



**CITY OF LEON VALLEY
BOARD OF ADJUSTMENT**

6400 El Verde Road, Leon Valley, TX 78238
Thursday, October 17, 2024 at 6:30 PM

AMENDED AGENDA

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF BOA MINUTES

1. Board of Adjustment - Regular Meeting – January 17, 2024

3. NEW BUSINESS

1. Discussion and Possible Action on the Nomination and Election of the Positions of Chair, Vice-Chair, and Second Vice-Chair of the Board of Adjustment

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

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 plan, call (210) 684-1391, Extension 216.

SAUNDRA PASSAILAIGUE, TRMC
City Secretary
October 11, 2024 1:55 PM





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
2 nd 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 October 17, 2024.

APPROVED

CHAIR

ATTEST: _____

ELIZABETH AGUILAR
PERMIT TECHNICIAN

DRAFT