



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

**September 24, 2013**

The regular meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, September 24, 2013, 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 Mike K. Davis Jr. and Carmen Sanchez, and Alternate Member Phyllis McMillan. Absent and excused were Member Hal Burnside and Pedro Esquivel and Alternate Members Nicole Monsibais and Carlos Fernandez. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

**II. Approval of Minutes – July 30, 2013**

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

**III. Master Plan Discussion and Updates  
-Complete Commercial Corridors**

Staff noted that the Master Plan review and revision of the residential and commercial areas were completed. Staff requested volunteers to assist in editing. Chairman Guerra III recommended that the document be divided into groupings for different members of the Commission to review. Staff agreed that various sections would be sent to all 10 members of the Commission for editing and review.

**IV. Proposed Upcoming Agenda Items**

**A. Tree Variance Requests – Direction in the Code for Preliminary Review Considerations by the Tree Advisory Board**

Staff noted that per the current code tree variance considerations would go before the Board of Adjustment. Staff explained that since the adoption of the current code a Tree Advisory Board was created and individuals appointed to consider all matters regarding trees. Staff noted that the process would be modeled after the Zoning Commission; the Tree Advisory Board would hear variance requests and provide a recommendation that would then be forwarded to City Council for final determination.

The Commission asked when the item would be brought to them for recommendation. Staff noted that the item would be on the next regular meeting agenda.

**B. Definition and Use Classification – Financial Institutions and Non-Chartered Financial Institutions**

Staff noted that there was presently not a proper use classification for Non-Chartered Financial Institutions and that there appeared to be an over saturation of these businesses in Leon Valley with 12 or more of them located within the city limits. Staff further explained that the payday loan type uses were currently issued certificates of occupancy as "office" uses (very general terms). Staff noted that research was being conducted into the repercussions of over saturation of payday lending businesses. It was also noted that the item had been up for discussion in the Texas Legislature and that many surrounding communities were beginning to create more regulation in relation to these

