



CITY OF LEON VALLEY

NOTICE OF MEETING

Board of Adjustment

6:30 PM – May 11, 2026

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. Discussion and Possible Action of the Board of Adjustment Meeting Minutes of August 12, 2025

3. NEW BUSINESS

1. Discussion and Possible Action on a Request for a Variance to Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.306 - "R-1" Single-Family Dwelling, (c) Setback Requirements, (5) Reverse Frontage, to Allow an Accessory Structure to Encroach on the Front Line of the Lot in the Rear, Located at 6206 Checkrein Street, Lot 8, Block 16, CB 4445JA, Canterfield II Subdivision, on Approximately 0.257 Acres of Land - M. Gallardo, Planning and Zoning Director

4. ANNOUNCEMENTS BY MEMBERS AND CITY STAFF

In accordance with Section 551.0415 of the Government Code, topics discussed under this item are limited to expressions of thanks, congratulations or condolence; information regarding holiday schedules; recognition of a public official, public employee or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial or community event; and announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

5. ADJOURNMENT

Executive Session. The City of Leon Valley Board of Adjustment 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 BOARD OF ADJUSTMENT** 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 arrange for assistance, call (210) 684-1391, Extension 212.



SAUNDRA PASSAILAIGUE, TRMC
City Secretary
MAY 5, 2026 11:30 AM



CITY OF LEON VALLEY NOTICE OF MEETING

Board of Adjustment

6:30 PM – August 12, 2025

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

MINUTES

1. CALL TO ORDER AND ROLL CALL

Board Member Barker called the meeting to order at 6:30 P.M.

PRESENT

Board Member	Drew Power
Board Member	Adam Castillo
Board Member	Don Friedeck
Board Member	Teresa Moser
Board Member	Luther Perez

Also in attendance was Planning and Zoning Director Susana Huerta

2. APPROVAL OF MINUTES

1. Board of Adjustment – Regular Meeting - May 5, 2025

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

3. NEW BUSINESS

1. Susana Huerta, Planning and Zoning Director, Notary Public will Administer the Oath of Office to the Board of Adjustment Members Board of Adjustment

Planning and Zoning Director conducted the oath to the Board. No action was taken.

2. Discussion and Possible Action on a Request for a Variance to Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.306 - "R-1" Single-Family Dwelling, (c) Setback Requirements, (2) Rear Yard, to Allow an 8.5 foot Encroachment into the Minimum 30-foot Rear Setback, Located at 7500 Linkside Street, Lot 41, Block D, CB 4446A, Linkwood Addition Subdivision, on Approximately 0.427 Acres of Land - S. Huerta, Planning and Zoning Director

Planning and Zoning Director Huerta presented the case information. After a brief discussion between the Director and the Board regarding the reasons for the request, which included ease of access to the front yard and a need to encroach on the rear yard setback, the Board made a motion.

Board Member Power made a motion to approve the item as presented, which was seconded by Board Member Moser. The motion carried unanimously.

Board Member Power announced the meeting adjourned at 6:45 P.M.

These minutes were approved by the Leon Valley Board of Adjustment on the 11th of May 2026.

APPROVED

DREW POWER
CHAIR

ATTEST: _____
MICHAEL GALLARDO
PLANNING AND ZONING DIRECTOR

BOARD OF ADJUSTMENT COMMUNICATION

DATE: May 11, 2026

TO: Board of Adjustment

FROM: Michael Gallardo, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Consider Approval of a Request for a Variance to Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.306 - "R-1" Single-Family Dwelling, (c) Setback Requirements, (5) Reverse Frontage, to Allow an Accessory Structure to Encroach on the Front Line of the Lot in the Rear, Located at 6206 Checkrein Street, Lot 8, Block 16, CB 4445JA, Canterfield II Subdivision, on Approximately 0.257 Acres of Land.

PURPOSE

Applicant/Property Owner: Evan Bohl

Site:
6206 Checkrein Street, Lot 8, Block 16, CB 4445J, Canterfield Subdivision II, on Approximately 0.257 Acres of Land.

Background:

The applicant is proposing a shed in the rear yard but on a corner lot. The placement of the shed will encroach on the front line of the house to the rear of the subject property. The applicant is stating a hardship of placement because there are (2) heritage trees which impact the location of the shed. The property was issued a permit in 2017 to install a 120-sf shed. Currently, the property owner proposes to install a 384-sf shed. The second shed would be allowed as it will keep them under 30 percent of total open space in the rear yard.

CRITERIA FOR EVALUATION

The City's Zoning Code has established criteria for the evaluation of variances to zoning regulations. Section 15.02.722(bb) of the Zoning Code states this criteria as the basis for providing statements of findings in granting or denying a variance.

Granting a Variance:

(2) Variances: To prevail in receiving a variance, the applicant must demonstrate that a literal enforcement of the ordinance would result in unnecessary hardship. The applicant must show that the hardship is:

(A) Unique, oppressive, not common to other property, and not against the public interest;

Staff Finding: This is a unique situation. The property is a corner lot and thus is impacted by the reverse frontage requirements.

(B) Not merely that the property cannot be utilized for its highest and best use;

Staff Finding: Reasonable use can be made of the property without the variance.

(C) Not self-imposed; and

Staff Finding: This is an additional shed and therefore, this variance request is self-imposed.

(D) Not simply a hinderance to the developer's goals.

Staff Finding: This is simply a hinderance to the applicant's goals.

BACKGROUND

Similar variance applications:

- 7500 Linkside Linkwood – Rear yard setback Request
 - August 2025 - Approved
- 7408 Linkwood – Rear yard setback Request
 - May 2025 - Approved
- 7717 Linkside – Rear yard setback Request
 - 2024 – Approved
- 7477 Linkwood – Rear yard setback Request
 - 2015 - Denied
- 7303 Linkwood – Side yard setback Request
 - 2007 – Approved (1.5 feet for home)
- 7303 Linkwood – Side yard setback Request
 - 2018 – Denied – (2 feet for carport)
- 7608 Linkwood – Rear yard setback Request
 - 2007 – Denied

NOTIFICATION

Twenty-seven letters were mailed to property owners within 200' of the subject site. One (1) letter was received in favor. None were received in opposition. None were returned undeliverable.

RECOMMENDATION

Staff has reviewed this request and disapproves for the following reasons:

- Reasonable use can be made of the property within the setback limitations
- The variance request is self-imposed
- This is simply a hinderance to the applicant's goals.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Michael Gallardo
Planning and Zoning Director



**CITY OF LEON VALLEY
A REAR SETBACK VARIANCE**

Evan Bohl, applicant, Project Number PZ-2026-10, is hereby granted a variance to the Leon Valley Code of Ordinances, Chapter 15, Zoning, Article 15.02 Zoning Ordinance, Division 6. Districts, Boundaries, and Use Regulations, Sec. 15.02.306 – “R-1” Single-Family Dwelling, (c) Setback Requirements, (5) Reverse Frontage to Allow an Accessory Structure to Encroach on the Front Line of the Lot in the Rear, Located at 6206 Checkrein Street, Lot 8, Block 16, CB 4445J, Canterfield II Subdivision, on Approximately 0.257 Acres of Land.

The Board of Adjustment of the City of Leon Valley voted approval of the above variance on the 11th day of May 2026.

Chairperson

Attest:

Susana Huerta, AICP
Planning and Zoning Director



Setback Variance Request
PZ-2026-10
6206 Checkrein Street

Michael Gallardo
Planning and Zoning Director
Board of Adjustment Meeting
May 11, 2026

Summary

- Question
 - Should the Board Grant a Reverse Frontage Variance to Allow an Accessory Structure to Encroach on the Front Line of the Lot in the Rear, Located at 6206 Checkrein Street, Lot 8, Block 16, CB 4445J, Canterfield II Subdivision, on Approx. 0.257 Acres of Land.
- Options
 - Grant the variance
 - Deny
 - Other
- Declaration
 - Staff recommends denial

Background

- Applicant: Evan Bohl
- Request: A variance to LVCC Chapter 15 Zoning, Division 6 Districts, Boundaries, and Use Regulations, Section 15.02.306, (c) (5) Reverse Frontage
- To build an additional shed that would encroach on the Front Line of the Lot in the Rear

Background

- The applicant resides at the property located at 6206 Checkrein Street and is authorized to request variance
- He would like to install a 384-sf shed that would encroach on the Front Line of the Lot in the Rear
- The property is zoned R-1 Single Family Dwelling and has an existing single-family residential structure that was built in 1977.

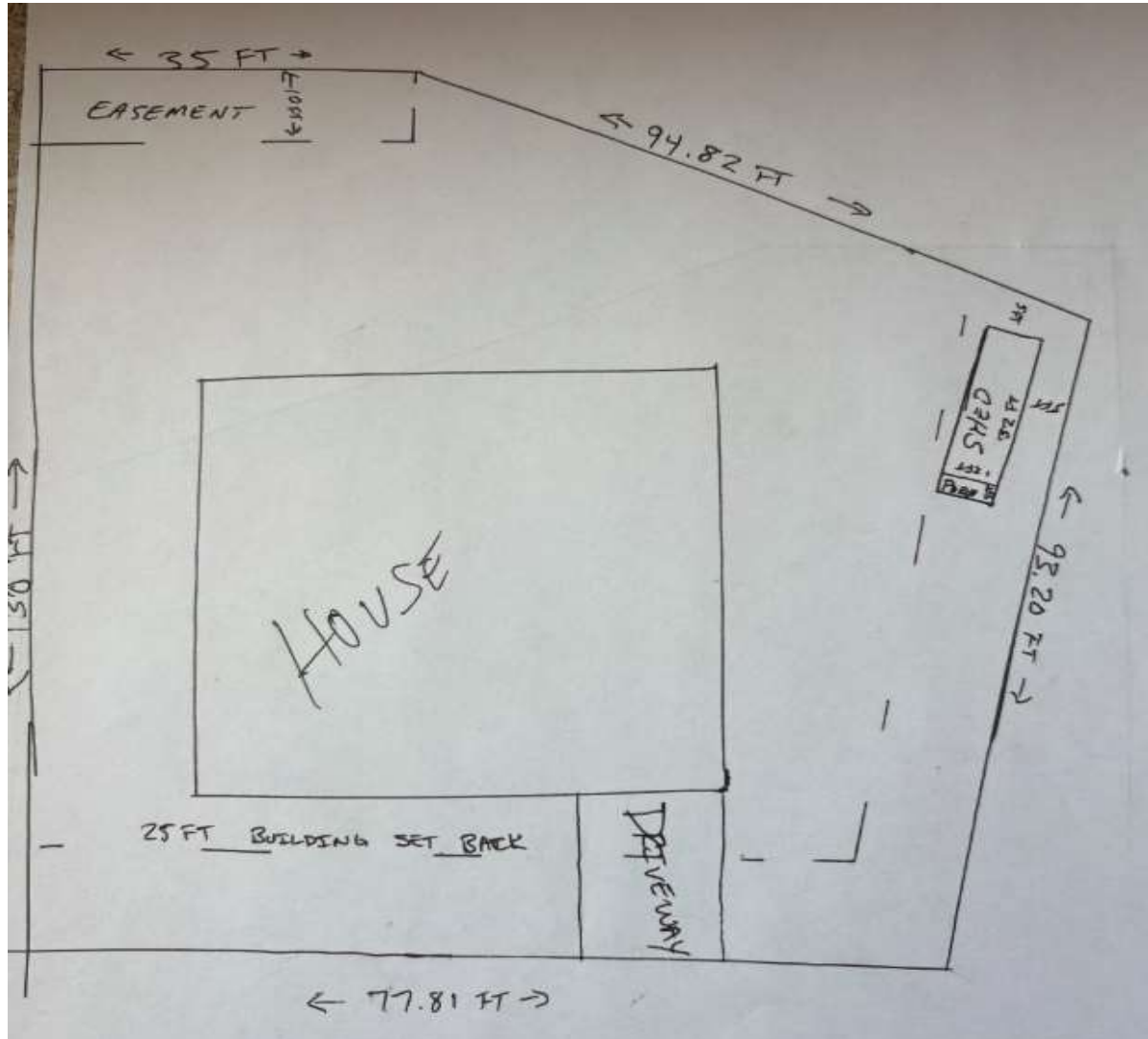
Background

Similar variance applications

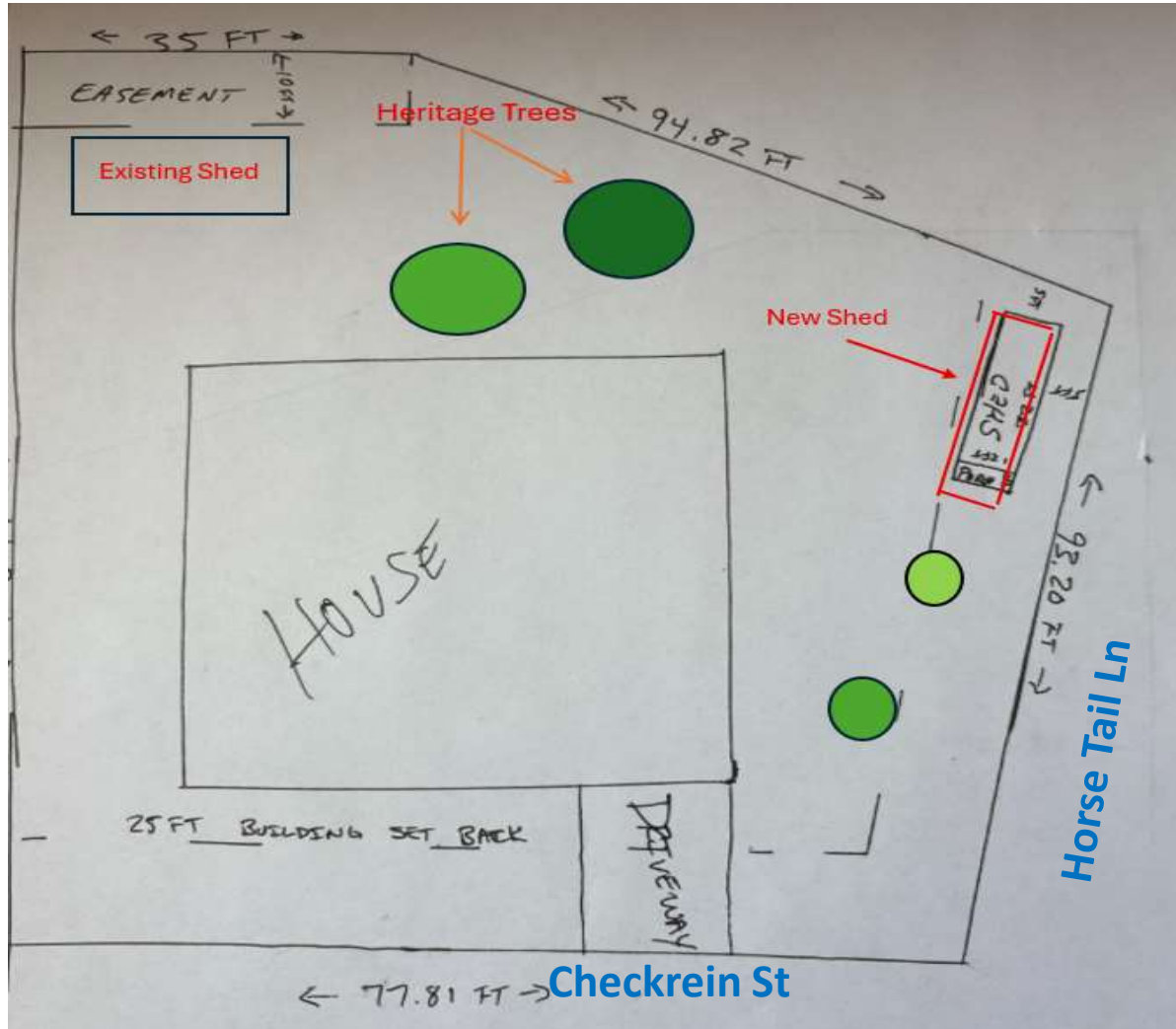
- 7500 Link side – Rear yard setback Request
-- August 2025
- 7408 Linkwood – Rear yard setback Request
– May 2025 - Approved
- 7717 Linkside – Rear yard setback Request
– 2024 – Approved
- 7477 Linkwood – Rear yard setback Request
– 2015 - Denied
- 7303 Linkwood – Side yard setback Request
– 2007 – Approved (1.5 feet for home)
- 7303 Linkwood – Side yard setback Request
– 2018 – Denied – (2 feet for carport)
- 7608 Linkwood – Rear yard setback Request
– 2007 – Denied

Site Plan

Item 1.



Site Plan



Front Elevation

Item 1.



Side Elevation

Item 1.

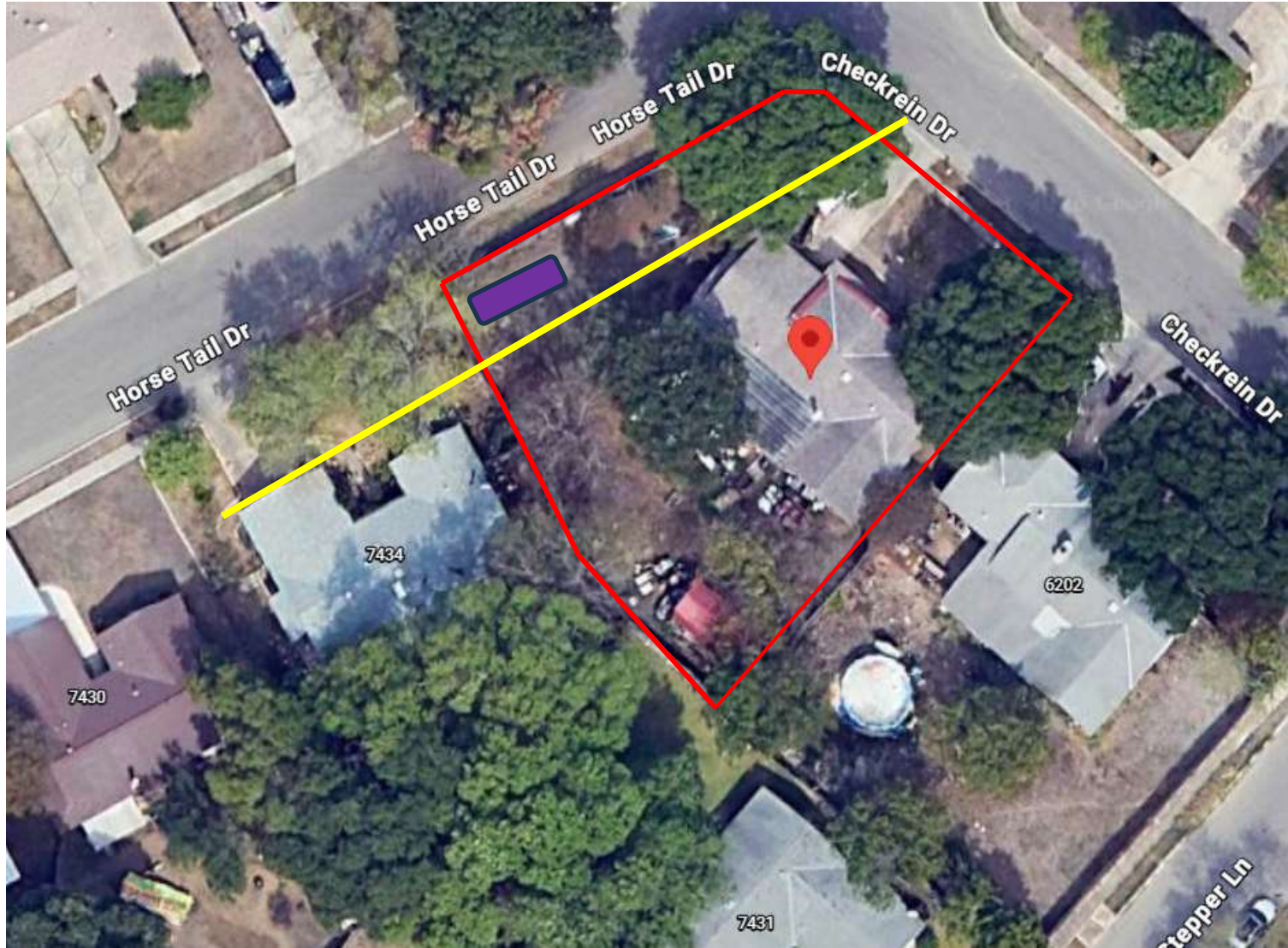


Rear Elevation



Aerial

Item 1.



Code Requirements

- The City's Zoning Code has established criteria for the evaluation of variances to zoning regulations. Section 15.02.722(bb) of the Zoning Code, states this criteria as the basis for providing statements of findings in granting or denying a variance.
- **Granting a Variance:**
- (2) Variances: To prevail in receiving a variance, the applicant must demonstrate that a literal enforcement of the ordinance would result in unnecessary hardship. The applicant must show that the hardship is:

Code Requirements

- (A) Unique, oppressive, not common to other property, and not against the public interest;
- **Staff Finding:** This is a unique situation. The property owner is impacted by the reverse frontage requirements.
- (B) Not merely that the property cannot be utilized for its highest and best use;
- **Staff Finding:** Reasonable use can be made of the property without the variance.

Code Requirements

- (C) Not self-imposed; and
- **Staff Finding:** This is a proposed new shed and therefore, this variance request is self-imposed.
- (D) Not simply a hinderance to the developer's goals.
- **Staff Finding:** This is simply a hinderance to the applicant's goals.

Notification

- 27 Letters were mailed to property owners within 200' of the subject site
 - One (1) letter was received in favor, and none were received in opposition
 - None were returned undeliverable

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