

December 17, 2024

Leon Valley Council,

My name is Leticia Chapa and I am currently attempting to build a home on the property of 7408 Linkwood. In pursuing the building of a custom home, I knew immediately that building in the Linkwood subdivision of Leon Valley was my goal. I could give you a great explanation as to how I went through several resources to finally settle for the current property. Also, remaining close to family (who currently live in Leon Valley) and church was important to me. This will be my last home and I am eager to become a resident of Leon Valley. Since I had never built a custom home, I was not aware of all the detailed work that was necessary just to break ground..... and here I am! The issue of clearing the trees on the property and pursuing a variance was something of great surprise to me. When my builder and arborist identified the Hackberry, Elm and Mesquite trees, in poor health, as "trash trees". I was optimistic. As a result, the Oaks became an issue. Though I can understand the preservation concern for the Oaks, I feel strongly that in this case, the oaks require significant repair and treatment at a huge expense (i.e. more expensive for the treatment of the trees needed over time than to remove them). The house imposed on the Tree Survey shows the oaks impede on the home layout (driveway). Also, in the arborist report, the "girdling roots" from the oaks over time would infringe on the sidewalk and/or driveway and cause damage to the concrete structure. Again, repair cost. Hence, that is my reason for submitting a request for a variance to remove all the trees. As a result of the tree removal, the submitted landscaping plan reflects a picturesque scope of colorful and healthy trees that would showcase this property in Leon Valley.

I appreciate you considering my proposal and thank you for your time.

Regards,



Leticia Chapa