



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

October 29, 2013

The regular meeting of the Leon Valley Zoning Commission convened at 6:30 p.m. on Tuesday, October 29, 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 Mike K. Davis Jr. and Carmen Sanchez, and Alternate Members Phyllis McMillan, Nicole Monsibais and Carlos Fernandez. Absent and excused was Member Pedro Esquivel. Also present was Kristie Flores, Director of Community Development, acting as recording secretary.

II. Approval of Minutes – September 24, 2013

Commissioner Phyllis McMillan made a motion to approve the minutes of September 24, 2013 as written. 1st Vice-Chair Wendy Phelps seconded the motion, and the motion passed unanimously by voice vote.

III. Public Hearing to Consider an Amendment to Chapter 14, "Zoning," Article 14.02, "Zoning Ordinance," Section 14.02.501, "Landscaping," Subsection (j), "Tree Preservation," Paragraph (16), "Variances, Appeals and Special Exceptions," to change the governing body which reviews tree variance requests from the Board of Adjustment to the Tree Advisory Board for Recommendation and the City Council for Final Determination

- a. Public Hearing**
- b. Zoning Commission Recommendation**

Chairman Guerra III opened the discussion at 6:35p.m. Staff noted that the consideration was administrative to change the reviewing body for tree variances to the Tree Advisory Board of Adjustment rather than the Board of Adjustment. Staff noted that in 2008 the Mayor and Council appointed a Tree Advisory Board to review items pertaining to trees and Leon Valley's Tree Challenge to plant 10,000 trees by 2020. Staff also noted that a similar change had been made to amend the Zoning Code for sign variances so that they would continue to be reviewed by City Council rather than by the Board of Adjustment. Staff explained that because the amendment was to the Zoning Code there had to be publication of notice of the consideration to change the language in the Code as well as review and recommendation by the Zoning Commission with a public hearing. Staff outlined the change in the provided handout and remained available for questions.

Chairman Guerra III asked if the Tree Advisory Board (TAB) was aware of the change that was being proposed. Staff noted that they were aware and supported the amendment.

Commissioner Hal Burnside asked if the only requests that the amendment pertained to were only tree variances. Staff affirmed that the TAB would only review tree variance requests.

Chairman Guerra III opened the public hearing at 6:46p.m., being no public comment Chairman Guerra III closed the public hearing at 6:47p.m.

Chairman Guerra III noted that there was precedent for the amendment which was similar to what was done with sign variances and that he supported the amendment for tree variances to be reviewed by the proper group which in this case was the Tree Advisory Board.

