



AGENDA

Board of Adjustment

Tuesday, September 2, 2025
6:05 pm Regular Meeting
Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

B. Public Comment

The Town Council invites citizens to address the Town Council on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Council, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Council is not permitted to take any action or discuss any item not listed on the agenda. Council may choose to place the item on a future agenda.

C. Consent Agenda Items

1. Consider and act upon the August 4, 2025, meeting minutes.
[Meeting Minutes August 4, 2025](#)

D. Public Hearing Items

1. Hold a public hearing, discuss, consider, and act upon a request for a variance to Section 3.05.03 of the Unified Development Ordinance (UDO) to allow for variances to the Residential Zoning District Dimensional Regulations Chart, related to the required rear yard setback for a building on the property located at 629 St. James Allee which is zoned Single Family 1 (SF-1).
Case 1856-ZBA/629 St. James Allee Building Setback Variance.

[Map](#)
[Plans](#)

2.

Hold a public hearing, discuss, consider, and act upon a request for a variance to Section 3.04.04, Subsection A. Accessory Buildings of the Unified Development Ordinance (UDO) to allow for a variance related to the rear yard setback for an accessory structure on the property located at 280 Ontario Loop which is zoned Stoney Creek Planned Development (PRO-463).
Case 1854-ZBA/280 Ontario Loop Accessory Structure

[Map](#)

[Plans](#)

[HOA Approval Letter](#)

[Accessory Structure Images](#)

[Response letter to public hearing notification \(1\)](#)

[Response letter to public hearing notification \(2\)](#)

[Response letter to public hearing notification \(3\)](#)

[Response letter to public hearing notification \(4\)](#)

E. Adjourn

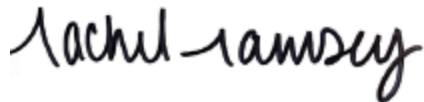
NOTE: The Board of Adjustment reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Board of Adjustment will conduct its Regular Meeting on Tuesday, September 2, 2025, at the Sunnyvale Town Hall. The public is encouraged to attend the meeting.

Email comments may also be submitted to laura.evans@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting:



Rachel Ramsey, Director of Administration/Town Secretary

Date Posted: 08/26/2025

Time Posted: 2:00 p.m.

Date Removed from Bulletin Board: _____

Removed By: _____