

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of October 19, 2011
Time: 6:30 p.m. Place: Sachse City Hall

Members Present:

Stephen Klash, Alternate
Kevin Quinn
Steve Oliver, Chairman
Ken Danker
Jordan Dean, Alternate

Members Absent:

Corey Hill

Chairman Steve Oliver opened the regular meeting of the Zoning Board of Adjustment at 6:38 p.m.

Agenda Items:

1. Conduct a workshop for training on the audio / visual and voting equipment in the Council Chambers at the Sachse City Hall.

Michael Spencer, Building Official, conducted the workshop on training for the new audio / visual and voting equipment.

2. Consider approval of the minutes from the April 15, 2010 Board of Adjustments meeting.
A motion was made by Ken Danker to approve the minutes. Kevin Quinn seconded the motion. With all voting in favor the motion passed unanimously.

3. Conduct a public hearing and consider the application of MHI / Plantation Homes requesting a variance to reduce the required side yard setback adjacent to a street from 15-feet to 13-feet on a single family lot located at 4103 Lee Hutson Drive.

Michael Spencer, Building Official, introduced the item. He stated the applicant is requesting a variance to reduce the required side yard setback adjacent to the street from 15-feet to 13-feet on a single family lot located at 4103 Lee Hutson Drive. He stated that the property is currently undeveloped. The owner proposes to construct a new single-family dwelling that would encroach one foot and eleven inches into the required side yard setback. Mr. Spencer said of the 170 total number of lots within Jackson Hills Phase 2 subdivision, the subject property is one (1) of only two (2) lots that are restricted by the width, setback and easement requirements. This unique circumstance prevents the home builder from constructing any of their homes designated for the neighborhood. He stated that staff recommends approval of the variance request. More discussion followed.

Kevin Quinn made a motion to open the public hearing. Ken Danker seconded the motion with all voting in favor the motion passed unanimously. The public hearing was opened at 7:10 p.m.

Chris Terhune, 11059 Windjammer Drive, applicant representative, spoke at the public hearing. He stated that all their homes are a 40 foot wide minimum. He stated that their product line currently in the neighborhood would not fit on the lot with the side yard setback of 15 feet. The

builder felt that putting a smaller home on the lot would not look appropriate and would not fit with the rest of the neighborhood.

No one else spoke at the public hearing.

Ken Danker made a motion to close the public hearing. Kevin Quinn seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:15 p.m.

Ken Danker made a motion to approve the variance request to reduce the required side yard setback adjacent to a street from 15 feet to 13 feet at 4103 Lee Hutson Drive. Kevin Quinn seconded the motion. With all voting in favor the motion passed unanimously.

There being no further business, Kevin Quinn made a motion to adjourn Jordan Dean seconded the motion with all voting in favor the meeting was adjourned at 7:22 p.m.


Chairman