



Community Development Building Official Michael Spencer explained the details of this case. Guenter Lehmann made a motion to open the public hearing. Ken Danker seconded the motion and it passed unanimously. No one spoke at the public hearing. Guenter Lehmann made a motion to close the public hearing. Ken Danker seconded the motion and it passed unanimously.

Ken Danker moved to approve the requested variance and Jeff Dowdle seconded the motion. The motion passed unanimously.

**3. Conduct a public hearing and consider the application of Linda Payne representing Venture Commercial Management, LLC, requesting a variance to Chapter 11, Schedule 1, Permitted Uses of the Zoning Ordinance to reduce the required parking for Oak Grove Plaza Shopping Center to allow for existing and future restaurant, retail, and office uses for property located on the northeast corner of State Highway 78 and Bunker Hill Road (File BOA 09-01).**

Steve Oliver, Chairperson said at this time they would discuss item #3. Community Development Building Official Michael Spencer explained the details of the case. Guenter Lehmann made a motion to open the public hearing. Ken Danker seconded the motion and it passed unanimously.

Chairman Steve Oliver read a letter into the record from James Becker, 1105 Meadow Lane, in opposition to the variance.

Linda Payne, Venture Commercial Management, stated that the Oak Grove Shopping Center does not own the property frontage along Bunker Hill Road or frontage along Highway 78. She stated there is a national restaurant chain interested in the building that was previously Hollywood Video. She said it would be the best interest of the city to allow viable business to occupy that space and to allow for the variance because they do not have additional parcels to put in additional parking. More discussion followed.

Guenter Lehmann made a motion to close the public hearing and Kevin Quinn seconded the motion. The motion passed unanimously.

Chuck Lobb, consultant for the applicant, stated that Sachse parking guidelines are stricter than other cities in the Metroplex creating the hardship. The standard is to require one space per 100 square foot and Sachse requires one space per 70 square foot.

Ken Danker made a motion to approve the variance. Guenter Lehmann seconded the motion and the motion passed unanimously.

**5. Conduct a public hearing and consider the application of Frank Pecorino, requesting a variance to Section 2.10 (h) of Ordinance No. 1841 to reduce the required rear yard setback from 20 feet to 15 feet for an existing residence located at 4515 Oak Grove Lane (File BOA 09-03).**

Community Development Building Official Michael Spencer explained the details of the case.

Guenter Lehmann made a motion to open the public hearing and Ken Danker seconded the motion. The motion passed unanimously.

The applicant Frank Pecorino made a power point presentation highlighting pictures of his home and the proposed patio cover. He also showed where he had collected signatures from surrounding neighbors not opposed to the patio cover. He stated he had received HOA approval for the proposed patio cover.

Guenter Lehmann made a motion to close the public hearing. Kevin Quinn seconded the motion. The motion passed unanimously.

Ken Danker moved to approve the requested variance, Jeff Dowdle seconded the motion. The motion passed unanimously.

There being no further business, Guenter Lehmann made a motion to adjourn the meeting, was seconded by Kevin Quinn. The motion passed unanimously. The meeting was adjourned at 8:25 p.m.

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*Original Signed by Secretary*

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*Original Signed by Chairperson*