

**City of Sachse, Texas
Board of Adjustments**

Minutes of the Regular Meeting of January 19, 2012
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Kevin Quinn
Jordan Dean
Corey Hill
Ken Danker
Stephen Klash, Alternate
Donald Stockton, Alternate

Members Absent:

Steve Oliver

Kevin Quinn was acting Chairman in Steve Oliver's absence. Kevin Quinn opened the regular meeting of the Zoning Board of Adjustment at 7:00 p.m.

1. Invocation and Pledge of the Allegiance to the U.S. and Texas Flags

The invocation was offered by Jordan Dean and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the December 15, 2011 Board of Adjustments meeting.

A motion was made by Jordan Dean to approve the minutes. Stephen Klash seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing and consider the application of North Pointe Church of Christ requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 5.6 (b), Screening, to seek relief from constructing a required screening wall on property located at 7030 State Highway 78.

Michael Spencer, Interim Community Development Director, introduced the item. He made a Power Point presentation. He stated that North Pointe Church of Christ is requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 5.6 (b) Screening, to seek relief from constructing a screening wall on the property. The church has requested the variance because they have determined that there is little value in constructing a partial screening wall of 101 linear feet along a property line that is 922 linear feet in length. Mr. Spencer explained that the property is currently split into two zoning districts, Commercial-2 District in the northern portion of the property and Residential-4 District in the south. He stated in most cases the City would require a rezone of the property when it is split into two zoning districts but because the property was planned for a religious institution, a use permitted in every district, a zoning change was not necessary. He stated the church is currently building a 9,660 square foot building on the residential zoned portion of the property. He stated the property is platted as one lot and must meet the requirements for both zoning districts. He said the zoning ordinance requires a screening wall between a commercial district and a residential district. Therefore, the church is required to extend the existing screening wall 101 linear feet.

Todd Wintters, applicant's representative, stated that the screening wall in question would actually be a continuation of the screening wall previously built by the car wash next door. He

said the ordinance would require them to continue the wall an additional 100 feet. He stated the wall would only screen the parking lot and part of the church. He felt that the church and landscaping would be more attractive than a brick wall.

Kevin Quinn opened the public hearing at 7:12 p.m.

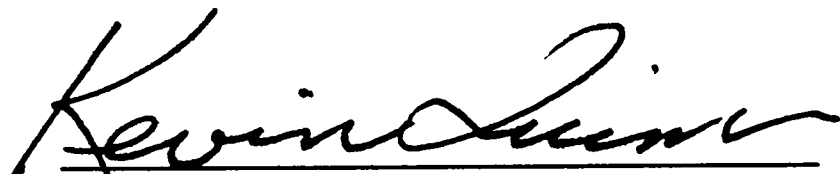
Cullen King, 7315 Highpoint, stated the church wanted to be good neighbors. The surrounding neighbors had already said they did not want to see the screening wall built. He stated the church did not want to be perceived as the neighbors who put up the wall they did not want.

No one else spoke at the public hearing. Jordan Dean made a motion to close the public hearing. Corey Hill seconded the motion. The motion passed unanimously with all voting in favor. The public hearing was closed at 7:16 p.m.

Kevin Quinn asked if they would need a new landscape plan if the variance was granted. Mr. Spencer stated that the landscape plan would be the same regardless if the wall was built or not. Stephen Klash asked if the purpose of the wall was just aesthetics. Mr. Spencer said in most cases it would be to screen residential properties from less desirable uses in Commercial 2 zoning. More discussion followed.

Jordan Dean made a motion to approve the variance. Ken Danker seconded the motion. The motion passed unanimously with all voting in favor.

There being no further business, Ken Danker made a motion to adjourn. The meeting was adjourned at 7:21 p.m.


~~Chairperson~~
Acting Chairman