agreed that addressing matters brought to the attention of the Commission and Council as a result of Master Planning discussions should be formally addressed to the City Council in a final report.

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 2nd Vice-Chair Olen Yarnell. The motion carried by voice vote and the meeting was adjourned at 7:21 p.m.



CHAIR



STAFF