

City of Sachse, Texas
Board of Adjustments

Minutes of the Regular Meeting of December 18, 2014

Time: 7:00 p.m. Place: Sachse City Hall

Members Present:

Steve Oliver, Chairman
David Darr
Corey Hill
Kevin Quinn

Members Absent:

Jeremy Hallock

Others Present:

Dan McGinn, Community Development Director
Charlotte Youngblood, Secretary

Steve Oliver 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 Steve Oliver and he also led the pledges.

Agenda Items:

2. Consider approval of the minutes from the October 16, 2014 Zoning Board of Adjustments meeting.

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

3. Conduct a public hearing and consider the application of Matt and Shelly Christner requesting a variance to Planned Development – 10 (PD- 10) (Ordinance No. 1443), section 2.10 (g) standards to reduce the required side yard setback from 8 feet to 1 foot to allow for the construction of a room addition and covered patio at 6324 Creekwood Court.

Mr. McGinn introduced the item. He stated that the property is zoned Planned Development 10 – (PD-10) and is currently developed as a 4,227 square foot residence. He stated that the owner proposes to construct a 1,300 square foot room addition and covered patio off the east side of the house that would encroach into the required side yard setback by 7 feet. The applicant is requesting a variance to reduce his side yard setback from 8 feet to 1 foot to build the proposed addition. Mr. McGinn explained that in addition to the golf course development to the east the applicant has been given the right to utilize approximately 5,700 square feet of property immediately adjacent to the subject property through an easement. This area is part of the subject lot as it is fenced in and being utilized by the applicant as part of the overall single subject lot however it is not part of the applicant's legally platted lot lines. Staff can not consider the area held under this easement and must enforce the side yard setback requirement from the legally platted property line. He also explained that the Woodbridge Architectural committee has reviewed the request and given conditional approval to the applicant.

Chairman Oliver opened the public hearing at 7:16 p.m.

Jerry Defeo, Applicant's Representative, stated that Mr. Christner hired him to design his addition. He asked that the board approve the variance taking in consideration the yard easement adjacent to his property and he would be happy to answer in any questions.

Matt Christner, 6324 Creekwood Ct., showed the board some exhibits and showed where his property line and where his easement was located. He stated that his neighbor is Daryl Herzog and with talking with him he discovered that it was common for the golf course to give the property to the builders and then it would be re-platted but for some reason this particular lot did not get re-platted. Therefore, when the home was built the builder was granted a permanent Yard and Fence Easement. He said the cost to re-plat the property and the golf course would be significant. He showed where his neighbors had signed in support of his addition. He also showed some pictures of his front, side, and rear elevations.

With no one else speaking, Chairmen Oliver closed the public hearing at 7:30 p.m.

After discussion, Kevin Quinn 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 Steve Oliver at 7:31 p.m.



Chairperson