



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

June 25, 2013

The regular meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, June 25, 2013, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

I. Roll Call

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

In the absence of 1st Vice-Chair Wendy Phelps; Alternate Member Phyllis McMillan was seated as a voting member.

II. Approval of Minutes – March 26, 2013

Staff noted an administrative correction. Commissioner Hal Burnside made a motion to approve the minutes as amended. Commissioner Pedro Esquivel seconded the motion, and the motion passed unanimously by voice vote.

III. Discussion and Consideration of the Master Plan Revisions

- Residential Summary**
- Commercial Corridors**

Staff noted that the Master Plan residential area considerations and revisions were complete. Staff explained that a summary was being prepared so that the information could be passed on to the City Manager and City Council for their information and potential action on matters that concerned the community. Staff provided a sampling for the Zoning Commission to review.

Chairman Guerra III asked how soon the document would be completed. Staff noted that the document would be completed within a day or two and could be forwarded to the City Manager's Office to pass on to the City Council. The Commission agreed that it would be good to forward the document so that the City Council could review it during budget time.

Chairman Guerra III noted that there were two (2) zoning considerations that had arisen at various points in the past. The first he noted was at Blackberry Drive to consider rezoning a block of B-2 (Retail) properties to R-1 (Single-Family) as the trend in the area had moved to residential. Staff noted that the property owner of the one of the properties in question did not want her property rezoned to residential. Staff noted that an inquiry can be made to the property owners to see if they are interested in City initiated zoning from B-2 (Retail) to R-1 (Single-Family). The Commission asked Staff to do so.

The second property noted was the triangular property at Evers Road near Seneca that was tri-zoned B-1 (Small Business), B-2 (Retail) and R-3 (Multiple-Family). Staff agreed to initiate discussion with this property owner as well and seek direction from the City Manager and City Council.

Staff began the discussion of Corridor 1aCC Bandera Road North noting this area should reflect the following: monument sign installation at the northern boundary, median modification by the City of San Antonio on the northern side in San Antonio opposite of monument location, notation that this portion of Bandera Road North Corridor is within the Gateway Overlay and Sustainability Overlay, and removal of the notation that CIED Funds are being utilized for conversion of utilities. Staff also noted that a super street had been discussed for Bandera Road, however the cost of the project would be \$25 million or more and Texas Department of Transportation (TxDot) would need to secure these funds. Staff explained that with the expensive cost and the retirement of Mario Medina (advocate for super streets) from TxDot this was an unlikely endeavor at the present time.

The Bandera Road South Corridor 1bCC and Bandera Road/Loop 410 Corridor 2aCC were also reviewed noting: map revisions, notation of the overlay covering the area, monument signage, and revision to the Conceptual Thoroughfare Plan.

Being no further discussion, the Commission agreed to review a new grouping of Commercial Corridors at the regular meeting of July.

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

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

VII. Adjourn

2nd Vice-Chair Olen Yarnell, made a motion to adjourn, seconded by Commissioner Phyllis McMillan. The motion carried by voice vote and the meeting was adjourned at 7:55 p.m.



CHAIR



STAFF