

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

Minutes of the Regular Meeting of October 16, 2014  
Time: 7:00 p.m.            Place: Sachse City Hall

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**Members Present:**

Kevin Quinn  
Corey Hill  
David Darr  
David Landis, Alternate

**Members Absent:**

Steve Oliver, Chairman  
Jeremy Hallock

**Others Present:**

Michael Spencer, Building Official  
Charlotte Youngblood, Secretary

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 Kevin Quinn and he also led the pledges.

**Agenda Items:**

**2. Consider approval of the minutes from the September 18, 2014 Zoning Board of Adjustments meeting.**

David Landis made a motion to approve the minutes. David Darr seconded the motion. The motion passed with all voting in favor.

**3. Conduct a public hearing and consider the application of James Mangan requesting a variance to the Code of Ordinances, Chapter 11, Article 4, Section 12.2 (f) to permit the use of metal as an exterior building material in the construction of an accessory building for a property located at 6809 Sable Lane.**

Mr. Spencer, Building Official, introduced the item. He stated that the subject property is zoned R-2 and located at 6809 Sable Lane. The owner proposes to construct an 864 square foot accessory building with an attached 288 square foot covered patio on the northwest portion on the lot. The applicant is requesting a variance to construct the exterior of the building out of metal. He stated the applicant had begun the planning for this project back in August 2013. He was directed that the property would need to be re-platted into one lot to allow for the construction of a new accessory building. The plat was approved and recorded in October 2014. During this time revisions to the standards and requirements for accessory buildings had occurred. The Zoning Ordinance requires all accessory buildings over 400 square feet be constructed of building materials that are similar materials to the primary structure. One of the major changes was eliminating the use of metal for accessory buildings over 120 square feet.

Mr. Quinn opened the public hearing at 7:25 p.m.

Mr. Magnum, 6809 Sable Lane, stated he was a retired shop teacher from Garland. He stated that he and his wife bought the house and adjacent lot 36 years ago with the intention of building a shop. He stated the city said he would need to re-plat the property before he could construct an accessory building. He stated it took a while to find a surveyor that would take the job because it

was a small project. Also, he said he had some additional financial hardships come along during this time. He was told when he finally submitted for a building permit that the rules had been changed in regards to the accessory buildings needing to be constructed out of brick. He said there are currently nine steel buildings on Sable Lane. He said his house backs up to the church, carwash and Chicken Express. He stated that he got a petition signed by almost everyone on his street except four houses. He explained that his wife had Stage 4 cancer and has health problems and really needs her garage back due to neuropathy in her feet. He would like to get the variance approved since he has lived in the home for 36 years and no one in the neighborhood is opposed to him building a metal building.

Kevin Quinn opened the public hearing at 7:26 p.m.

Bill Caldwell, 6709 Sable Lane, stated that he has known the Mangan's for the last six years. He spoke in favor of the variance. He said he felt the ordinance was intended for newer neighborhoods with smaller lots. He said the accessory building should be allowed if it was aesthetically pleasing.

Janet Diane Mangan, 6809 Sable Lane, said she lived in Sachse for 36 years. She said they really need a shop and she would like to have her garage without a bunch of tools in it. She explained that it would be aesthetically pleasing and does not feel that it would detract from the neighborhood.

With no one else speaking, Corey Hill made a motion to close the public hearing. David Landis seconded the motion. The public hearing was closed at 7:28 p.m. with all voting in favor.

After discussion, David Landis made a motion to approve the variance as requested. David Darr seconded the motion. The motion passed 4-0 with all voting in favor.

There being no further business the meeting was adjourned by Kevin Quinn at 7:32 p.m.



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Chairperson