



**MINUTES OF A REGULAR MEETING  
OF THE ZONING COMMISSION  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, FEBRUARY 23, 2022  
6:00 P.M.**

**Commissioners Present:**

Miguel Huerta, Acting Chair  
Brant Boozer  
John Frick  
Robert Reetz

**Staff Present:**

Matt Lingafelter, Asst. to the City Administrator  
Veronica Rivera, City Attorney  
Duncan Moore, A/V Technician  
Sylvia Carrillo, City Administrator (remote)

**1. Call to Order**

Vice Chair Huerta called the meeting to order at 6:03 P.M.

**2. Citizen/Public Comments**

**3. Consider approval of the minutes from the January 26, 2022 regular meeting.**

Matt Lingafelter provided an update to the draft minutes after correspondence with Commissioner Reetz.

Commissioner Reetz made a motion to approve the minutes as amended, seconded by Commissioner Frick. All voted in favor and the motion carried.

**4. Public Hearing to consider a request for a Special Use Permit to operate a restaurant within the NC (Neighborhood Commercial) District under Section 150.101 of the Land Development Code at 6405 Brodie Lane.**

Public Hearing for Agenda Item number 4 and number 6 were opened simultaneously, since the two Special Use Permit applications were related. The Public Hearings were opened at 6:07 P.M.

Staff gave a presentation on both Special Use Permit application and addressed various criteria that were discussed in the supplemental materials provided to the Zoning Commission. There was also an update on the alcohol permit after staff consulted with both the city attorney and the applicant's legal team.

The Zoning Commission asked questions to both staff and the applicants. Tom Trubiana, applicant, and Michael Whelan, attorney for the applicant, both addressed the Commission.

Scott Draker addressed the Commission, after being called to speak after a

statement from the City Administrator. The Commission discussed both Special Use Permit application with Mr. Draker, who opposes both permits.

There were additional comments from the Commission, staff, the City Attorney and Mr. Draker. The applicants responded to comments and questions, mostly related to the Drakers' concerns. Concerns discussed included noise, water runoff and traffic.

The City's noise ordinance was discussed.

Comments from Cameron Campbell, the applicant's landscape architect.

After questions from Commissioner Frick on water runoff and other water quality issues, Blayne Stansberry, engineer for the applicant, addressed the Commission.

Mr. Draker addressed the Commission regarding the water quality and impervious cover. Response from Blayne Stansberry.

With no further comments, Vice Chair Huerta closed the Public Hearings at 7:25 P.M.

**5. Zoning Commission recommendation to the City Council regarding a request for a Special Use Permit to operate a restaurant within the NC (Neighborhood Commercial) District under Section 150.101 of the Land Development Code at 6405 Brodie Lane.**

Commissioner Frick made a motion to recommend to the City Council to approve a Special Use Permit to operate a restaurant within the Neighborhood Commercial District at 6405 Brodie Lane, seconded by Commissioner Reetz. All voted in favor and the motion carried.

**6. Public Hearing to consider a request for a Special Use Permit for alcoholic beverages to be sold in a restaurant for on-premise consumption under Section 150.103(A) of the Land Development Code at 6405 Brodie Lane.**

*Public Hearing for this item was opened simultaneously with Agenda Item #4, see above.*

**7. Zoning Commission recommendation to the City Council regarding a request for a Special Use Permit for alcoholic beverages to be sold in a restaurant for on-premise consumption under Section 150.103(A) of the Land Development Code at 6405 Brodie Lane.**

Commissioner Reetz made a motion to recommend to City Council to approve a Special Use permit for alcoholic beverages to be sold in a restaurant for on-premise consumption at 6405 Brodie Lane, seconded by Commissioner Boozer. All voted in favor and the motion carried.

**8. Discussion and possible recommendation to the City Council for approval of proposed regulations for Short-term Rental Registration.**

Vice Chair Huerta requested that a red-line version of the proposed regulations be presented to the Commission at the next meeting. Staff will accommodate the

request.

There was a brief discussion by the Commission, and several questions were asked to both staff and legal.

There was one public comment on Open Town Hall from Joe Luis who opposed the regulations for Short-term Rental Registration.

Commissioner Reetz made a motion to table the agenda item, seconded by Commissioner Frick. All voted in favor and the motion carried.

## **9. Adjourn**

Commissioner Reetz made a motion to adjourn, seconded by Commissioner Boozer. All voted in favor and the meeting was adjourned at 7:42 P.M.

MINUTES APPROVED 3-30-2022