

# **City of Rockwall BOA Minutes January 8, 2015 6:00 P.M.**

## **I. Call to Order**

Chairman White called the meeting to order at 6:01 p.m. In attendance were: Chairman Todd White, Stephen Geiger, David Smith, Martin Musser. Absent was Clifford Linsey. Staff present was John Ankrum and Brenda Crane from Building Inspections.

## **II. Approval of Minutes for December 11, 2014**

Geiger made a motion to approve the minutes for December 11, 2014, and Smith seconded. The vote passed with a vote of 4 ayes and 0 nays.

## **III. Public Hearings / Action Items**

### **Case # BOA-2015-1-V**

**Discuss and consider a request from Mr. Jonathan Brown for a variance from the zoning to reduce the front setback from 20-feet to 15 –feet on Block 3 Lot B, F & M, City of Rockwall, Texas located at 601 Kernodle St**

### **Staff recommendations:**

Mr. Ankrum outlined the case stating that staff is neutral regarding this request, that proper notifications were mailed out, with one coming back in favor of the request and none against.

## **IV. Open the Public Meeting at 6:03 pm**

**White opened the Public Meeting at 6:03 pm.**

### **Johnathan Brown, 7814 Killarney Ln., Rowlett, TX 75089**

Mr. Brown stood before the board stating that he and his wife are seeking a variance to modify the minimum front yard setback on Margaret Street from 20' to 15' in order to help move the proposed house footprint from beneath the drip line of an existing legacy tree, in order to preserve and protect the tree. Mr. Brown also stated that the distance from the street curb to the property lines vary greatly between Margaret Street and Kernodle Street and so the proposed setback would be within the average setback of the existing homes in the neighborhood.

**White closed the Public Meeting at 6:10 pm**

**VIII. Discussion Items – Discussion between Board Members.**


Chairman White wanted to approve the request stating the tree would have to be saved. Mr. Ankrum explained to Mr. White that the variance goes with the property and could not be contingent on saving the tree.

Geiger had concerns with the tree being considered the hardship and felt the tree could be saved without granting the variance.

Smith made a motion to approve the variance and Musser second the request. The variance passed with a vote of 4 ayes and 0 nays.

**VIII. Adjournment**

**With no other business, Chairman White adjourned the meeting at 6:15 pm.**

  
Chair, Board of Adjustment

**ATTEST:**

  
Secretary, Board of Adjust

# **City of Rockwall BOA Minutes February 12, 2015 6:00 P.M.**

## **I. Call to Order**

Chairman White called the meeting to order at 6:05 p.m. In attendance were: Chairman Todd White, Stephen Geiger, David Smith, Martin Musser. Absent was Clifford Linsey. Staff present was John Ankrum and Vicky Morton from Building Inspections.

## **II. Approval of Minutes for January 8, 2015**

David Smith made a motion to approve the minutes for January 8, 2015, and Stephen Geiger seconded. The vote passed with a vote of 4 ayes and 0 nays.

## **III. Public Hearings / Action Items**

### **Case # BOA-2015-1-A**

**Discuss and consider a request from Woodland Graphics for a variance from the sign ordinance to reduce the side setback from 10-feet to 2-feet and reduce the required separation of two free standing signs from 60-feet to 40-feet, on Block A Lot 1, Pebble Brook #2, City of Rockwall, Texas located at 1000 West Yellow Jacket Lane.**

### **Staff recommendations:**

Mr. Ankrum outlined the case stating that staff is neutral regarding this request, that proper notifications were mailed out, none came back against.

## **IV. Open the Public Meeting**

**White opened the Public Meeting at 6:06 pm.**

### **Jackie Green, 3630 Marquis, Garland TX 75042**

Jackie Green with Woodland Graphics stood before the board seeking approval for a variance from the sign ordinance to reduce the side setback from 10-feet to 2-feet and reduce the required separation of two free standing signs from 60-feet to 40-feet.

**White closed the Public Meeting at 6:11 pm**

## **VIII. Discussion Items – Discussion between Board Members.**

David Smith made a motion to approve the variance and Stephen Geiger seconded the request. The variance passed with a vote of 4 ayes and 0 nays.

**VIII. Adjournment**

**With no other business, Chairman White adjourned the meeting at 6:13 pm.**



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Chair, Board of Adjustment

ATTEST:

  
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Secretary, Board of Adjust

# **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.

  
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Chair, Board of Adjustment

**ATTEST:**

  
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Secretary, Board of Adjust