

City of Rockwall

BOA Minutes

April 9, 2015

6:00 P.M.

I. Call to Order

Chairman Todd White called the meeting to order at 6:00 p.m. In attendance were: Chairman Todd White, Vice Chairman Stephen Geiger, Board members David Smith, Martin Musser, Alan Dennard and Alternate Board Member Peter Flores. Staff members present were Plans Examiner John Ankrum and Building Official Jeffrey Widmer from Building Inspections.

II. Approval of Minutes for February 12, 2015

Vice Chairman Geiger made a motion to approve the minutes for February 12, 2015, and Board member Musser seconded. The vote passed with a vote of 5 ayes and 0 nays.

III. Public Hearings / Action Items

Case # BOA-2015-2-V

Discuss and consider a request from Mr. Josh Houser for a variance from the zoning to reduce the side setback from 10-feet to 5-feet along the open space on Block B Lot 4, Chandlers Landing Phase 4, City of Rockwall, Texas located at 5455 Ranger Dr.

Staff recommendations:

Mr. Ankrum outlined the case stating that staff is neutral regarding this request and that all proper notifications were mailed out with two returned in favor and two opposed of the request.

IV. Open the Public Hearing

Chairman White opened the Public Hearing at 6:02 pm.

Mary Melton
9056 CR 2432, Terrell, Tx. 75160

Ms. Melton addressed the Board on behalf of her client Josh Houser and stated that Mr. Houser needed the variance, in order to build an average size home. Ms. Melton also stated that the Chandlers Landing HOA has provided her client with a letter which indicates that they have no objection to the variance being granted.

John Davenport
5457 Ranger Drive, Rockwall Tx. 75032

Mr. Davenport came forth and stated that he wanted clarification, regarding what the variance would allow the applicant to build. Chairman White called on staff to offer the clarification and Mr. Ankrum explained that the variance would allow the applicant to build a

new home at 5' from the side property line that does not abut Mr. Davenports property, instead of the otherwise required 10' setback. Chairman White asked Mr. Davenport if he was satisfied with that and if he had any other concerns. Mr. Davenport stated that with that explanation, he was satisfied and that he did not object to the request.

Chairman White asked if anyone else would like to come forth and speak. There being no one else wishing to come forth, Chairman White closed the public hearing at 6:10 pm.

VIII. Discussion Items – Discussion between Board Members.

Board member Musser made a motion to approve the variance and Board member Geiger seconded the request. The variance passed with a vote of 5 ayes and 0 nays.

VIII. Adjournment

With no other business, Chairman White adjourned the meeting at 6:11 pm.



Chair, Board of Adjustment

ATTEST:



Secretary, Board of Adjust