

Mark Ferris  
6406 Royalty Pt  
Leon Valley, TX 78238

Richard Reyes  
6407 Royalty Pt  
Leon Valley, TX 78238

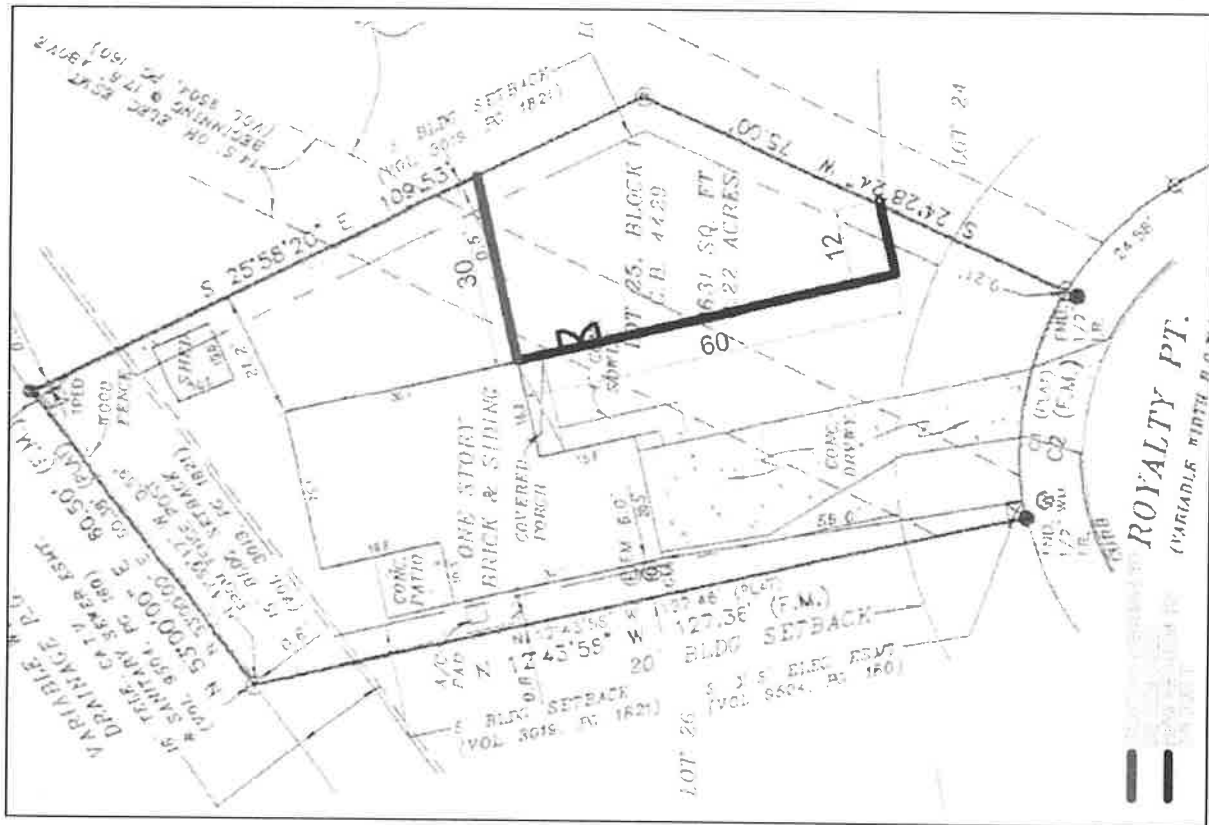
Hello Richard,

I would like to expand my side yard to allow more space for my dogs to play. The Leon Valley Planning and Zoning department will allow me to build a fence that is 44" tall. I would like to build a fence that is 72" tall (same as all the other fences). I requested a Variance from the Leon Valley City Council that would allow me to build the 72" tall fence.

In my meeting with City Council, the Council members wisely required that I get input from my neighbors on Royalty Pt. They were principally concerned that the 72" tall fence is:

1. Desirable to the Public Interest
2. Beneficial to Public Health, Safety, and Welfare
3. Not injurious to the other property in the area

Below is a survey of my property. The thick black line is where I would like to construct the fence. The thick grey line is the section of Fence that I would like to take down. I have also put up an orange string line in my front yard that shows where I would like to construct the fence.



The Planning and Zoning Director has request that I collect my neighbors comments by October 25. In the lines below, could you please list your thoughts on the impact of a 72" tall fence. Below are some examples of comments that would help the Leon Valley City Council make an informed decision on my variance request:

1. A 72" tall fence will have no impact on the quality of my life
2. A 72" tall fence will be detrimental to the quality of my life and will change the landscape of Royalty Pt.
3. Given the size of Mark's dogs, a 44" tall fence might not provide an adequate barrier and a 72" tall fence would be adequate.

The three bullets above are only examples of the kind of statements that the City Council would be interested in hearing. After meeting with the City Council, it is my impression that they are interested in your honest thoughts. If you can list your thoughts below, sign, and date this document, this will be the best way to inform the Council members.

I have included an addressed and stamped envelope that you can mail to the Planning and Zoning Director. Alternatively, you can also just give this document back to me and I will deliver it to the Planning and Zoning Director. Please choose either method that makes you feel most comfortable with listing your honest thoughts and feelings below.

Thank you,  
Mark Ferris  
210-878-8387  
[markmferris@gmail.com](mailto:markmferris@gmail.com)

Dear Leon Valley City Council,

Mark Ferris has informed me about his variance request. Below are my thoughts:

I have no problem with the fence. Mark  
has been a very helpful & responsive  
neighbor.

Thank you,  
Richard Reyes  
6407 Royalty Pt  
Leon Valley, TX 78238

Signature:

Date:

*Richard Reyes*

10/23/23