

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of February 20, 2014
Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman
Kevin Quinn
Stephen Klash
David Darr
David Landis, Alternate

Members Absent:

Corey Hill

Others Present:

Marc Kurbansade, Community Development Director
Charlotte Youngblood, Secretary
Bill Adams, City Council Liaison

Steve Oliver opened the regular meeting of the Zoning Board of Adjustment at 7:05 p.m.

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

The invocation was offered by Steve Oliver and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the June 20, 2013 Zoning Board of Adjustments meeting.

Stephen Klash made a motion to approve the minutes with corrections noted. Kevin Quinn seconded the motion. The motion passed with all voting in favor.

3. Conduct a public hearing and consider the application of Mr. Omar Pulido/ All Solutions Ltd., requesting a variance to Planned Development 10 (Ordinance No. 1443), Section 2.07.e to decrease the minimum lot depth from 125-feet to 103-feet; Section 2.07.f to decrease the minimum front setback from 25-ft to 20-ft; from Section 2.07.h to decrease the minimum rear setback from 25-ft to 23-ft to allow for the construction of a single-family residential dwelling unit. The property is described as Lot 1, Block A, Woodbridge Ph 2A Addition, City of Sachse, Dallas County, Texas.

Mr. Kurbansade, Community Development Director, introduced the item. He explained that the lot meets all of the subdivision requirements if the lot were to be developed with its primary access being Sachse Road. However, the property owner has expressed a desire to develop the lot with primary access being Woodbridge Parkway for safety and aesthetic reasons. Mr. Kurbansade said in order for him to do that it would require three variances as follows: decrease the minimum lot depth from 125-feet to 103-feet; decrease the minimum front setback from 25-feet to 20-feet; and decrease the minimum rear setback from 25-feet to 23-feet. He stated that the orientation of the subject property makes this the only lot within the Woodbridge Planned Development designed to have its access from Sachse Road. As such, making this lot unique in nature and staff is recommending approval of the variance.

Stephen Klash made a motion to open the public hearing. Kevin Quinn seconded the motion. The motion passed unanimously and the public hearing was opened at 7:17 p.m.

Omar Pulido, 5617 Sachse Road, stated that he felt that his home facing Woodbridge Parkway would be better for him and the community.

With no one else speaking, Kevin Quinn made a motion to close the public hearing. Stephen Klash seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:18 p.m.

Mr. Oliver said that in his professional opinion putting a driveway on Sachse Road is not a desirable situation and it would be better to have the driveway off of Woodbridge Parkway.

Kevin Quinn made a motion to approve the variances to allow a decrease in the minimum lot depth from 125-feet to 103-feet; decrease the minimum front setback from 25-feet to 20-feet; and decrease the minimum rear setback from 25-feet to 23-feet. Stephen Klash seconded the motion. The motion passed with all voting in favor.

4. Conduct a public hearing and consider the application of Bruck-Robertson Family Limited Partnership, requesting a variance from the Code of Ordinances, Chapter 11, Zoning, Schedule 1, Parking Requirements to reduce the parking requirement from 67 spaces to 60 spaces. This property is described as Lot 2R, Block A, Culbreath Addition, Dallas County, City of Sachse, Texas.

Mr. Kurbansade introduced the item. He explained that the property owner is requesting a variance to allow for the reduction in required parking for the property located at 6504 Highway 78. He stated that the subject property was developed with a total of 60 parking spaces to accommodate proposed office and retail uses. The property owner informed the city that it would like to lease a 1600 square foot space for a restaurant use. Due to the fact that a restaurant use requires more parking than retail the property owner is seeking a variance to allow for a reduction in parking spaces for this site. Mr. Kurbansade said that staff does not have the ability to consider shared parking agreements and that is why staff is making recommendation for denial.

Stephen Klash made a motion to open the public hearing. Kevin Quinn seconded the motion. The motion passed with all voting in favor. The public hearing was opened at 7:31 p.m.

Wade Gear, 4009 Shadow Drive, said he has managed this property since 2004 and the occupancy level has steadily declined over the years. He stated he was hoping the new tenant would bring some rejuvenation to the center and perhaps other tenants also. He stated that there is over 1,050 square feet of space that was never finished out.

With no one else speaking, Stephen Klash made a motion to close the public hearing. Kevin Quinn seconded the motion. The motion passed unanimously. The public hearing was closed at 7:34 p.m.

After discussion, Kevin Quinn made a motion to approve the variance to reduce parking requirements from 67 to 60 spaces. Stephen Klash seconded the motion. The motion passed 5-0 with all voting in favor.

There being no further business, Stephen Klash made a motion to adjourn and Kevin Quinn seconded the motion. The meeting was adjourned at 7:37 p.m.

Steve Oles

Chairperson
