



CITY OF LEON VALLEY

NOTICE OF MEETING

Board of Adjustment

6:30 PM – January 17, 2024

Leon Valley City Council Chambers
6400 El Verde Road, Leon Valley, TX 78238

MINUTES

1. CALL TO ORDER AND ROLL CALL

Chair Yvonne Orozco called the Board of Adjustment meeting to order at 6:30 PM.

PRESENT

Chair

Yvonne Orozco

Vice-Chair

Betty Heyl

Board Member

Danielle Bolton

Arrived – 6:34 PM

2nd Vice-Chair

Stephen Parker

Board Member

Bryan Sawyer

ABSENT

1st Alternate

David Siege

Excused

Council Liaison

Will Bradshaw

Unexcused

Also in attendance were Planning and Zoning Director Mindy Teague and Permit Technician Elizabeth Aguilar.

2. APPROVAL OF MINUTES

1. Board of Adjustment - Regular Meeting - January 11, 2024

Vice-Chair Heyl made a motion to approve the minutes as presented, which was seconded by 2nd Vice-Chair Parker. The motion carried unanimously.

3. NEW HEARINGS

1. Presentation, Public Hearing, and Possible Action to Consider a Request by Enrique Reyna, applicant, for a variance to the Leon Valley Code of Ordinances, Chapter 15, "Zoning", Division 6 Districts, Boundaries, and use Regulations, Sec. 15.02.306 - "R-1" Single-family Dwelling, (c) Setback Requirements, (2) Rear Yard."

Planning and Zoning Director Teague presented the case information.

Chair Orozco opened the public hearing at 6:36 PM. Seeing that nobody wished to speak, Chair Orozco closed the public hearing at 6:37 PM.

A brief discussion between the Commissioners, Planning and Zoning Director Teague and the applicant Enrique Reyna was held regarding the hardship letter, ramp, and verifying that no other variances were being requested.

Vice-Chair Heyl made a motion to approve the case as presented, which was seconded by 2nd Vice-Chair Parker. The motion carried unanimously.

Voting Yea: Chair Orozco, Vice-Chair Heyl, 2nd Vice-Chair Parker and Board Members Bolton and Sawyer

Voting Nay: None

2. Presentation, Public Hearing, and Possible Action to Consider a Request by Humilda Valencia applicant, for property owner Noe Chavez Valencia, for a variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Sec. 15.02.306 - "R-1" single-family dwelling, (c) Setback Requirements, (1) Front Yard."

Planning and Zoning Director Teague presented the case information.

Chair Orozco opened the public hearing at 6:47 PM.

Residence from the area spoke, noting their approval of the request by the applicant Humilda Valencia.

The following residents spoke in favor: Jay Clapper and Jason Velarde.

The following residents spoke in opposition: None

A brief discussion between the Commissioners, Planning and Zoning Director Teague and the applicant Humilda Valencia was held regarding the reasons for request, which included ease of access to the front yard, coverage from the sun, and access for emergency service personnel.

Board Member Sawyer made a motion to approve the case as presented, which was seconded by Vice-Chair Heyl. The motion carried unanimously.

Voting Yea: Chair Orozco, Vice-Chair Heyl, 2nd Vice-Chair Parker and Board Members Bolton Sawyer

Voting Nay: None

4. ANNOUNCEMENTS

Chair Orozco thanked everyone for coming to the meeting.

Planning and Zoning Director Mindy Teague reminded the Board that they will only meet as needed, but if the Board Members felt they needed more training she would provide dates and times.

Chair Orozco agreed that additional training would be a good thing for the Board Members.

4. ADJOURNMENT

Chair Yvonne Orozco announced the meeting adjourned at 7:02 PM.

These minutes were approved by the Board of Adjustment on the DAY of MONTH YEAR.

APPROVED

YVONNE OROZCO
CHAIR

ATTEST: _____

ELIZABETH AGUILAR
PERMIT TECHNICIAN

DRAFT