



MINUTES OF THE MEETING OF THE
LEON VALLEY ZONING COMMISSION

February 26, 2013

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, February 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 Alternate Members Phyllis McMillan, Nicole Monsibais and Carlos Fernandez. Absent and excused was Member Carmen Sanchez. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

II. Approval of Minutes – January 29, 2013

Commissioner Pedro Esquivel made a motion to approve the minutes as written. 2nd 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 Areas –
15N Shadow Mist Area and 16N The Ridge at Leon Valley Area**

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

Chairman Guerra III and Alternate Commissioner Carlos Fernandez began the review of the Shadow Mist Area noting the following:

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?*

Shadow Mist is a small Garden Home Subdivision that is just eight years old. At this time there are two units under construction. Eventually it will consist of 104 units. The neighborhood matrix does inform the reader/developer of the zoning/land use and gives direction to staff and commission.

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

This is a residential area which would be compatible with other residential zones. It suits the area and the community.

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

No other zoning districts are needed. Current zoning and development regulations implement the Plan.

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

No deficiencies within the Subdivision neighborhood were noted. Outside the subdivision, observed at the end of Shadow Mist Rd. was a small amount dumped trash, (boxes and tree clippings). This could be addressed with signage.

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

The immediate environment of the subdivision area is up-to-date and satisfactorily maintained. It must be note, if undeveloped parklands adjacent to the subdivision are ever opened to the public, care and consideration should be given to issues resulting from increased vehicle traffic, lighting, noise, trash and foot traffic.

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

There were no flood or drainage issues observed. However, Master Plan 2009 does reference action plan flood issues which need to be monitored and updated.

7. *Could Economic Development benefit this area? How?*

Commercial zoning is limited in this area. The undeveloped lands adjacent to Shadow Mist are not suitable for economic development. The Grissom Road thoroughfare is the best suited area for economic development.

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

The Strategic Plan should continue to support and protect the existing areas for residential use. It should address any issues related to flooding and drainage. It should monitor and address any issues resulting from open space development in the adjacent areas.

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

Implement projects that resolve any developing drainage and flood plain issues.

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

The current plan is satisfactory.

Vice-Chair Olen Yarnell and Alternate Commission Member Nicole Monsibais presented the findings for 16N The Ridge at Leon Valley Area as follows:

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 Ridge is new and has been fully built out since the last Master Plan Review.

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

Yes. Any proposed B2 retail along Thistle, Watercress and Blackberry should remain consistent with current B2 as homes converted to retail. The current B2 zoning transitions well from the neighborhood to the adjacent B3 zoning areas.

3. *Do other zoning districts need to be considered for the area? Do existing zoning and development regulations “Implement” or “hinder” the Plan?*

Las Brisas Estates is located next to The Ridge on Blackberry Street but there is not a clear identifier, (street signs) to show where Leon Valley begins/ends. The subdivision is part of Leon Valley, but there are some houses next to it that appear to be a rural area in San Antonio.

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

The curve from Watercress to Caraway Bend is dangerous. The corner needs lane markings and a yield and/or caution curve signs. The curve is too narrow for two cars to safely pass through and has dangerous blind spots.

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

It is one of the newer subdivisions, and is very well maintained.

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

Yes, special attention should be given to the drainage in the area. The subdivision contains steep hills and some back yard walls that separate the individual properties that are nearly 12 feet high and the runoff does occasionally cause problems for some residents.

There are a number of adequate drainage areas at the bottom of the subdivision’s hills, but intermittently there have also been some flooding issues on the corner of Poppy seed and Caraway Bend.

7. *Could Economic Development benefit this area? How?*

Yes, the Fiesta Dodge property needs to be developed ASAP.

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

Development surrounding the subdivision along Fiesta Dodge and Seneca West properties should remain a priority. This Commission approved zoning for a Fiesta Dodge property developer that included a trail abutting the back of some of The Ridge property owners’ fences.

Currently, the HOA maintains the back of these property areas. If the developer fulfills their promise to dedicate part of the land for trail use careful attention needs to be given to who will maintain these areas (i.e. the developer, City or The Ridge HOA).

Attention must also be given to the abutting the detention pond. Presently the area is being maintained in less than satisfactory condition.

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

Special care should be taken to address all drainage issues as the development of the trails, to/from the Ridge and the Seneca West area are being designed, and built as to preclude the possibility of transferring any future costs obligation to the COLV.

Also, since these trails will eventually connect to Huebner Creek and Leon Creek trail ways, and the COSA/COLV Crystal Hills Park, they should be developed to conform to the same standards of design that is being used for those two connecting trails.

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

Yes, absolutely. This area has a lot of development potential.

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

There were thirteen (13) audience members in attendance from the Shadow Mist Area and no representation from the Ridge other than Alternate Commission Member Nicole Monsibais who lives in the area.

**Eugene Coronado – 6433 Von Rosk
Shirley Jonas – 6523 Sally Agee
John Marshall Difindorf (JMD) – 6545 Charles Field
Karen Weidlich – 6541 Charles Field
Ronella Romo – 6620 Charles Field
Kasandra Abrego – 6633 Charles Field
Erica Almaraz – 6536 Sally Agee
Paul Curiel – 6612 Sally Agree**

All addressed the Commission and noting the same concern the Conceptual Thoroughfare Plan in the Master Plan which would allow El Verde and Shadow Mist to be opened to traffic. They noted many people already turn on Shadow Mist thinking it is thru street. They also noted that this was problematic when El Verde was temporarily opened when the water main busted at El Verde and Bandera Road. The residents of Shadow Mist further expressed that they really did not want additional traffic in the area or access to their neighborhood by the general public. Mr. Coronado suggested a traffic sign indicating “no outlet” may help the situation.

Staff noted that there would be eventual access on Shadow Mist for Crystal Hills and Leon Valley Park access through Huebner Creek and a parking lot would be located at the end of Shadow Mist for park visitors.

Being no further discussion Chairman Claude Guerra III thanked the audience for their participation and ended the public meeting discussion.

