



MINUTES OF A REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
 OF THE CITY OF SUNSET VALLEY, TEXAS
 WEDNESDAY, JULY 10, 2013
 7:00 P.M.

MEMBERS PRESENT

Sandy Cox, Chair
 Tom Cedel
 Wade Buckner
 Marshall McHone
 Randall Rosengarten

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 7:02 P.M.

A-2: Approval of minutes from the May 8, 2013 meeting.

After reviewing the minutes a motion was made by Marshall McHone and seconded by Wade Buckner to approve the minutes for the May 8, 2013 meeting. Commissioners Cox, McHone and Buckner voted in favor. Commissioners Cedel and Rosengarten abstained. The motion carried by a vote of 3-0.

A-3: Public Hearing on an application submitted by Brett and Molly Bunner at 2 Reese Drive for the following variances:

- a) From Section 2.506(a)(7) to exceed the maximum number of accessory structures in the Single Family Zoning District. Three (3) accessory structures are allowed and the request is for a total of five (5).
- b) From Section 2.506(a)(10) to allow an accessory structure (detached carport) that is not located behind the principal structure.
- c) From Section 2.604 to have an accessory structure located within the 20 foot side yard setback. The request is for a greenhouse located 11 feet from the property line.

The Chair declared the Public Hearing to be opened for item A-3 (a). A brief presentation was made by Clay Collins. The applicants own the property at 2 Reese Drive. There are existing accessory buildings that have not been permitted which exceed the allowed number. Brett Bunner, owner of the property, appeared and responded to questions from the Board and indicated that there had been some confusion about the need for permits but that they wanted to bring the property into compliance. No one else appeared at the public hearing. The public hearing on this item was closed at 7:25 P.M.

47 The Chair declared the Public Hearing to be opened for item A-3 (b). A brief presentation was made by
48 Clay Collins. The exiting detached carport was constructed without a permit. The location of the
49 carport would require a variance, so permit can be issued until the variance is considered. Brett
50 Bunner, owner of the property, appeared and responded to questions from the Board. No one else
51 appeared at the public hearing. The public hearing on this item was closed at 7:40 P.M.
52

53 The Chair declared the Public Hearing to be opened for item A-3 (c). A brief presentation was made by
54 Clay Collins. There is an existing greenhouse that has not been permitted which is located within the
55 20 foot side yard setback. The greenhouse is located 11 feet from the property line. Brett Bunner,
56 owner of the property, appeared and responded to questions from the Board. No one else appeared
57 at the public hearing. The public hearing on this item was closed at 7:55 P.M.
58

59 Notices were sent to all property owners within 500 feet as well posting a sign on the property and
60 posting the required notice in the newspaper. No comment cards were returned.
61

62 **A-4: Consider action on an application submitted by Brett and Molly Bunner at 2 Reese Drive for the**
63 **following variances:**
64

65 **a) From Section 2.506(a)(7) to exceed the maximum number of accessory structures in the Single**
66 **Family Zoning District. Three (3) accessory structures are allowed and the request is for a total of**
67 **five (5).**
68

69 Following discussion among the members, a motion was made by Commissioner Cedel and seconded
70 by Commissioner Buckner to grant the variance to allow five (5) accessory structures as shown on the
71 drawings and representations provided to the board, with the required findings having been met as
72 documented by the applicant, with the condition that if any of the current structures are removed they
73 may not be replaced. All members voted in favor and the variance was approved by a 5-0 vote.
74

75 **b) From Section 2.506(a)(10) to allow an accessory structure (detached carport) that is not located**
76 **behind the principal structure.**
77

78 Following discussion among the members, a motion was made by Commissioner McHone and
79 seconded by Commissioner Cedel to grant the variance to allow the detached carport to be located as
80 shown on the drawings and representations provided to the board, with the condition that a permit
81 must be applied for and obtained. The required findings for the variance have been met as
82 documented by the applicant. All members voted in favor and the variance was approved by a 5-0
83 vote.
84

85 **c) From Section 2.604 to have an accessory structure located within the 20 foot side yard setback.**
86 **The request is for a greenhouse located 11 feet from the property line.**
87

88 Following discussion among the members, a motion was made by Commissioner Rosengarten and
89 seconded by Commissioner Buckner to grant the variance to allow the greenhouse to be located in the
90 side yard setback as shown on the drawings and representations provided to the board with the
91 condition that if the greenhouse is removed, it cannot be rebuilt. The required findings for the
92 variance have been met as documented by the applicant. All members voted in favor and the variance
93 was approved by a 5-0 vote.

94

95 There being no other business coming before the Board, a motion was made by Commissioner
96 Rosengarten and seconded by Commissioner McHone and all members voted in favor and the meeting
97 was adjourned at 8:08 P.M.

98

99

100

101

102 _____
Sandy Cox, Chair

103

104

105