



Sachse, Texas

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

Meeting Agenda Board of Adjustments

Thursday, May 16, 2013

7:00 PM

Council Chambers

The Board of Adjustments of the City of Sachse will hold a Regular Meeting on Thursday, May 16, 2013, 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:

- [13-1539](#) Consider approval of the minutes from the March 21, 2013 Zoning Board of Adjustment meeting.

Executive Summary

Approval of the minutes from the March 21, 2013 Zoning Board of Adjustment meeting.

Attachments: [CD - BOA MINUTES 20130321.pdf](#)

- [13-1532](#) Conduct a public hearing and consider the application of Evaristo Jimenez requesting a variance from the Code of Ordinances, Chapter 11, Zoning, Schedule I, Parking Requirements to reduce the parking requirement from 47 spaces to 37 spaces, and a variance from the Code of Ordinances, Chapter 11, Zoning, Article 3, Area Regulations to reduce front setback from 25 feet to 12.6 feet and to reduce the side yard (street) setback from 25 feet to 8 feet. The subject property is a 0.54 acre lot located at 7218 State Highway 78, Sachse, Texas 75048, more particularly described as Block A, Lot 10E, Sable Hill Estates.

Executive Summary

The property owner is requesting three variances: 1) reduction in parking requirement; 2) reduction in front yard setback along State Highway 78; 3) reduction in side yard (street) setback along Sable Lane. These variances are the result of the applicant wishing to construct an outdoor patio.

Attachments: [CD - 7218 SH78 BOA - PRESENTATION.pdf](#)

[CD - 7218 SH78 BOA - ATTACHMENT 1.pdf](#)

[CD - 7218 SH78 BOA - ATTACHMENT 2.pdf](#)

13-1531

Conduct a public hearing and consider the application of THJ Property LP/ Auduong Thiec Thien requesting a variance from the Code of Ordinances, Chapter 11, Zoning, Schedule I, Parking Requirements to reduce the parking requirement from 113 spaces to 101 spaces, and a variance from the Code of Ordinances, Chapter 11, Section 5.5 to permit non-masonry exterior building materials in lieu of the required masonry exterior building materials. The property consists of two lots: one of which is located at 6302 State Highway 78, Sachse, Texas 75048, more particularly described as a 0.50-acre parcel located in Isaac Ramsey Abstract 1248, page 471, Tract 11.1; and the second is located at 6310 State Highway 78, Sachse, Texas 75048, more particularly described as a 1.00-acre parcel located in Block A, Lot 1 of the City of Sachse Addition.

Executive Summary

The property owner is requesting two variances - the first to allow for a reduction in required parking and the second to allow for the use of non-masonry building materials.

Attachments: [CD - 6302 & 6310 SH78 BOA - PRESENTATION.pdf](#)
[CD - 6302 & 6310 SH78 BOA - ATTACHMENT 1.pdf](#)
[CD - 6302 & 6310 SH78 BOA - ATTACHMENT 2A.pdf](#)
[CD - 6302 & 6310 SH78 BOA - ATTACHMENT 2B.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: May 10, 2013; 5:00 p.m. Marc Kurbansade, Community Development Director

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.