



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

**October 23, 2012**

The meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, October 23, 2012, in City Council Chambers at 6400 El Verde Road, Leon Valley, Texas.

**I. Roll Call**

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

**II. Approval of Minutes – August 28, 2012**

Commissioner Pedro Esquivel made a motion to approve the minutes as written. 1<sup>st</sup> Vice-Chair Wendy Phelps seconded the motion, and the motion passed unanimously by voice vote.

**III. Discussion of the Master Plan Revisions for the following Neighborhood Area –  
8N Forest Oaks Area**

Chairman Claude Guerra III opened the discussion of the Master Plan Revisions for 8N Forest Oaks Area. 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. Staff turned the discussion of the Forest Oaks Area to Chairman Guerra III and Commissioner Hal Burnside. In their presentation they noted the following regarding Forest Oaks:

- 1. Forest Oaks is a residential area, well established for over 40 years. It is generally in good condition, but there has been some decline in the maintenance of some residential properties over the years. There is very little undeveloped property, and the Master Plan clearly states that such properties should be developed as R-1.*
- 2. The existing zoning is consistent and compatible for the area.*
- 3. No additional zoning or re-zoning should be considered. The existing zoning supports the Master Plan.*
- 4. The City should consider if the pedestrian cross walk on Evers Road at the Library to the Park could be made more visible to passing traffic. There are signs that say "Yield for Pedestrians in Cross Walk," but often traffic does not yield for someone waiting to cross. The 2009 Master Plan recommended that stop signs be considered at the corner of Forest Meadow and Forest Ridge and that traffic calming measures should be considered on Forest Meadow to slow traffic. The City should review if such measures are needed.*
- 5. The area generally looks good and the residential properties for the most part are well maintained. Some code enforcement is needed on individual properties regarding landscaping, vehicles, boats, and maintenance of fences. The residential property at 6003 Forest Shadow is unoccupied and the house is structurally deteriorating.*
- 6. There are no obvious flood issues in the area.*
- 7. There is very little B-2 Retail Zoning in Forest Oaks and no other 'business' type zoning. The retail space at 6233 Evers Road is currently vacant.*

8. *The Strategic Plan for Forest Oaks should identify what measures are needed to 'revitalize' the residential properties and to make them attractive to the next generation of homeowners for raising families and investment.*
9. *The 'drainage improvement' in the area near Forest Brook and Forest Ledge noted in the 2009 Master Plan should be reviewed again. There were no obvious drainage issues observed during the tour of this area.*
10. *The Plan appears to meet the needs of the area.*

Commissioner Pedro Esquivel who also lives in Forest Oaks also noted that there were areas within the subdivision that did not have sidewalks and sidewalk consistency was needed, he also noted that some trees and bushes in the area needed to be trimmed and others that had been trimmed had been left on lots well after the brush pick-up took place. Commissioner Phyllis McMillian who also lives in the area noted that there was a drainage concern at Forest Brook that should be further explored.

Sandra Roegelein, 6010 Forest Shadow, addressed the Commission and noted that the house at 6003 Forest Shadow was deteriorating badly and she noted a concern with dogs in the area that were escaping back yards and running loose.

Robert Rodriguez, 5935 Forest Ridge, addressed the Commission and noted that there was a home which drained pool water into the alley. He also wanted to know if trees could be planted and removed in the area because when his property was first purchased there were pine trees that dried out and died and he wanted to replace them.

Diamantia Guajardo – 7111 Forest Brook, addressed the Commission and noted that when it rains water gathers in front of her house and she has even had water in her garage before. She further explained that her neighbor has the same problem; water puddles and runoff creates mud.

Sue Sauer, 7115 Forest Brook, addressed the Commission and noted that when there is heavy rain water comes over the curb at Forest Knoll, Forest Mill and Forest Ridge and the water floods into the yard. She also explained that in 2009 water flooded her front bedroom. She noted that she spoke to Fred Stolz and the engineer looked into the area. She also noted that she believed that when the road in the area was resurfaced it was raised above the level of the road and that is why the flooding occurs.

Ms. Guajardo, 7111 Forest Brook addressed the Commission a second time to note that she enjoyed walking in Raymond Rimkus Park in the evening but it is too dark and asked if lights could be considered in the Park.

Chairman Guerra III, addressed Ms. Guajardo noting that he was in discussions when lighting in the park was being considered and neighbors (especially those nearest the park) did not want the light intrusion. Staff also noted that the Park closes at sundown.

Jeremy Kreusel, addressed the Commission and noted that he was a new resident in Leon Valley and he appreciated the Master Plan discussion and that his area appeared good.

Gail Tribble, business office on Evers Road, addressed the Commission and noted that the business office at the pool, daycare and parking lots had been flooded before. She also noted concerns with traffic at the 4-way stop and also noted that traffic could use slowing at Evers Road and Forest Bend North.

Commissioner Hal Burnside noted that the Mayor had received phone calls from residents that could not attend the meeting regarding concerns with a stop light at Evers Road at Seneca Drive.

Chairman Guerra III noted that he was not sure what the solution to the traffic might be but regardless of whether it was stop signs or stop lights people run them.

Commissioner Pedro Esquivel noted that speed bumps had been discussed at a City Council meeting and he was adamantly opposed to speed bumps.

Chairman Guerra III noted that the Fire Department did not support speed bumps either because of the damage that can be caused to Fire Department equipment.

1<sup>st</sup> Vice-Chair Wendy Phelps noted that her father lives on Forest Court and also encounters problems with traffic in the area.

Robert Rodriguez, 5935 Forest Ridge, addressed the Commission again noting that he preferred pavement in the park rather than gravel which was more dangerous for slipping.

Gail Tribble, addressed the Commission and noted that Evers Road at Poss Road was very dark and could use lighting attention.

Commissioner Pedro Esquivel noted that with more traffic generated on Evers Road due to the DPS Center, perhaps they could assist in the cost of resolving traffic concerns on Evers Road.

2<sup>nd</sup> Vice-Chair Olen Yarnell noted that there is no space on Evers Road for an additional lane, and all drivers in the area need to take turns at the stop, rather than expending more funds for a traffic light.

Commissioner Nicole Monsibais asked if there was a study regarding crime issues in the park in respect to lack of lighting. Staff noted that there were no studies.

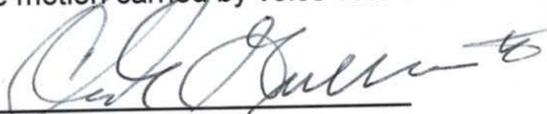
Being no further discussion Chairman Claude Guerra III thanked those in attendance for their participation and ended the public meeting discussion.

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

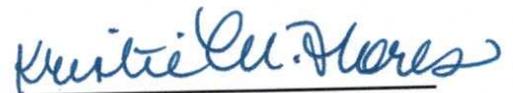
There was neither item, nor action necessary for this session.

#### **VII. Adjourn**

2<sup>nd</sup> Vice –Chair Olen Yarnell made a motion to adjourn, seconded by Commissioner Pedro Esquivel. The motion carried by voice vote and the meeting was adjourned at 7:35 p.m.



**CHAIR**



**STAFF**