

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

Minutes of the Regular Meeting of July 16, 2015  
Time: 7:00 p.m.                      Place: Sachse City Hall

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**Members Present:**

Kevin Quinn  
David Darr  
Dave Zukosky, Alternate  
Michelle Howarth, Alternate

**Members Absent:**

Steve Oliver  
Jeremy Staab  
Jeremy Hallock

**Others Present:**

Michael Spencer, Interim -Community Development  
Director  
Charlotte Youngblood, Secretary

Kevin Quinn opened the regular meeting of the Zoning Board of Adjustment at 7:01 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 June 18, 2015 Zoning Board of Adjustments meeting.**

Dave Zukosky made a motion to approve the minutes with corrections noted. Davis Darr seconded the motion. The motion passed 4-0 with all voting in favor.

**3. Conduct a public hearing and consider the application of Clara Mendez and Noe Bravo requesting a variance to Ordinance No. 166, Sections 6.4 (a) (1) and 6.4 (b) (3) to reduce the required front yard setback from 25 feet to 13.2 feet and to reduce the required side yard setback adjacent to a street from 15 feet to 6.9 feet on an existing residence located at 6144 Dewitt Street.**

Kevin Quinn stated that this agenda item has been withdrawn.

**4. Conduct a public hearing and consider the application of Roger and Susan Thompson 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 1400 Ponderosa Trail.**

Mr. Spencer, Interim – Community Development Director introduced the item. He stated that the property is zoned Residential 2 (R-2) District and is currently developed with a single-family home. He stated that the applicant is requesting a variance to construct the exterior of the building out of metal. He said the proposed building would be 125 feet from the east side yard property line and 95 feet from the rear property line which should be clear of danger from any existing tree on the lot. The applicants have stated that an existing accessory building or barn was built next to a large red oak tree which is in a declining state and concerned that the tree will eventually fall and destroy the building. He explained that the Zoning Ordinance requires all accessory

buildings over 400 square feet be constructed out of building materials that are similar in type and composition as the exterior building materials of the primary structure.

Susan Thompson, 1400 Ponderosa Trail, stated they have an existing small barn that was built by a massive oak tree and there are limbs falling from the tree onto the barn which they think the tree will eventually fall and destroy the building. She stated they needed more storage space for yard equipment and a woodworking table.

Kevin Quinn asked the applicant if they have talked to their neighbors. Susan Thompson said that they had and that her neighbors all have metal accessory buildings and they are fine with it.

Kevin Quinn opened the public hearing at 7:15 p.m.

With no one else speaking, Dave Zukosky made a motion to close the public hearing. David Darr seconded the motion. The motion passed with all voting in favor. The public hearing was closed at 7:15 p.m.

After discussion, Dave Zukosky made a motion to approve the variance as requested. Michelle Howarth 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 7:18 p.m.

ATTEST:

  
SECRETARY

APPROVED:

  
CHAIRMAN