



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

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

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

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."
2. Presentation, Public Hearing, and Possible Action to Consider a Request by Humilda Valencai 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."

Executive Session. The Board of Adjustment of the City of Leon Valley reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on the posted agenda, above, as authorized by the Texas Government Code, Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

Sec. 551.0411. MEETING NOTICE REQUIREMENTS IN CERTAIN CIRCUMSTANCES: (a) Section does not require a governmental body that recesses an open meeting to the following regular business day to post notice of the continued meeting if the action is taken in good faith and not to circumvent this chapter. If an open meeting is continued to the following regular business day and, on that following day, the governmental body continues the meeting to another day, the governmental body must give written notice as required by this subchapter of the meeting continued to that other day.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other City boards, commissions and/or committees may attend the open meeting in numbers that may constitute a quorum. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of any other boards, commissions and/or committees of the City, whose members may be in

attendance in numbers constituting a quorum. These members of other City boards, commissions, and/or committees may not deliberate or act on items listed on the agenda. [Attorney General Opinion – No. GA-0957 (2012)].

I hereby certify that the above **NOTICE OF PUBLIC MEETING(S) AND AGENDA OF THE LEON VALLEY CITY COUNCIL** was posted at the Leon Valley City Hall, 6400 El Verde Road, Leon Valley, Texas, and remained posted until after the meeting(s) hereby posted concluded. This notice is posted on the City website at <https://www.leonvalleytexas.gov>. This building is wheelchair accessible. Any request for sign interpretive or other services must be made 48 hours in advance of the meeting. To make arrangements, call (210) 684-1391, Extension 216.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
JANUARY 11, 2024, 12:00 PM



CITY OF LEON VALLEY NOTICE OF MEETING

Board of Adjustment

6:30 PM – January 11, 2024

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

MINUTES

1. CALL TO ORDER AND ROLL CALL

Vice-Chair Yvonne Orozco called the Board of Adjustment meeting to order at 6:32 PM

PRESENT

Vice Chair	Yvonne Orozco
Board Member	Betty Heyl
Board Member	Stephen Parker
Board Member	Bryan Sawyer

ABSENT

Board Member	Danielle Bolton - Excused
1st Alternate	David Siege - Unexcused
Council Liaison	Will Bradshaw – Unexcused

Also in attendance were Planning & Zoning Director Mindy Teague, Permit Technician Elizabeth Aguilar, and City Council Member Rey Orozco

2. APPROVAL OF MINUTES

1. Board of Adjustment – Regular Meeting – November 8, 2023

Board Member Heyl made a motion to approve the minutes as presented, which was seconded by Board Member Parker. The motion carried unanimously.

3. NEW BUSINESS

1. Nomination and Election of Chair, Vice-Chair, and Second Vice-Chair

Board Member Heyl nominated Vice-Chair Orozco for the Chair position, which was seconded by Board Member Parker. A vote was conducted, with all Board Members in favor and none opposed. Vice-Chair Orozco was selected for the Chair position.

Vice-Chair Orozco nominated Board Member Heyl for the Vice-Chair position, which was seconded by Board Member Parker. A vote was conducted, with all Board

Members in favor and none opposed. Board Member Heyl was selected for the Vice-Chair position.

Board Member Heyl nominated Board Member Parker for the 2nd Vice-Chair position, which was seconded by Vice-Chair Orozco. A vote was conducted, with all Board Members in favor and none opposed. Board Member Parker was selected for the 2nd Vice-Chair position.

2. Member Training Exercises

Planning and Zoning Director Mindy Teague gave a presentation of examples of cases for the members. A brief question and answer discussion was held between the Board Members and Mrs. Mindy Teague.

3. ANNOUNCEMENTS

Vice-Chair Orozco reminded the Board Members that terms will be expiring in May and will need to reapply.

Planning and Zoning Director Mindy Teague announced that she had privacy notices if anyone wanted to fill those out. She also reminded the Board Members that the next meeting will be Wednesday, January 17, 2024, at 6:30 PM.

4. ADJOURNMENT

Vice-Chair Yvonne Orozco announced the meeting adjourned at 7:31 PM.

These minutes were approved by the Leon Valley Board of Adjustment on the 17th of January 2024.

APPROVED

YVONNE OROZCO
VICE-CHAIR

ATTEST: _____

ELIZABETH AGUILAR
PERMIT TECHNICIAN

City of Leon Valley Board of Adjustment

**Variance Case #2023-28
7717 Linkside Street**

**Mindy Teague
Planning and Zoning Director**

January 17, 2024

Request

- Applicant: Enrique Reyna
- Request: A variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Section 15.02.306, (c) (2) Rear Yard
- To build a new home with a back porch that would encroach 5 feet into the required rear yard

Summary:

- The applicant is the buyer of the property located at 7717 Linkside St
- They would like to construct a new back porch that would encroach into the 30-foot rear yard setback by 5 feet
- The property is zoned R-1 Single Family Dwelling and is vacant

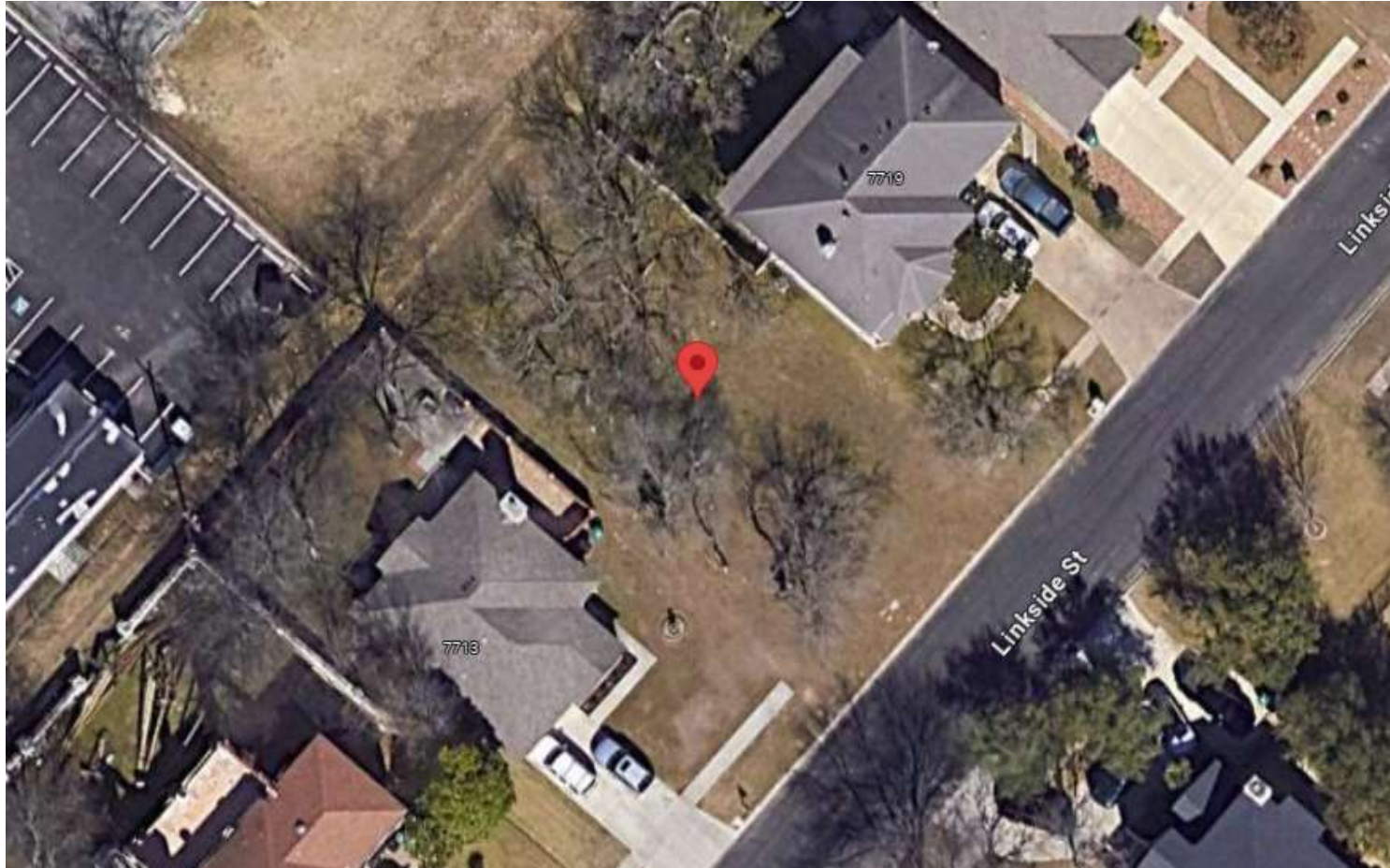
Background

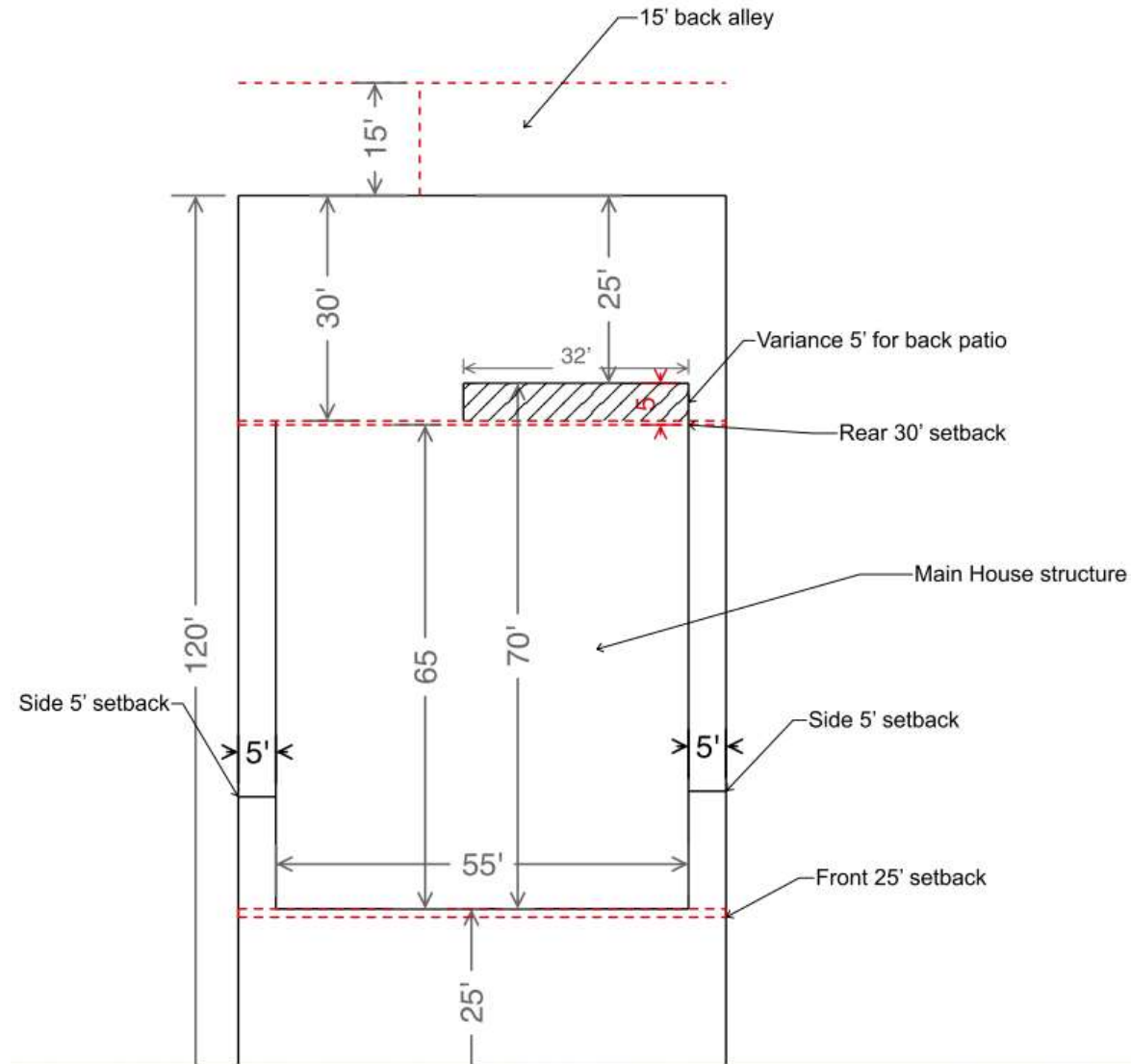
- # similar variances have been requested in this area
 - Approved: 3
 - Denied: 3

Front Elevation



Aerial View





Staff Analysis

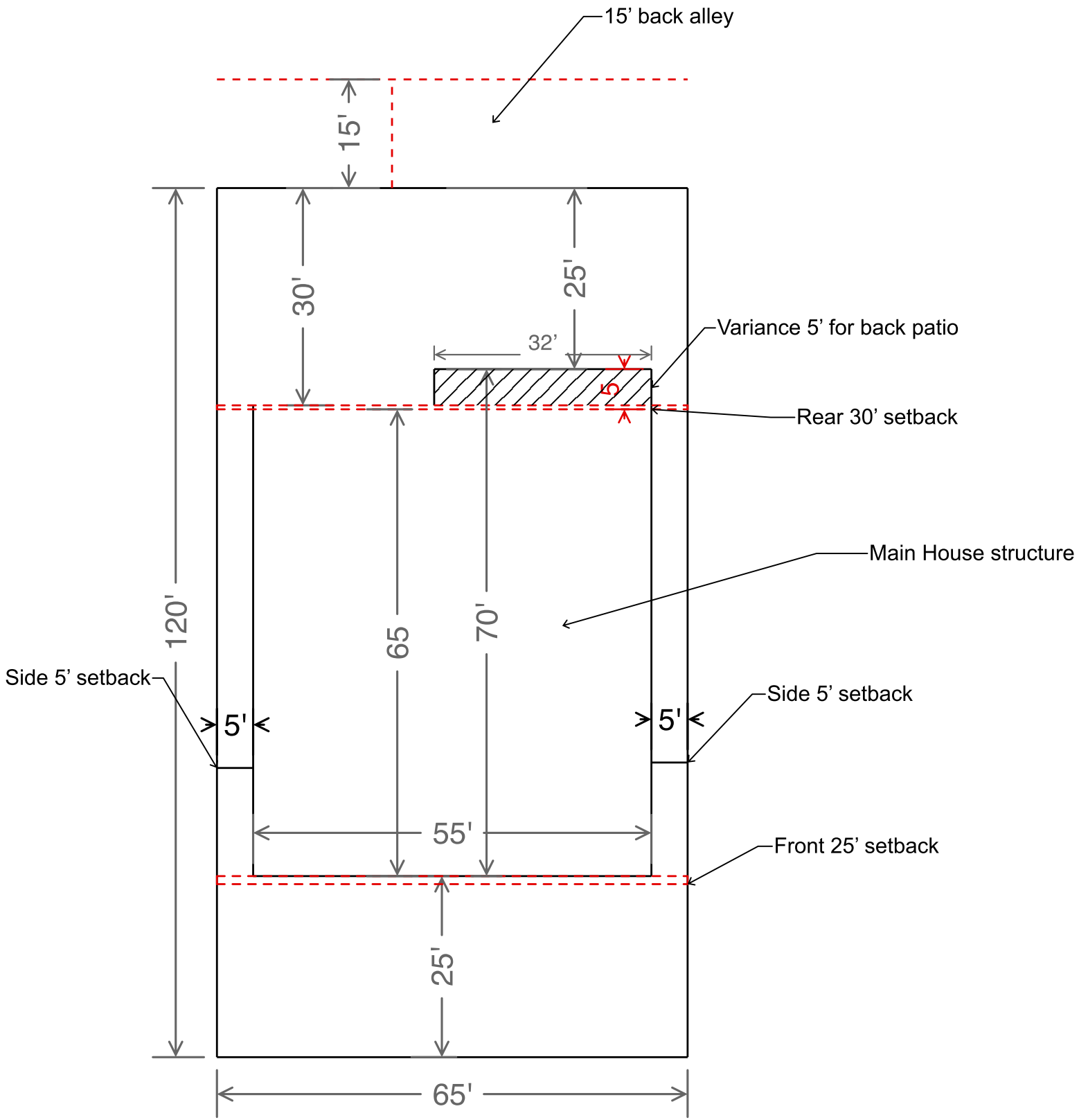
- Staff has reviewed this request and objects for the following reason(s):
 - The hardship is self-imposed
 - Reasonable use can be made of the property within the setback limitations

Notification

- 19 Letters were mailed to property owners within 200' of the subject site
 - No letters were received in opposition or in favor
 - None were returned undeliverable

FISCAL IMPACT

- The applicant will be required to obtain a building permit prior to any construction



7717 Linkside St
San Antonio, Tx. 78240

LETTER OF AUTHORIZATION

Date: 1/10/24

TO: The City of Leon Valley, 6400 El Verde Road, Leon Valley, TX 78238

This letter authorizes Enrique Reyna Applicant

to prepare and submit a sign permit application for New home build Business/Organization

for the following address: 7717 Linkside St San Antonio, Tx 78240.

being Lot 34, Block 4, CB 4446A,

Subdivision Linkwood

Enrique Reyna
Signature of Property Owner

Enrique Reyna
Printed Name of Property Owner

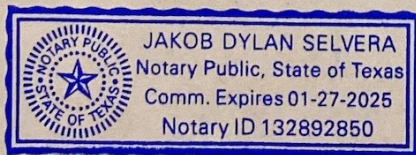
7339 Linklea Dr
Address

San Antonio, Tx 78240
City, State & Zip

STATE OF TEXAS }
COUNTY OF BEXAR }

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day 1-10-24 personally appeared and is known to me to be the person whose signature is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND and SEAL OF OFFICE this the 10 day of Jan, A.D. 2024
SEAL



[Signature]
Notary Public, Bexar County, TX

My Commission Expires: 01-27-2025

Enrique Reyna
7339 Linklea
San Antonio, TX 78240
10/24/2023

City of Leon Valley Planning & Zoning Department
6400 El Verde Road
Leon Valley, TX 78238

Subject: Request for Building Variance Exception

Dear Leon Valley City Council,

I hope this letter finds you well. I am writing to respectfully request a building variance exception from the required property rear setback line for a new home build. As a permanent wheelchair-bound individual, I find myself in a challenging situation where I require additional space to accommodate my special needs.

I want to express my sincere appreciation for your attention and understanding as I explain my circumstances. I have made every effort to ensure I do not encroach upon the mandatory setback line. I have diligently reduced the required space by making necessary adjustments to the floor plan. However, it is essential for the house plan to include sufficient internal and external accessible areas that enable me to move independently without encountering major obstacles.

I humbly request your approval to build 5 feet partially beyond the rear setback line. This additional space would amount to 5 feet by 32 feet, approximately 160 square feet, out of the total overall rear building restricted area of 1,950 square feet. The purpose of this extension is to construct a covered patio over a concrete slab. This area would serve as a wheelchair-accessible section in my backyard, providing me with the freedom to move without the limitations posed by non-hard surfaces such as grass or dirt.

I cannot stress enough the significance of this accessible area for my overall well-being and quality of life. It would allow me to spend precious moments with my children and wife, enjoying quality family time without relying heavily on assistance to navigate the surroundings. This external wheelchair-accessible section in my backyard would become a sanctuary where I can create lasting memories and cherish the joy of being with my loved ones.

I fully understand that building variance exceptions requires careful consideration, and I deeply appreciate your time and attention in reviewing my special needs request. I assure you that I will

diligently comply with all other building regulations and requirements. Furthermore, I am more than willing to work closely with the relevant authorities to ensure the construction process aligns with the approved plans.

Once again, I extend my heartfelt gratitude for your understanding. I genuinely hope for a positive resolution that will enable me to create a safe and inclusive home environment that caters to my unique needs. Should you require any additional information or have any questions, please do not hesitate to contact me at (210) 316-5354 or enrique_areyna@hotmail.com.

Thank you for your kindness and consideration. May your decision be guided by empathy and a genuine understanding of the challenges I face on a daily basis.

With sincere appreciation,

Enrique Reyna

City of Leon Valley Board of Adjustment

**Variance Case #2024-1
6619 Cades Cove**

**Mindy Teague
Planning and Zoning Director**

January 17, 2024

Request

- Applicant: Noe Chavez Valencia
- Request: A variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Section 15.02.306, (c) (1) Front Yard
- To build a porch that would encroach 8.5 feet into the required front yard

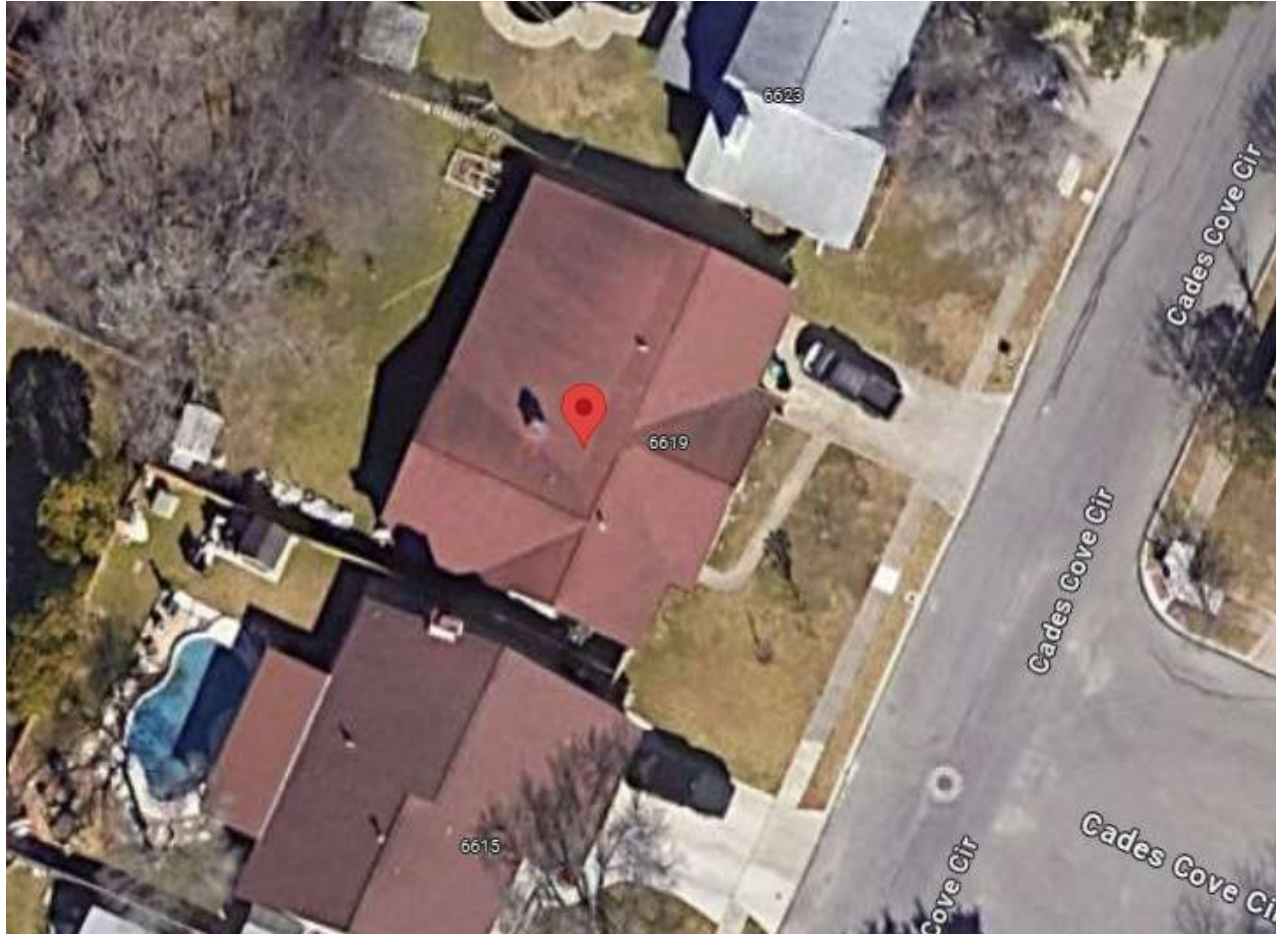
Summary:

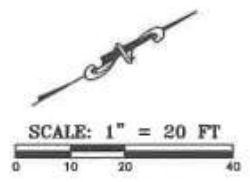
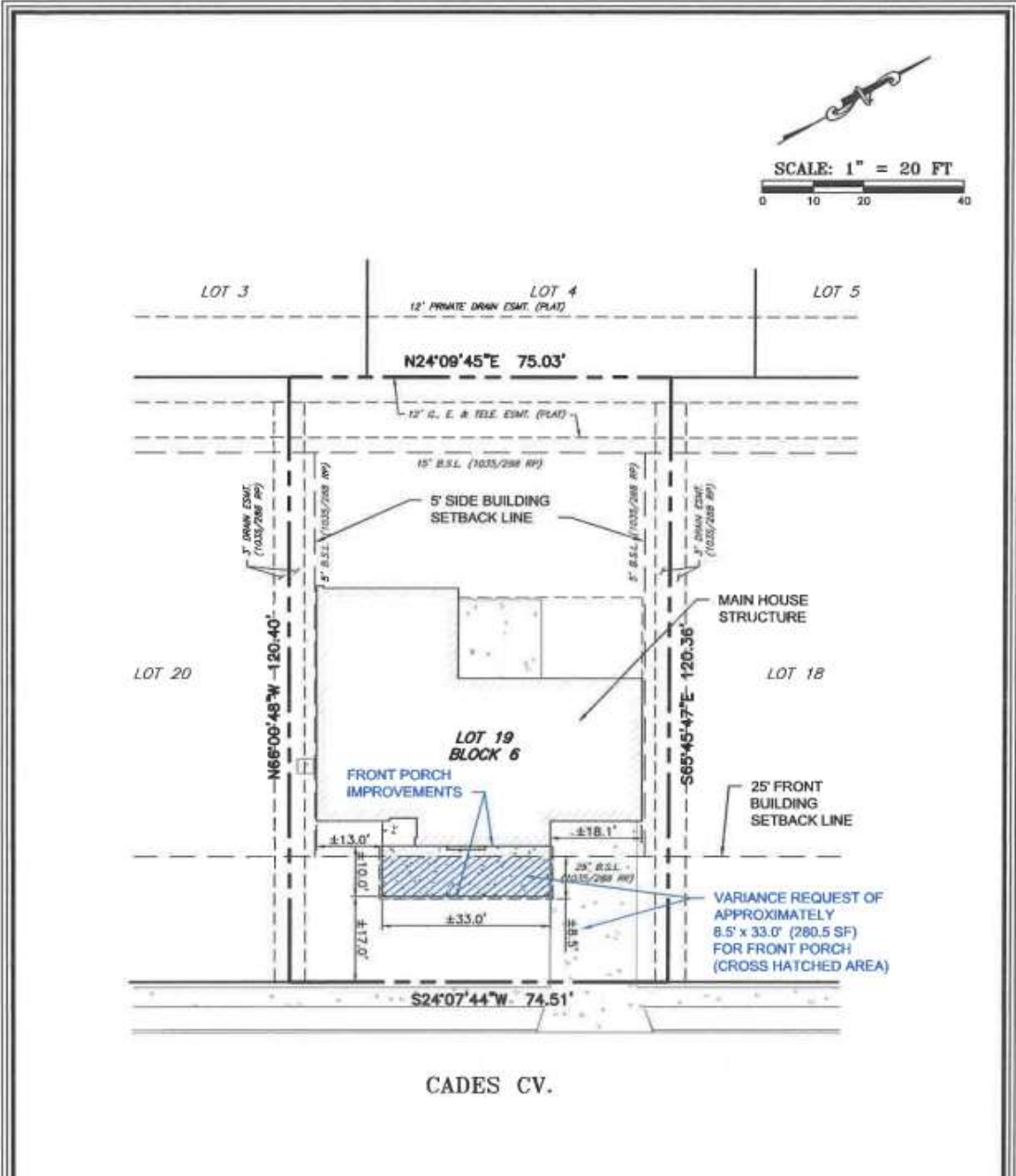
- The applicant is the owner of the property located at 6619 Cades Cove St
- They would like to construct a new front porch that would encroach into the 25-foot front yard setback by 8.5 feet
- The existing home is zoned R-1 Single Family Dwelling and was built in 1978

Front Elevation



Aerial View





Staff Analysis

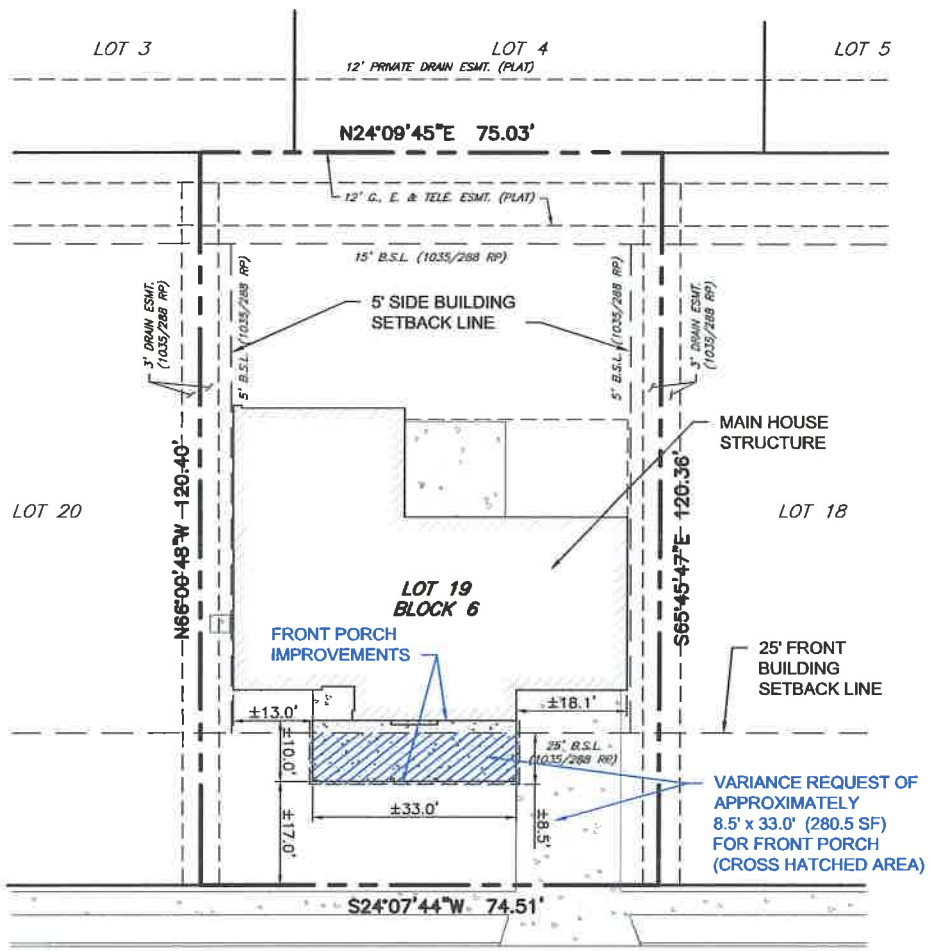
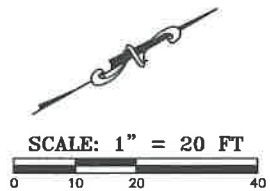
- Staff has reviewed this request and objects for the following reason(s):
 - Reasonable use can be made of the property
 - The hardship is self-imposed

Notification

- 25 Letters were mailed to property owners within 200 feet of the subject site
- 1 Received in Favor
- 0 Received in opposition
- 1 Received undeliverable

FISCAL IMPACT

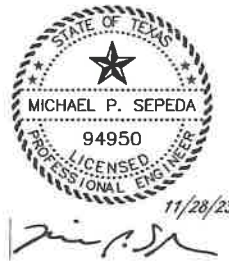
- The applicant will be required to obtain a building permit prior to any construction



CADES CV.

SURVEY NOTE:
 SURVEY INFORMATION SHOWN ON THIS EXHIBIT IS BASED ON A SURVEY DRAWING RECEIVED FROM THE PROPERTY OWNER PREPARED BY SOUTH CENTRAL SURVEYORS NOTED FIELD WORK COMPLETED ON DECEMBER 5, 2017. (JOB NO. 17-4317-801)

TBPE FIRM# F-3512



X:\CLIENTS\820112820-12 EXH_01.DWG

DATE: 11-28-2023	JOB NUMBER: 820-12	SCALE: 1" = 20'
SHEET NO. 1 of 1	DWG NAME: 820-12 exh_01.dwg	

SURVEY & SITE IMPROVEMENTS EXHIBIT
 6619 CADES COVE CIR.
 SAN ANTONIO, TX 78238

ADA CONSULTING GROUP, INC.
 221 W. RHAPPOD, STE. 102 SAN ANTONIO, TX 78116
 (210) 340-8670 FAX (210) 340-8728

A TEXAS REGISTERED ENGINEERING FIRM (SEE CERTIFICATE NO. F-028812)
 © COPYRIGHT 2023 ADA CONSULTING GROUP, INC. ALL RIGHTS RESERVED.

Humildo Valencia

6619 Cades Cove
Leon Valley, TX 78238
(210) 878-5789
Fam.valencia62@gmail.com

November 16, 2023

Members of the City Council

City of Leon Valley
6400 El Verde Rd.
Leon Valley, TX 78238

Subject: *Approval Consideration Regarding Covered Front Porch for 6619 Cades Cove, Leon Valley.*

Dear Leon Valley City Council,

I hope this letter finds you in great spirits. I am writing to respectfully bring to your attention a situation that seeks your understanding and consideration concerning our residence at 6619 Cades Cove in Leon Valley. My mother, Mrs. Erlinda Chavez, aged 81, resides with me and has been diagnosed with various health conditions that contribute to her limited mobility and require limited exposure to direct sunlight. A substantiating letter from her primary physician is attached herewith for your review.

To aid her well-being and facilitate her need for mild exercises out in the fresh air without compromising her health, the construction of a covered front porch was begun on the property, with plans to add a ramp to the front door entryway in the near future. This porch encourages her to go outdoors and pace along the covered 33-foot-long space along our home, something she would otherwise not feel safe doing. It assists her in maintaining independence and quality of life while allowing her to engage in her daily routines safely and comfortably. The front porch is more than just a structure in our home; it's a small yet significant space that helps my mother connect with the world outside her doors. In her advanced age, social interactions have become rare yet are deeply treasured. Having the porch allows her to wave hello to passing neighbors, have short, pleasant conversations with visitors, and simply observe the daily happenings in our community, all from a safe and comfortable space. These small moments of connection, facilitated by the accessibility of the porch, provide invaluable joy and a sense of belonging to my mother, easing feelings of isolation that are all too common among the elderly.

Regrettably, in the haste of beginning construction on this vital addition, obtaining a building permit was overlooked, and it has been brought to our attention that the porch has inadvertently exceeded permissible measurements by a mere few feet. While we understand and respect the norms instituted by the City Planning and Zoning Department, it is with utmost humility that we

seek your understanding and leniency in this matter, considering the imperative health needs and limited mobility of my elderly mother. The width of the porch allows for enough space for her wheelchair when needed during the more difficult mobility days and ensures that should my mother require assistance or company, there is ample space to accommodate additional persons, mobility aids, or medical equipment. I myself am 62 years of age and also benefit from this wider area when providing this assistance to my mother within this space.

I kindly request the City Council to consider the following points:

- **Critical Health Needs:** The porch serves as a vital space where my mother can safely experience the outdoors and engage in activities beneficial for her mental and physical health while being shielded from harmful sunlight.
- **Safety and Accessibility:** Maintaining the porch in its current state provides my mother with a safe, accessible, and comfortable space to navigate, substantially reducing the risk of falls or injuries and ensuring that it can accommodate her wheelchair or other medical equipment necessary to preserve her quality of life.
- **Minimum Deviation:** The deviation from the specified measurements is minimal and does not significantly impact the aesthetic or functional aspects of the neighborhood.

I am available to discuss any aspects of this request or provide further documentation. Additionally, we are more than willing to work with the city to explore alternative solutions that do not compromise my mother's health and accessibility.

Thank you for considering our request. We have faith in the City Council's commitment to serving all its residents, especially those in vulnerable situations. Your understanding and support in this matter are invaluable to us, and we eagerly await your guidance on how to proceed under the prevailing circumstances.

Sincerely,

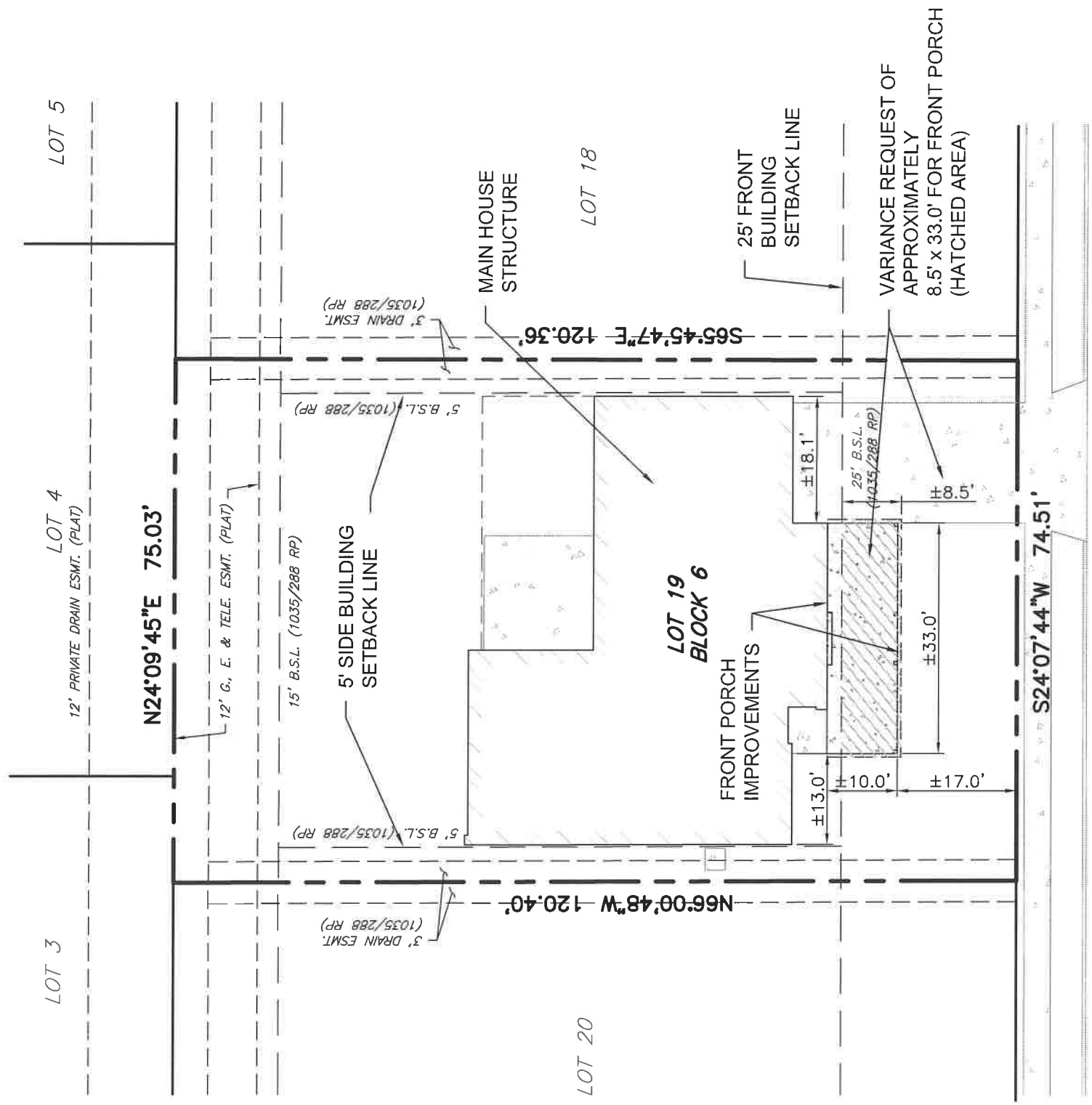


Humildo Valencia

Enclosure: Medical Note



SCALE: 1" = 20 FT



CADES CV.

SURVEY NOTE:
 SURVEY INFORMATION SHOWN ON THIS EXHIBIT IS BASED ON A SURVEY DRAWING RECEIVED FROM THE PROPERTY OWNER PREPARED BY SOUTH CENTRAL SURVEYORS NOTED FIELD WORK COMPLETED ON DECEMBER 5, 2017. (JOB NO. 17-4317-801)

TBPE FIRM# F-3512



DATE:	11-22-2023	JOB NUMBER:	820-12	SCALE:	1" = 20'
SHEET NO.	1 of 1	DWG NAME:	820-12_exh_01.dwg		

SURVEY & SITE IMPROVEMENTS EXHIBIT
 6619 CADES COVE CIR.
 SAN ANTONIO, TX 78238

ADA CONSULTING GROUP, INC.
 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
 (210) 340-5670 FAX:(210) 340-5728

November 27, 2023

Noe Chavez Valencia
6619 Cades Cove Cir
San Antonio, TX 78238

City of Leon Valley Planning & Zoning Department
6400 El Verde Road
Leon Valley, TX 78238

Subject: Request for Building Variance Exception

To Whom It May Concern,

I am writing this formal correspondence to respectfully request a building variance exception from the required property front setback line for a new front porch addition. The front porch addition to my existing house is a critical for my mother, Ms. Erlinda C. Valencia, due to her chronic medical conditions that affect her ability to walk and balance. Being an elderly individual, the front porch improvements allow adequate space and level ground to help my mother safely maneuver without the high risk of frequent falls. The covered porch will additionally help protect my mother from excessive sunlight exposure that may be harmful to her.

I humbly request your approval to build approximately 8.5 feet partially beyond the front setback line. This additional space would amount to 8.5 feet by 33 feet, approximately 280 square feet, out of the total overall front setback building restricted area of 1,863 square feet. The purpose of this extension is solely to enable the newly constructed covered porch over a concrete slab.

I fully understand that building variance exceptions requires careful consideration, and I deeply appreciate your time and attention in reviewing my special needs request. I assure you that it shall diligently comply with all other building regulations and requirements. Additionally, I will gladly work with any applicable authority to ensure the porch construction meets these regulatory requirements.

Your time and consideration are greatly appreciated. I'd like to emphasize that this request of the highest importance for my myself and my mother as I am my mother's caretaker. I fear that without this critical improvement to my house, that it will greatly compromise my mother's safety and well-being. I am available anytime if additional information is required or if there are any questions. Please do not hesitate to contact me at (210) 878-5789 or vhumildo@icloud.com.

Most Sincerely,

Noe Chavez Valencia
Noe Chavez Valencia



GONZABA
MEDICAL GROUP

August 29, 2023

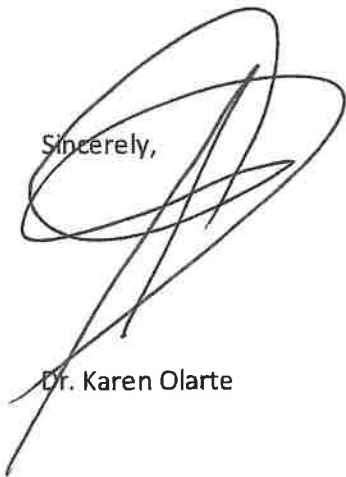
Erlinda C. Valencia
DOB: 11/02/1942

Porch/Ramp requirement

To whom it may concern,

Mrs. Erlinda C Valencia is a patient of Gonzaba Medical Group who we see and follow medical care. Mrs. Valencia suffers from chronic medical conditions that affect her ability to walk, she lacks proper balance and is at a high risk for frequent falls. It is recommended she has a porch and ramp due to her medical condition. If you have any questions, please contact my office at (210) 921-3800.

Sincerely,



Dr. Karen Olarte