

**CITY OF SACHSE
ZONING BOARD OF ADJUSTMENTS
THURSDAY, FEBRUARY 15, 2007
MEETING MINUTES**

MEMBERS PRESENT

Steve Oliver	Secretary
Ken Danker	Member
Guenter Lehmann	Member
Tammy Sigman	Member
Tony Cashiola	Member

OTHERS PRESENT

Munal Mauladad-Faruqi	Community Development Director
Michael Spencer	Building Official
Warren Becker	Alternate Member
Kevin Quinn	Alternate Member
Peter Smith	City Attorney
Amber Slayton	City Attorney

LOCATION OF MEETING

Sachse City Hall
5560 S. H. 78
Sachse, TX 75048

Secretary Steve Oliver called the meeting to order at 7:34 p.m.

MINUTES

Guenter Lehmann made a motion to approve the minutes of the December 21, 2006 meeting and Tammy Sigman seconded the motion. The motion passed unanimously.

APPLICATIONS

1. Conduct a public hearing and consider the application of James Rayner requesting a variance to reduce the required number of parking spaces from 13 spaces to 4 spaces on property located at 6609 Industrial Drive (File 07-01).

Secretary Oliver opened the public hearing. Community Development Director Munal Mauladad-Faruqi explained the details of this case. Based on the information provided by the applicant, the proposed use of this establishment is automotive upholstery work. The site plan submitted for this project indicates a total of 4 parking spaces for this use, which are 9 less than the 13 spaces required by ordinance. The applicant was advised that he would have to seek a Special Use Permit (SUP) for Major Automotive Repair before he could obtain a building permit. The Planning and Zoning Commission (P&Z), at its January 8, 2007 meeting, recommended approval of the SUP. As part of the request, the Commission recommended to reduce the parking ratio. At a later date, the City Attorney advised Staff that neither P&Z nor the City Council has the authority to grant a less restrictive parking requirement than stipulated in the Zoning Ordinance. Therefore, the applicant requested the variance from the Zoning Board of Adjustment.

James Rayner, who resides at 7201 Sable Lane, spoke on behalf of the variance application. Mr. Rayner stated that he will be leasing this building from Barry Neal. He has entered into a 5-year lease, with the right of first refusal to purchase the building should Mr. Neal choose to sell the building. Mr. Rayner stated that he lives in Sachse and he chose this location because he wants his business to be in Sachse also. Mr. Rayner stated that the parking requirements in the ordinance are not warranted for the proposed use. He will be the only employee and would utilize only one of the 4 existing parking spaces. He further stated that all of the vehicles the he is performing upholstery work on will be parked inside the building, so there is no need for additional parking in front of the building. In response to questioning from the Board, Building Official Michael Spencer indicated that this building was built prior to 1985, prior to enactment of the existing parking requirement. Ms. Mauladad-Faruqi also indicated that Staff had received no comments concerning this application.

There being no further public input on this matter, the public hearing was closed.

Tammy Sigman moved to approve the requested variance and Guenter Lehmann seconded the motion. The motion passed unanimously.

OTHER BUSINESS

1. Orientation – Presentation by City Attorney discussing the roles and responsibilities of the Zoning Board of Adjustment.

City Attorney Peter Smith gave a Power Point presentation on the roles and responsibilities of the Zoning Board of Adjustment. He also answered several questions from the Board members.

Tammy Sigman moved to adjourn the meeting and Guenter Lehmann seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:50 p.m.

Submitted by Secretary:

Steve Oliver