

Minutes

City of Mountain City
101 Mountain City Drive
Board of Adjustment
Monday, August 14, 2023, 6:30 pm

1. **CALL TO ORDER & ROLL CALL.** City Council Board of Adjustment Meeting was called to order at 7:17 pm by Mayor Ralph McClendon. Quorum included council members Mayor Pro Tem Lee Taylor, and council members Suzanne Hallam, David Wiley, and John Wilson. Alderman Gary White was not present. City Administrator Tiffany Curnutt, Treasurer Vicki Senefeld and City Secretary Andrea Wells were present.

2. **CONSENT ITEMS**
 - a. **Approve minutes from July 10, 2023 meeting.** Wiley made a motion to discuss and approve minutes from July 10, 2023. Seconded by Hallam. No changes. All in favor, motion carries by vote of 4-0.

3. **NEW BUSINESS**
 - a. **Discuss and take possible action on Home Addition @ 113 Pecan Drive (Monrreal).** Hallam made a motion to discuss and take possible action on Home Addition @ 113 Pecan Drive. Seconded by Wiley. Council asked a couple of questions about project. Taylor amended motion to approve. Seconded by Wiley. All in favor, motion carries by vote of 4-0.
 - b. **Discuss and take possible action on Greenhouse @313 Live Oak Drive (Tarr)** Hallam made a motion to discuss and take possible action on Greenhouse @313 Live Oak Drive. Seconded by Wiley. Wilson asked about distance from property. Resident and/or representative was not present. Item tabled until September.
 - c. **Discuss and take possible action on 317 Cedar Drive proposal for dog training and in-home boarding - commercial business (Murarka)** Wilson made motion to discuss and take possible action on 317 Cedar Drive proposal for dog training and in-home boarding - commercial business. Seconded by Hallam. Ms. Murarka explained that she is not seeking a proposal or variance but is instead seeking some feedback from City Council on what might be acceptable should she submit a proposal on the dog training and in-home boarding business at 317 Cedar Drive. Council members provided comments on why such a commercial operation might be considered in violation of Mountain City General Ordinances (Ordinance 021609 rev 090814). Discussion continued over the State of Texas' definition of kennels in relation to Mountain City Ordinance as well as allowable limited commercial use by residents. Item withdrawn; no action taken.

4. **ADJOURN.** The meeting was adjourned at 7:41 pm.

/s/Andrea Wells, CITY SECRETARY

Andrea Wells

ATTEST

/s/Ralph McClendon, MAYOR

Ralph McClendon

APPROVED

These minutes were approved on the 11th day of September 2023.