



MINUTES OF A CALLED MEETING OF THE
BOARD OF ADJUSTMENT
OF CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, JUNE 30, 2021
6:00 P.M.

Members Present:

Thomas Cedel, Chair
Susan Durso, Vice Chair
Sandy Cox
Richard Hayes
Walter Jenkins

Staff Present:

Sylvia Carrillo, City Administrator
Matt Lingafelter, Asst. to the City Administrator

1. Call to order

Chair Cedel called the meeting to order at 6:05 P.M.

2. Election of Chair and Vice Chair of the Board of Adjustment.

Chair Cedel opened the floor for nominations for Chair of the Board. Sandy Cox nominated Thomas Cedel. With no other nominations, Chair Cedel closed the floor for nominations. With only one nominee, Thomas Cedel was reappointed as Chair.

Chair Cedel opened the floor for nominations for Vice Chair of the Board. Sandy Cox nominated Susan Durso. With no other nominations, Chair Cedel closed the floor for nominations. With only one nominee, Susan Durso was reappointed as Vice Chair.

3. Consider approval of a regular meeting date and time for the Board of Adjustment.

Walt Jenkins made a motion to keep the second Wednesday of the month as the regular meeting date, and to make 6:00 P.M. the regular start time for the Board. The motion was seconded by Sandy Cox. All voted in favor and the motion carried.

4. Public Hearing to consider an application submitted by Terry Cowan to construct an accessory structure at 4500 Stearns Lane which requires the following variances:

- a. From Section 2.506(a)(9) the height of an accessory structure exceeds the height of the principal structure; and,
- b. From Section 2.506(a)(10) an accessory structure in front of the principal structure.

Chair Cedel opened the hearing at 6:09 P.M. Matt Lingafelter, Assistant to the City Administrator, presented an overview of the application to the Board for the two variances requested at 4500 Stearns Lane.

Susan Durso made comments regarding the application and the proposed size of the applicant's accessory structure, specifically a "guest house" which as presented was larger than what the Code allows. The Board and staff discussed accessory structure and "guest house" regulations and a brief history of variances related to accessory structures. Staff was directed to produce a report summarizing past action by the Board relating to accessory structures.

Terry Cowan, the applicant, addressed the Board and discussed his proposed development and need for a guest house to be constructed.

The Board continued their discussion on guest houses and accessory structures. The Board requested input from the City Attorney on the definition and characteristics of "guest house" and accessory structures.

Sandy Cox made a motion to table discussion on the requested variances until the Board receives the requested information from City Staff and the City Attorney, seconded by Walter Jenkins. All voted in favor and the motion carried.

- 5. Consideration and possible approval of an application submitted by Terry Cowan to construct an accessory structure at 4500 Stearns Lane which requires the following variances:**
 - a. From Section 2.506(a)(9) the height of an accessory structure exceeds the height of the principal structure; and,**
 - b. From Section 2.506(a)(10) an accessory structure in front of the principal structure.**

This item was tabled, see Agenda Item #4.

6. Adjourn

Walter Jenkins made a motion to adjourn, seconded by Susan Durso. All voted in favor and the meeting was adjourned at 6:40 P.M.

Thomas Cedel, Chair

Minutes approved on September 15, 2021