



# Sachse, Texas

Sachse City Hall  
3815 Sachse Road  
Building B  
Sachse, Texas 75048

## Meeting Agenda Board of Adjustments

---

Thursday, December 15, 2011

7:00 PM

City Hall

---

The Board of Adjustments of the City of Sachse will hold a Called Meeting on Thursday, December 15, 2011, at 7:00 p.m. in the Council Chambers at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas to consider the following items of business:

1. **Invocation and Pledge of Allegiance to the U.S. and Texas Flags**
2. **Regular Agenda Items:**

- [11-0579](#) Consider approval of the minutes from the October 19, 2011 Board of Adjustments meeting.

***Executive Summary***

*Approval of the minutes from the October 19, 2011 Board of Adjustments meeting.*

**Attachments:** [BOAminutes 10.19.11.pdf](#)

- [11-0576](#) Conduct a public hearing and consider the application of Evaristo Jimenez requesting a variance to the Code of Ordinances, Chapter 11, Schedule I, Permitted Uses, Parking Requirements to reduce the required parking from 43 spaces to 35 spaces for restaurant use in a Commercial 1 (C-1) District.

***Executive Summary***

*Evaristo Jimenez is requesting a variance to the Code of Ordinances, Chapter 11, Schedule I, Permitted Uses, Parking Requirements to reduce the required parking from 43 spaces to 35 spaces in order to utilize the existing building for restaurant use. This request has been withdrawn.*

- [11-0503](#) Conduct a public hearing and consider the application of Grand Homes requesting a variance to Ordinance No. 1842, Section 2.08 (g) to reduce the required side yard setback adjacent to a street from 15-feet to 13-feet on a single-family lot located at 4104 Mane Drive.

**Executive Summary**

*Grand Homes has requested approval of a variance to Ordinance No. 1842, Section 2.08 (g) to reduce the required side yard setback adjacent to a street from 15-feet to 13-feet on a single-family lot located at 4104 Mane Drive. The variance is necessary to allow Grand Homes to construct one of their single-family dwellings designed for this community.*

**Attachments:** [BOA 11-02 - 4104 MANE - ZONING.pdf](#)  
[BOA 11-02, 4104 Mane Drive - Aerial Map.pdf](#)  
[BOA 11-02 - Current Site Plan for 4104 Mane Dr.pdf](#)  
[BOA 11-02 - Application for 4104 Mane Dr.pdf](#)

**11-0575**

Conduct a public hearing and consider the application of Christopher P. Irek requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 2.4 (c) to reduce the required rear yard setback from 21.9 feet to 7.2 feet on a single-family lot located at 1504 Sweetwater Circle.

**Executive Summary**

*Christopher P. Irek is requesting a variance to the Code of Ordinances, Chapter 11, Article 3, Section 2.4 (c) to reduce the required rear yard setback from 21.9 feet to 7.2 feet for the construction of a new room addition to the existing single-family dwelling.*

**Attachments:** [BOA 11-03 -1504 SweetwaterCir-Zoning02.pdf](#)  
[BOA 11-03 -1504 SweetwaterCir-Aerial.pdf](#)  
[BOA 11-03 - A201EXISTING SITE.pdf](#)  
[BOA 11-03 - A201 PROPOSED SITE - revised113011.pdf](#)  
[BOA 11-03 - Application.pdf](#)

**3. Adjournment**

State law prohibits the introduction or discussion of any item of business not posted at least seventy-two (72) hours prior to the meeting time.

Posted: December 9, 2011; 5:00 p.m. Michael Spencer, Building Official \_\_\_\_\_

*If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact Terry Smith, City Secretary at (972) 495-1212, 48 business hours prior to the scheduled meeting date. Reasonable accommodations will be made to assist your needs.*