



**MINUTES OF A CALLED MEETING  
OF THE BOARD OF ADJUSTMENT  
OF THE CITY OF SUNSET VALLEY, TEXAS  
WEDNESDAY, MARCH 2, 2022  
6:00 P.M.**

**Members Present:**

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

**Staff Present:**

Sylvia Carrillo, City Administrator  
Matt Lingafelter, Assistant to the City Administrator  
Barbara Boulware-Wells, City Attorney  
Duncan Moore, A/V Technician

**Members Absent:**

Walter Jenkins

**1. Call to Order**

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

**2. Citizen/Public Comments:**

None

**3. Consider approval of the minutes from the September 15, 2021 called meeting.**

Sandy Cox made a motion to approve the minutes, seconded by Richard Hays. All voted in favor and the motion carried.

**4. Public Hearing on an application submitted by Veronica Vargas for a variance at 11 Sunset Trail from Section 150.134 encroachment of an accessory structure (shed) into the 20-foot side yard setback.**

Chair Cedel opened the Public Hearing at 6:07 P.M.

Presentation by Veronica Vargas, the applicant, on her variance request.

With no public comments, Chair Cedel closed the Public Hearing at 6:11 P.M.

**5. Consideration and possible approval of an application submitted by Veronica Vargas for a variance at 11 Sunset Trail from Section 150.134 encroachment of**

**an accessory structure (shed) into the 20-foot side yard setback.**

Questions from the Board Members for City staff and the applicant.

Sandy Cox made a statement regarding the lots in that area of the City on Sunset Trail.

Sandy Cox made a motion to approve the variance to the setback requirement from the shed to encroach 7 feet in the front and 4 feet in the rear of the side yard setback, seconded by Chair Cedel. Susan Durso made a friendly amendment to approve the variance with the location of the shed as presented in the application, and that approval of the variance is based on the 10 findings required by the Code. The motion maker and the second agreed to the friendly amendment.

With four votes in favor, the motion carried and the variance was granted.

**6. Public Hearing on an application submitted by the Trubiana and Vasquez family, on behalf of the owner, for a variance at 6405 Brodie Lane, from Section 150.105(B)(1) the 100-foot landscape buffer regulations for the proposed botanical garden and eatery development.**

Discussion by the Board with staff and legal regarding the Gault property and possible future zoning change to parkland/greenspace.

Chair Cedel opened the Public Hearing at 6:50 P.M.

Michael Whelan, land use attorney, gave a presentation on behalf of the applicants to the Board.

With no public comments, Chair Cedel closed the Public Hearing at 7:05 P.M.

Comments from Blayne Stansberry, civil engineer for the project, and Tom Trubiana, applicant.

**7. Consideration and possible approval of an application submitted by the Trubiana and Vasquez family, on behalf of the owner, for a variance at 6405 Brodie Lane, from Section 150.105(B)(1) the 100-foot landscape buffer regulations for the proposed botanical garden and eatery development.**

Discussion by the Board Members. Questions for applicants and city staff. Several Board Members indicated to staff they were uncomfortable taking any action on this item without more information on the situation with the neighboring property to the north, 6401 Brodie Lane (Gault Estate), which is also the property triggering the variance.

Susan Durso made a motion to table the item until the March 23<sup>rd</sup> meeting or next meeting by the Board, seconded by Richard Hayes. All voted in favor and the motion carried. The variance request was tabled.

## **8. Discussion and possible approval of the amended Board of Adjustment Processes document.**

The Board Members discussed the document as presented with city staff. There was a discussion by the Board on the role of staff, both during meetings with a staff presentation of the variance, and staff comments with the backup materials provided to the Board.

The Board made edits to the document with advice from staff and legal.

Susan Durso made a motion to approve amendments to the Board of Adjustment processes document, seconded by Richard Hayes. All voted in favor and the motion carried.

## **9. Adjourn**

Sandy Cox made a motion to adjourn, seconded by Susan Durso. All voted in favor, and the meeting was adjourned at 8:20 P.M.

MINUTES APPROVED APRIL 13, 2022