



MINUTES OF A REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, MAY 8, 2013
7:00 P.M.

MEMBERS PRESENT

Sandy Cox, Chair
Wade Buckner
Richard Hayes
Marshall McHone
Steve Borochoff

STAFF PRESENT

Clay Collins, City Administrator
Sara Wilson, Assistant City Administrator
Josh Ronson, Operations Manager
Willie Schmerler, City Attorney's Office

A-1: Call to Order.

Sandy Cox called the meeting to order at 7:05 P.M.

A-2: Approval of minutes from the February 13, 2013 meeting.

After reviewing the minutes a motion was made by Wade Buckner and seconded by Marshall McHone to approve the minutes for the February 13, 2013 meeting. All members voted in favor and the motion carried.

A-3: Public Hearing on an application submitted by Forrest and Cindy Arnold for a variance from Section 2.601(g) of the Land Development Code to convert an existing accessory structure into a guest house that is greater than 600 square feet at 4 Sunset Trail.

The Chair declared the Public Hearing to be opened. A brief presentation was made by Clay Collins. The applicants own the property at 4 Sunset Trail. There is an existing accessory building that has an enclosed area of 821 sq. ft. and additional outside covered storage of 489 sq. ft.

The enclosed portion of 821 sq. ft. would be a guest house that exceeds the code requirements.

Notices were sent to all property owners within 500 feet, as well as posting a sign on the property and posting the required notice in the newspaper. One comment card in support of the request was received.

Forrest Arnold, applicant, appeared to represent the request and respond to questions. He said that the structure was on the property when he purchased the property. There is plumbing to this accessory structure; however, no hot water, shower facilities or kitchen facilities. The addition of hot water, shower, and kitchen facilities would classify this as a guest house.

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There were no additional public comments and the public hearing was closed at 7:20 P.M.

A-4: Consider action on an application submitted by Forrest and Cindy Arnold for a variance from Section 2.601(g) of the Land Development Code to convert an existing accessory structure into a guest house that is greater than 600 square feet at 4 Sunset Trail.

Following the Public Hearing, the Board members discussed the requested variance and response to the findings that were presented by the applicant. There was discussion about possibly including a condition regarding the outside covered storage area; however, this was not included in a motion. A motion was made by Steve Borochoff to approve the variance from Section 2.601(g) of the Land Development Code to allow the existing structure, which is 821 sq. ft., to be converted into a guest house. The motion included acknowledgment that the required findings had been met as documented by the applicant and that the variance was further conditioned by the drawings and representations provided to the Board. The motion was seconded by Richard Hayes. All members voted in favor and the variance was approved by a 5-0 vote.

There being no other business coming before the Board, the meeting was adjourned at 7:29 P.M.

Sandy Cox, Chair