



MINUTES OF A REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, MARCH 14, 2018
7:00 P.M. AT CITY HALL, 3205 JONES ROAD

Members Present

Randall Rosengarten, Chair
Susan Durso, Vice Chair
Richard Hayes
John Moore
Tom Cedel

Staff Present

Clay Collins, City Administrator
Sara Wilson, Assistant City Administrator
Doug Young, City Attorney
Molly Mulloy, Permit Coordinator
Rae Gene Greenough, City Secretary

1. Call to order.

Randall Rosengarten called the meeting to order at 7:00 P.M. and called the roll of members in attendance. A quorum of the Board was present.

2. Introduction and Swearing in of Members of the Board.

All Board members were recently appointed or reappointed by the City Council to new terms. Rae Gene Greenough, City Secretary, administered the Oath of Office.

3. Approval of minutes from the October 11, 2017 meeting.

Randall Rosengarten made a motion to approve the minutes, as presented, seconded by Susan Durso. Board Members Rosengarten, Durso and Hayes voted yes. Board Members Moore and Cedel abstained since they were not Board Members at the time of the October 11, 2017 meeting. The minutes were approved by a vote of 3-0.

4. Election of Chair and Vice-Chair.

Randall Rosengarten nominated Tom Cedel to be the Chair. There were no other nominations. All members voted in favor of Tom Cedel as Chair. Susan Durso nominated Randall Rosengarten as Vice-Chair. There were no other nominations. All members voted in favor of Randall Rosengarten as Vice-Chair.

5. Discuss and Consider the regular meeting date for the Board.

Clay Collins advised the Board that the current meeting date for the Board, if needed, is the second Wednesday of the month at 7:00 P.M. There was discussion that this was a good day and time for all members so no action was needed.

6. Procedures for the Board of Adjustment.

Clay Collins advised the Board that the procedures were amended in 2016. There was some discussion about the procedures, but no action was taken.

7. Review duties and responsibilities of the Board of Adjustment.

Clay Collins reviewed the Land Development Code and applicable state law with the Board.

8. Review past action by the Board.

Clay Collins briefly discussed where past actions of the Board and past meeting materials are located on the City's website.

9. Public Hearing on an application submitted by an application submitted by Jay and Martha Webster, 770 Oakdale Drive to construct an accessory structure which requires the following variances:

- a. From Section 2.604 to construct an accessory structure with a height greater than 20 feet. The request is for a 27-foot tall structure.
- b. From Section 2.506 (a) (6) to construct an accessory structure which exceeds the maximum size of 1,000 square feet for any individual accessory structure. The request is for a two-story accessory structure with a total of 1,420 square feet.

The Public Hearing was opened at 7:25 p.m. Jay Webster, applicant, appeared to present the request. He described the lot where they planned to build a new house and that in order to limit the amount of impervious cover, they wanted to use an existing accessory structure slab to construct a two-story accessory structure that would have a garage on the lower level and a guest house on the second level. This would be the only accessory structure on the lot, so they would not exceed the 1,500 square foot total limitation, but they wanted to combine the uses into a single building, which would require the two variances. The lot is heavily wooded, so once the new house is built, the house and trees would prevent the accessory structure from being seen from Oakdale Drive.

Don Manly, 766 Oakdale, Drive spoke in favor of the request.

Several written comment cards had been received in support of the request and these were provided to the Board.

Clay Collins provided a brief staff summary of the request.

The Public Hearing was closed at 7:40 p.m.

10. Consideration and possible approval of an application submitted by Jay and Martha Webster, 770 Oakdale Drive to construct an accessory structure which requires the following variances:

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