

Board of Adjustments Minutes

January 10, 2013

I. Call to Order

Vice-chair Linsey called the meeting to order at 6:00 pm. In attendance were: Jennifer Willis, Clifford Linsey, Stephen Geiger, Martin Musser, and Todd White. The following staff members were present: John Ankrum and Brenda Crane from Building Inspections.

II. Approval of Minutes for June 14, 2012

Willis made a motion to approve the June 14, 2012 minutes. Geiger seconded the request. The motion passed unanimously.

III. Election of Board Chairman Position

Vice-chair Linsey is sitting in for the Chair positions. He opens nominations for Chairman. Geiger made a motion to nominate Linsey for Chair. Willis seconds the motion and the vote passed with 4 ayes and 0 nays.

Vice-chair – Nominations. Geiger made a motion to nominate Willis for Vice Chair. With no other nominations, the Board made a motion to approve Willis as Vice Chair with 4 ayes and 0 nays.

IV. Public Hearing / Action Items

Case # BOA 2013-01-V

Hold a public hearing to consider approval of a request from QuickTrip for a variance to reduce the front setback from 25-feet to 17.6 feet on Lot 1R, Block A, Montego Addition, City of Rockwall, Texas located at the NW corner of Goliad and IH 30.

Staff Recommendations:

Ankrum outlined the request stating that the reason for the variance is due to the tight and unique shape of the site. Currently the shape of the site is more triangular rather than a square or rectangle that is typical of hard corner of two major thoroughfares. The corner of the site is surplus Right of Way, owned by the Texas Department of Transportation, and the surplus land is partly why the shape of the site is unique. Without the approval of the variance Quick Trip would have to compromise critical site clearance dimensions that are designed for safe maneuverability throughout the site. Mr. Ankrum made the statement that Staff has no objections to this variance.

Chairman Linsey opened the Public Hearing at 6:15pm and the following person(s) appeared before the Board.

Jake Petras, 1120 N. Industrial Blvd., Euless, TX 76039

Mr. Petras stood before the board in favor of this request. Mr. Petras is a representative for Quick Trick and he answered any questions the Board had.

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50 With no one else wishing to come forward, Linsey closed the public
51 hearing at 6:19 pm.
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53 **Discussion by the Board Member:**
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55 Willis made a motion to approve the variance as requested and Geiger seconded
56 the request. The vote passed with a vote of 5 ayes and 0 nays.
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58 **Adjournment**
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60 With no other business to be addressed, Linsey closed the meeting at 6:21 pm.
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69 **ATTEST:**

70 Brenda Crase
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72 **Secretary, Board of Adjustment**


Chair, Board of Adjustment

City of Rockwall
Board of Adjustments Minutes
November 14, 2013
6:00 pm

I. Call to Order

Chairman Linsey called the meeting to order at 5:59 pm. In attendance were: Chairman Clifford Linsey, Jennifer Willis, Stephen Geiger, and Martin Musser. The following staff members were present: John Ankrum and Brenda Crane from Building Inspections.

II. Approval of Minutes for January 23, 2012 and January 10, 2013

Geiger made a motion to approve the January 23, 2012 and January 10, 2013 minutes. Willis seconded the request. The motion passed unanimously.

IV. Public Hearing / Action Items

Case # BOA 2013-02-V

Hold a public hearing to consider approval of a request from Mr. and Mrs. Joe Spradling for a variance from the zoning to reduce the rear build-line along the takeline from 10-feet to 0-feet on Lot 40, Block D, Hillcrest Shores, City of Rockwall, TX located at 759 Sunset Hill/

Chairman Linsey opened the Public Hearing at 6:01pm and the following person(s) appeared before the Board.

Mike Reagan with Reagan Custom Homes

Mr. Reagan stood before the board in favor of this request. Mr. Reagan is the contractor that will be building the addition if the variance is approved. Mr. Reagan stood before the board to answer any questions the board may have.

Penelope Chapman, 733 Sunset Hill, Rockwall, TX 75087

Ms. Chapman stood before the board to get clarification of what the request is for and she stated that she is in favor of the variance request.

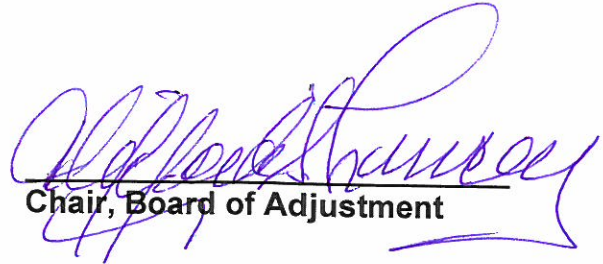
With no one else wishing to come forward to address the Board, Lindsey closed the public hearing at 6:22 pm.

Discussion between Board members.

Willis made a motion to approve the variance as requested. Geiger seconded the motion and the motion passed unanimously.

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49 **Adjournment**
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51 With no other business to be addressed, Linsey closed the meeting at 6:25 pm.
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60 **Chair, Board of Adjustment**

61 **ATTEST:**

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63 **Secretary, Board of Adjustment**