



**MINUTES OF A CALLED MEETING OF THE
BOARD OF ADJUSTMENTS
OF THE CITY OF SUNSET VALLEY, TEXAS
MONDAY, OCTOBER 24, 2011
7:00 P.M. AT CITY HALL, 3205 JONES ROAD**

Members Present

Sandy Cox, Vice-Chair
Marshall McHone
Randall Rosengarten
Wade Buckner
Tom Cedel
Richard Hayes, Alternate

Staff Present

Clay Collins, City Administrator
Josh Ronson, Code Compliance Inspector
Jessica Scott, City Attorney's Office

Call to Order.

Sandy Cox called the meeting to order at 7:00 P.M.

Consideration and possible approval of an application submitted by Brant and Jean Boozer for variances from Section 2.506(a)(6) and 2.506(a)(8) of the Land Development Code to have a single accessory structure of 1,600 sq. ft. which exceeds the maximum per single accessory structure of 1,000 and the cumulative total of all accessory structures of 1,500 sq. ft. at 798 Oakdale Drive.

This item had been tabled from the September 14, 2011 meeting. Because Alternate member Richard Hayes had participated at that meeting, he continued participation in this meeting on this item.

Clay Collins gave the Board an update on this project and other actions that have been considered by the City Council other than the variance request before the Board. There was also information presented regarding the definitions in the Land Development Code regarding "attached" and "detached" garage.

The Board considered the physical constraints of the property including total area, configuration, access, storm water drainage, topography and vegetation as well as geopolitical boundaries such as water quality zone and setbacks.

Following discussion, there was a motion made by Randall Rosengarten finding the criteria for granting a variance had been met, that the variance be approved as requested with the conditions that: 1) no guest house is allowed on the property; 2) no additional accessory structures will be allowed; and 3) the variance is conditioned on the drawings and representations provided by the applicant. The motion was seconded by Marshall McHone. All members voted in favor and the motion carried by unanimous vote.

At this point in the meeting, regular member Tom Cedel took the place of alternate member Richard Hayes.

Approval of minutes from June 11, 2011 meeting.

A motion was made by Tom Cedel and seconded by Marshall McHone to approve the minutes of the June 11, 2011 meeting. All members voted in favor and the motion carried by unanimous vote.

Approval of minutes from September 14, 2011 meeting.

A motion was made by Randal Rosengarten and seconded by Marshall McHone to approve the minutes of the September 14, 2011 meeting. All members voted in favor and the motion carried by unanimous vote.

Consider Election of Officers

A motion was made by Tom Cedel to elect Sandy Cox as Chair. Marshal McHone seconded the motion. There were no additional nominations. All members voted in favor and the motion carried by unanimous vote.

A motion was made by Sandy Cox to elect Tom Cedel as Vice Chair. Wade Buckner seconded the motion. There were no additional nominations. All members voted in favor and the motion carried by unanimous vote.

A motion was made by Tom Cedel to elect Richard Hayes as alternate Vice Chair. Marshal McHone seconded the motion. There were no additional nominations. All members voted in favor and the motion carried by unanimous vote.

Consider approval of Hearing Procedures for the Board of Adjustments.

The Board discussed the proposed revisions to the Hearing Procedures. A motion was made by Tom Cedel and seconded by Wade Buckner to approve the revised Public Hearing Procedures. All members voted in favor and the motion carried by unanimous vote.

There being no other business coming before the Board, the meeting was adjourned at 7:45 P.M.


Sandy Cox, Chair