



MINUTES OF A REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
OF THE CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, OCTOBER 11, 2017
7:00 P.M. AT CITY HALL, 3205 JONES ROAD

Members Present

Randall Rosengarten, Chair
Susan Durso, Vice Chair
Robert Browning
Jennifer Fadal
Richard Hayes

Staff Present

Clay Collins, City Administrator
Sara Wilson, Assistant City Administrator
Joshua Ronson, PW Operations Manager
Molly Mulloy, PW Env. Compliance

1. Call to order. Randall Rosengarten called the meeting to order at 7:09 P.M. and called the roll of members in attendance. A quorum of the Board was present.
2. Approval of minutes from the April 12, 2017 meeting. Susan Durso motioned to approve the minutes, as presented, seconded by Jennifer Fadal. All voted yes and the minutes were approved.
3. Public Hearing on an application submitted by Austin Independent School District to renovate restrooms at the Toney Burger Center, 3200 Jones Road, which requires the following variances:
 - a. From Section 101.4.2 of the 2006 Uniform Plumbing Code which requires that additions, alterations, repairs and replacement of plumbing systems shall comply with the provisions for new systems, except as otherwise provided in Section 101.5.
 - b. From the 2006 Uniform Plumbing Code Table 4-1, Minimum Plumbing Facilities, Table A which establishes the required number of sanitary facilities based on the occupancy load.

Chair Randall Rosengarten opened the public hearing at 7:12 P.M. and began with a review of procedural instructions to the Board, staff and audience.

Clay Collins provided the initial overview of how this case is before the Board of Adjustment. For this request, the Board of Adjustment is serving as the Board of Appeals because the variance request is to the adopted plumbing code, as provided in each of the sections in Chapter 6 of the Land Development Code.

Chris Lewis, representing AISD, gave an overview of the proposed renovation at the Toney Burger Center. The project, initiated by a bond election, is to renovate existing bathroom facilities at Burger. The project calls for installation of restrooms that meet ADA requirements that currently do not exist. In doing so, AISD would remove two stalls in the women's restrooms and put the number of stalls further out of compliance with the code. The restrooms were built to code many years ago, and currently do not meet the number of restrooms required.

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A spreadsheet, prepared by staff, outlined the number of existing, proposed and regulatory facilities was provided to the Board.

The Chair called for any persons supporting the application to speak.

- Rudi Rosengarten, 25 Yellowtail spoke in support of the variance.

No written comments were received prior to the meeting.

The Chair called for any persons opposing the application to speak. No one presented.

No written comments were received prior to the meeting.

Hearing no to calls for further testimony, Randall Rosengarten closed the public hearing at 7:32 P.M.

4. Consideration and possible approval of an application submitted by the Austin Independent School District to renovate restrooms at the Toney Burger Center, 3200 Jones Road, which requires the following variances:
 - a. From Section 101.4.2 of the 2006 Uniform Plumbing Code which requires that additions, alterations, repairs and replacement of plumbing systems shall comply with the provisions for new systems, except as otherwise provided in Section 101.5.
 - b. From the 2006 Uniform Plumbing Code Table 4-1, Minimum Plumbing Facilities, Table A which establishes the required number of sanitary facilities based on the occupancy load.

Board discussion and questions of applicant and staff, to understand the current, proposed and regulatory requirements of the number of restroom facilities for this public space. Since this request is outside the requirements of the Chapter 2 findings, the Board discussion on the reasonableness of the request. A conversation of the limits of the bond funding, that would not allow for expansion of the existing facility, was included in the discussion. The applicant also noted that the renovation called for updated water efficient fixtures and the need for this facility to comply with ADA requirements.

Jennifer Fadal made a motion to approve the variance request, as presented, adopting the plans and specifications, presented by the applicant. The motion was seconded by Susan Durso. All voted, and the motion and the variance was approved by a vote of 4 to 1, with Robert Browning the dissenting vote.

With no items remaining on the agenda, Jennifer Fadal made a motion to adjourn the meeting. The motion was seconded by Susan Durso. All voted and the motion passed unanimously. The meeting adjourned at 8:05 P.M.


Randall Rosengarten, Chair
3/17/18