



CITY OF LEON VALLEY
BOARD OF ADJUSTMENT COMMITTEE (BOA)
Leon Valley City Hall - Council Chamber
6400 El Verde Road, Leon Valley, Texas 78238
Monday, December 17, 2018 at 6:00 p.m.

MINUTES

The Board of Adjustment Committee met on the 17th day of December, 2018 at the Leon Valley City Hall Council Chamber located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business:

1. Call to Order and Determine if Quorum is Present.

The meeting was called to order by Chair Steven Mouser at 6:04 p.m. on December 17, 2018. A quorum was declared to be in attendance. Those members in attendance were: Phillip Riddle, Steven Mouser, Lyn Joseph, Vivian Pankey and Albert Alcocer.

Also in attendance were:

City Attorney Denise Frederick, City Manager Kelly Kuentler, HR Director/Assistant City Manager Crystal Caldera, Business Relations Director William Cox, Planning & Zoning Director Brandon Melland, Permit Technician Ana Federico, Ashlee Forman with Kaufman Killen, Inc, Miguel Saldana with B & A Architects and Kevin C. White, Vice President of Development-White-Conlee Builders.

2. Approval of October 11, 2018 Board of Adjustment Minutes. (Steven Mouser, Chair)

A motion was made by 2nd Vice Chair Lyn Joseph and seconded by Board Member Vivian Pankey. Upon a unanimous vote, Planning & Zoning Director Brandon Melland announced the motioned carried.

3. a. 2018-228 (Variance) – Consider a request by Kaufman Killen, Inc., on behalf of White-Conlee Builders, for a variance to Chapter 15, Appendix C,II, C,2 regarding maximum height requirements for buildings within 100 feet of a single-family zoned residential lot; for a variance to Chapter 15, Appendix C,II,H,3,b regarding required architectural elements; for a variance to Chapter 15, Appendix C,II,H,3,c regarding exterior façade materials; for a variance to Chapter 15, Appendix C,II,H,3,c, vi, regarding minimum window and glazing requirements for building elevations facing a major access drive; and for a variance to Appendix C, II,H,5 regarding the height of front door entries for residential units at grade; all variances being requested for approximately 21 Acres located on the south-side of Grissom Road, and east side of Timber Hill Drive. (Planning & Zoning Director, Brandon Melland)

Planning & Zoning Director Brandon Melland introduced item by presentation.

Resident Dona Charles spoke regarding the request.

Ms. Ashlee Forman and Mr. Miguel Saldana spoke on behalf of the applicant.

Mr. Kevin White spoke regarding the request.

Chair Steven Mouser opened the public hearing at 7:44 p.m. There were no speakers. Chair Steven Mouser closed the public hearing at 7:45 p.m.

A motion was made by Vice Chair Phillip Riddle to approve variance to Chapter 15, Appendix C, II, C, 2 with the condition that the proposed development be constructed according to the site plan and elevations as presented by staff. The motion was seconded by Board Member Vivian Pankey.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted five (5) for, and zero (0) opposed. Planning & Zoning Director Brandon Melland announced the variance passed.

A motion was made by 2nd Vice Chair Lyn Joseph to approve variance to Chapter 15, Appendix C, II, H, 3, b with the condition that the proposed development be constructed according to the site plan and elevations as presented by staff. The motion was seconded by Chair Steven Mouser.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Nay; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted four (4) for, and one (1) opposed with Board Member Albert Alcocer casting the negative vote. Planning & Zoning Director Brandon Melland announced the variance passed.

A motion was made by Board Member Vivian Pankey to approve variance to Chapter 15, Appendix C, II, H, 3, c., 2nd Vice Chair Lyn Joseph added a friendly amendment to the motion to have as a condition that the proposed development be constructed according to the site plan and elevations as presented by staff. The motion was seconded by Vice Chair Phillip Riddle.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted five (5) for, and zero (0) opposed. Planning & Zoning Director Brandon Melland announced the variance passed.

A motion was made by Chair Phillip Riddle to approve variance to Chapter 15, Appendix C, II, H, 3, c, vi with the condition that the proposed development be constructed according to the site plan and elevations as presented by staff. The motion was seconded by Board Member Vivian Pankey.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted five (5) for, and zero (0) opposed. Planning & Zoning Director Brandon Melland announced the variance passed.

A motion was made by Vice Chair Phillip Riddle to approve variance to Chapter 15, Appendix C, II, H, 5 with the condition that the proposed development be constructed according to the site plan and elevations as presented by staff. The motion was seconded by 2nd Vice Chair Lyn Joseph.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted five (5) for, and zero (0) opposed. Planning & Zoning Director Brandon Melland announced the variance passed.

b. 2018-229 (Variance) – Consider a request by Erik Darmstetter on behalf of Bandera De Tejas, LLC, for a variance to Chapter 15, Appendix C,I, G,2,b,i regarding maximum monument sign height; and for a variance to Chapter 15, Appendix C,I, G,2,b,ii regarding maximum monument sign face area; all variance being requested for 6838 Bandera Road, generally located on the west side of Bandera Road approximately 350 feet south of Sawyer Road.

Planning & Zoning Director Brandon Melland introduced item by presentation.

City Manager Kelly Kuenstler spoke regarding the request.

Applicant Erik Darmstetter spoke regarding the request.

Chair Steven Mouser opened the public hearing at 8:45 p.m. There were no speakers. Chair Steven Mouser closed the public hearing at 8:45 p.m.

A motion was made by 2nd Vice Chair Lyn Joseph to approve variance 2018-229. The motion was seconded by Vice Chair Phillip Riddle.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; 2nd Vice Chair Lyn Joseph – Aye; Vice Chair Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Aye.

The Board of Adjustment Committee voted five (5) for, and zero (0) opposed. Planning & Zoning Director Brandon Melland announced the variance passed.

4. Adjournment.

Chair Steven Mouser announced the meeting adjourned at 8:47 p.m.

These minutes approved by the Board of Adjustment Committee on February 13, 2019.

ATTEST: 
BRANDON MELLAND, AICP, CNU-A
PLANNING & ZONING DIRECTOR

APPROVED
2/25/19

STEVEN MOUSER
CHAIR