

Board of Adjustments Meeting
March 10, 2011

I. Call to Order

Vice-Chairman Larry Ewing called the meeting to order at 6:00 pm. Present were Vice-Chairman Larry Ewing, C. F. Pratt, Trenton Cornehl and Ted Sansom Jennifer Willis as absent.

Members of Staff present – John Ankrum, Rick Sherer, and Brenda Crane

II. Approval of Minutes for May 13, 2010

Comehl made a motion to approve the May 13th, 2010, minutes. Pratt seconded the motion. Vote passed unanimously with a vote of 4 ayes and 0 nays.

III. Election of Board of Adjustment Chair and Vice-Chair positions.

Mr. Ewing opened up the floor for nominations for Chairman. Ted Sansom nominated Larry Ewing as Chairman, Comehl second the motion and the motion passed unanimously with a vote of 3 ayes and 0 nays. Mr. Ewing opened up the floor for Vice-Chairman. Sansom nominated Pratt as Vice-Chairman. Trenton seconded the motion and the motion passed unanimously with a vote of 3 ayes and 0 nays.

IV. Public Hearings/Action Items

Case # BOA-2011-1-V

Hold a public hearing to consider approval of a request from Mr. and Mrs. Rick Baylor for a variance from the zoning to reduce the rear build-line along the take-line from 10-feet to 0-feet on Lot 38, Block D, Hillcrest Shores, City of Rockwall, Texas located at 743 Sunset Hill.

Chairman Larry Ewing opened the Public Hearing at 6:05 pm and the following person(s) appeared before the Board:

Mike Regan, 300 N. Sorrells Rd, Royse City, TX 75189

Mr. Regan stood before the board on behalf of Mr. and Mrs. Baylor in favor of this request.

Penelope Chapman, 733 Sunset Hill Dr., Rockwall, TX 75087

Ms. Chapman stood before the board to get clarification of Mr. and Mrs. Baylor request. After clarification Ms. Chapman had no objections to the request.

Larry Vines, 751 Sunset Hill Dr., Rockwall, TX 75087

Mr. Vines stood before the board to get clarification of Mr. and Mrs. Baylor's request. After clarification Mr. Vines had no objections to the request.

48 With no one else to address the Board, Ewing closed the Public Hearing at
49 6:15 pm.

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51 Discussion between Board Members

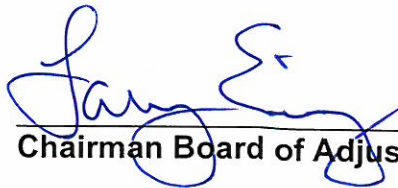
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53 Staff Recommendations

54 Mr. Ankrum outlined the request stating that proper notifications have been
55 sent out there were not any calls regarding this request. Mr. Ankrum stated
56 that he had talked with the Fire and the Planning and Zoning and they had
57 no concerns with this request.

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59 Comhel made a motion to approve the variance as requested, Pratt seconded
60 the request and the variance passed unanimously with a vote of 4 ayes and 0
61 naves.

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63 With no other further business, Ewing closes the meeting at 6:16 pm.

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Chairman Board of Adjustments

ATTEST:


Secretary Board of Adjustment

Board of Adjustments Meeting
May 12, 2011

I. Call to Order

Chairman Larry Ewing called the meeting to order at 6:00 pm. Present were Chairman Larry Ewing, Vice Chairman C. F. Pratt, Trenton Cornehl, Jennifer Willis, and Ted Sansom.

II. Approval of Minutes for March 10, 2011

Trenton Cornehl made a motion to approve the March 10th 2011 minutes. Jennifer Willis seconded the motion. Vote passed unanimously with a vote of 5 ayes and 0 nays.

III. Public Hearings/Action Items

Case # BOA-2011-2-V

Hold a public hearing to consider approval of a request from Bryan M. Burger for a variance from the zoning to reduce the minimum lot frontage, from 200-feet to 60-feet on Lot 1, Block A, Rockwall Market Center East, City of Rockwall, Texas Located at 823 IH 30.

Staff Recommendations:

Staff outlined the request stating that Bryan M. Burger are requesting a variance from the zoning to reduce the minimum lot frontage from 200 feet to 60-feet on Lot 1, Block A, Rockwall Market Center East, City of Rockwall, Texas Located at 823 IH 30. The surrounding property owners received proper notification. Staff has not received any calls. Staff does not have any concerns.

Chairman Larry Ewing opened the Public Hearing at 6:04 pm and the following person(s) appeared before the Board:

Mr. Bryan Burger, 17103 Preston Rd, suite# 130, Dallas, Texas, 75248, came forward to state the need of the variance for an Aldi's Grocery store.

Karla Waddleton, an Aldi representative, 2500 Westcourt Rd, Denton, Texas 76244, came forward explaining how she has worked with Kohl's on this project and that the variance was needed for the project.

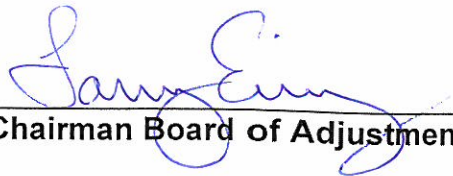
With no one else coming forward to address the Board, Larry Ewing closes the public hearing at 6:10pm.

Discussion between the Board members.

Jennifer Willis made a motion to approve the variance with the stipulation that the variance be approved for the Aldi project only. Trenton Cornehl seconded the

49 motion. Vote passed with 4 ayes and 1 nay. Ted Sansom voting against the
50 variance.
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53 With no other further business, Larry Ewing closes the meeting at 6:13pm.
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59 **Chairman Board of Adjustments**

60 ATTEST:

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63 **Secretary, Board of Adjustment**
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Board of Adjustments Meeting
August 11, 2011

I. Call to Order

Chairman Larry Ewing called the meeting to order at 6:02 pm. Present were Chairman Larry Ewing, Vice Chairman C. F. Pratt, Ted Sansom, Jennifer Willis, and Trenton Cornehl was absent. Staff present were John Ankrum and Brenda Crane

II. Approval of Minutes for May 12, 2011

Ted Sansom made a motion to approve the May 12, 2011 minutes. C.F. Pratt seconded the motion. Vote passed unanimously with a vote of 4 ayes and 0 nays.

III. Public Hearings/Action Items

Case # BOA-2011-3-V

Hold a public hearing to consider approval of a request from Forest W. Spear for a variances from the zoning to reduce the side setback from 10-feet to 5-feet on Lot 7, Chandlers Landing, # 2, City of Rockwall, Texas, located at 413 Columbia.

Staff Recommendations:

Staff outlined the request stating that Mr. Spear contacted the City about putting an elevator on his property located at 413 Columbia. Mr. Spear's wife currently has a medical condition which makes it difficult for her to get up and down the stairs in their 3 story house. Mr. Ankrum stated that he is working with Mr. Spear and Mr. Haywood (the contractor) in getting some drawings and the information that is needed. Mr. Ankrum stated that that the neighbor next door to Mr. Spear did sign off on the letter with the maintenance easement. Mr. Ankrum stated that he talked with the Fire Marshall and they have no objections to the encroachment.

Chairman Larry Ewing opened the Public Hearing at 6:06 pm and the following person(s) appeared before the Board:

Mr. Spear; 413 Columbia Dr., Rockwall, TX 75087

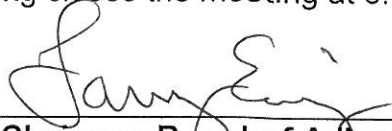
Mr. Spear stated that he had talked with the neighbors and everyone in the neighborhood has come over to the house and is for this request, including Mike Reed, the builder in the neighborhood.

With no one else coming forward to address the Board, Larry Ewing closes the public hearing.

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50 **Discussion between the Board members.**
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52 Jennifer Willis made a motion to approve the variance and Ted Sansom
53 seconded the motion. Vote passed unanimously.
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56 With no other further business, Larry Ewing closes the meeting at 6:10 pm.
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60 Chairman Board of Adjustments
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62 ATTEST:

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64 Secretary, Board of Adjustment
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Board of Adjustments Meeting
October 13, 2011

I. Call to Order

Chairman Larry Ewing called the meeting to order at 6:01pm. Present were Chairman Larry Ewing, Vice Chairman C. F. Pratt, Trenton Cornehl, Ted Sansom.

II. Approval of Minutes for August 11, 2011

Ted Sansom made a motion to approve the August 11, 2011 minutes. Trent Cornehl seconded the motion. Vote passed unanimously with a vote of 4 ayes and 0 nays.

III. Public Hearings/Action Items

Case # BOA-2011-4-V

Hold a public hearing to consider approval of a request from Megatel Homes for a variance from the plat to reduce the side setback from 15-feet to 12-feet on Lot 1, Block N, Stone Creek Phase1, City of Rockwall, Texas located at 776 Miramar Dr.

Staff Recommendations:

Staff outlined the request stating that Megatel Homes is requesting a variance from the plat to reduce the side setback from 15-feet to 12-feet on Lot 1, Block N, Stone Creek Phase1, City of Rockwall, Texas located at 776 Miramar Dr. The surrounding property owners received proper notification. Staff has not received any calls. Staff does not have any concerns.

Chairman Larry Ewing opened the Public Hearing at 6:04 pm and the following person(s) appeared before the Board:

Mr. Kevin Ellis 7608 Clearmeadow, Sachse, TX 75048, came forward representing Megatel Homes, stating their need of the variance.


With no one else coming forward to address the Board, Larry Ewing closes the public hearing at 6:10pm.

Discussion between the Board members.

C.F. Pratt made a motion to approve the variance, Ted Sansom seconded the motion. Vote passed with 4 ayes and 0 nays.

With no other further business, Larry Ewing closes the meeting at 6:12pm.

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Chairman Board of Adjustments

ATTEST:


Secretary, Board of Adjustment