



**MINUTES OF A REGULAR MEETING
OF THE ZONING COMMISSION
OF THE CITY OF SUNSET VALLEY, TEXAS
WEDNESDAY, JANUARY 26, 2022
6:00 P.M.**

Commissioners Present:

Robert Skewis, Chair
Miguel Huerta, Vice Chair
Brant Boozer
John Frick
Robert Reetz

Staff Present:

Sylvia Carrillo, City Administrator
Matt Lingafelter, Asst. to the City Administrator
Veronica Rivera, City Attorney

1. Call to Order

Chair Skewis called the meeting called to Order at 6:02 P.M.

2. Citizen/Public Comments:

- Joe Koizen (for Agenda Item #4)

3. Consider approval of the minutes from the November 17, 2021 called meeting.

Commissioner Reetz made a motion to approve the minutes, seconded by Commissioner Frick; all voted in favor and the motion carried.

4. Public Hearing to consider a request for a Zoning Change at 6405 Brodie Lane from SF (Single Family Residential) to NC (Neighborhood Commercial).

Chair Skewis opened the Public Hearing at 6:07 PM

Sylvia Carrillo, City Administrator, gave a brief presentation. At the request of the Commissioner, Staff summarized the Open Town Hall comments, both current and from the canceled December 15th meeting.

Presentation by the Applicant and their representatives, on the proposed Botanical Garden and Café Eatery at 6405 Brodie Lane:

- Gary McIntosh, Executor of the Betty Grubbs Estate
- Jody Conradt, UT Women's Athletics Coach
- Justin Trubiana, Applicant
- Cameron Campbell, Landscape Architect
- Blayne Stansberry, Engineer
- Michael Whelan, Land Use Attorney

- Tom Trubiana, Applicant

Citizen/Public Comments:

- Roger Edmondson
- Donny Hurwitz (letter read)
- Scott Draker
- Melissa Gonzales

Chair Skewis closed the Public Hearing at 7:57 P.M.

5. Zoning Commission recommendation to the City Council regarding a request for a Zoning Change at 6405 Brodie Lane from SF (Single Family Residential) to NC (Neighborhood Commercial).

The Commission discussed the conditions required for a zoning change as set forth by the Land Development Code, including public health and safety, utilities and infrastructure, and traffic conditions. The Commission discussed some of the potential issues with the applicant, and with the neighboring family to the east of the proposed development, the Drakers. The Drakers, at 759 Oakdale oppose the zoning change and the proposed development.

Vice Chair Huerta made a motion, seconded by Commissioner Reetz, to recommend approval of the Zoning Change at 6405 Brodie Lane to the City Council, subject to the following voluntary conditions proposed by the applicant, and as discussed with the Zoning Commission:

- 10' fence along the east boundary of the property (proposed by applicants)
- Limiting operating hours to 11 pm (proposed by applicants)
- Dark sky lighting as presented by the applicants
- Security fence around the property (proposed by applicants)
- Add additional trees to contribute to the vegetative buffer (proposed by applicants)
- Recommendation to review utilities at the platting stage
- Work with the Drakers between now and platting of the property
- At the platting stage, ensure adequate traffic circulation, which may or may not include installing a turning lane on Brodie

Commissioners Boozer, Frick, Huerta and Reetz voted in favor, and Chair Skewis voted against. With four votes in favor, the motion carried.

6. Adjourn

Vice Chair Huerta made a motion to adjourn, seconded by Commissioner Reetz; all voted in favor and the meeting adjourned at 8:42 P.M.