

1 **Board of Adjustments Meeting**
2 **March 10, 2011**

3
4 **I. Call to Order**

5
6 Vice-Chairman Larry Ewing called the meeting to order at 6:00 pm. Present
7 were Vice-Chairman Larry Ewing, C. F. Pratt, Trenton Cornehl and Ted Sansom
8 Jennifer Willis as absent.

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

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12 **II. Approval of Minutes for May 13, 2010**

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

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

18 Mr. Ewing opened up the floor for nominations for Chairman. Ted Sansom
19 nominated Larry Ewing as Chairman, Comehl second the motion and the motion
20 passed unanimously with a vote of 3 ayes and 0 nays. Mr. Ewing opened up
21 the floor for Vice-Chairman. Sansom nominated Pratt as Vice-Chairman.
22 Trenton seconded the motion and the motion passed unanimously with a vote of
23 3 ayes and 0 nays.

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25 **IV. Public Hearings/Action Items**

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27 **Case # BOA-2011-1-V**

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

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

35
36 Mike Regan, 300 N. Sorrells Rd, Royse City, TX 75189

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

39
40 Penelope Chapman, 733 Sunset Hill Dr., Rockwall, TX 75087

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

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

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

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

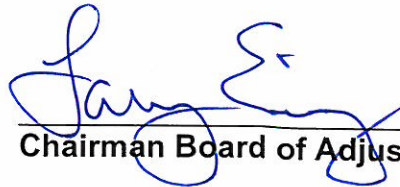
Discussion between Board Members

Staff Recommendations

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

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

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



Chairman Board of Adjustments

ATTEST:


Secretary Board of Adjustment

1 **Board of Adjustments Meeting**
2 **May 12, 2011**
3

4 **I. Call to Order**
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6 Chairman Larry Ewing called the meeting to order at 6:00 pm. Present were
7 Chairman Larry Ewing, Vice Chairman C. F. Pratt, Trenton Cornehl, Jennifer
8 Willis, and Ted Sansom.
9

10 **II. Approval of Minutes for March 10, 2011**
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12 Trenton Cornehl made a motion to approve the March 10th 2011 minutes.
13 Jennifer Willis seconded the motion. Vote passed unanimously with a vote of 5
14 ayes and 0 nays.
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16 **III. Public Hearings/Action Items**
17

18 **Case # BOA-2011-2-V**

19 Hold a public hearing to consider approval of a request from Bryan M. Burger for
20 a variance from the zoning to reduce the minimum lot frontage, from 200-feet to
21 60-feet on Lot 1, Block A, Rockwall Market Center East, City of Rockwall, Texas
22 Located at 823 IH 30.
23

24 **Staff Recommendations:**
25

26 Staff outlined the request stating that Bryan M. Burger are requesting a variance
27 from the zoning to reduce the minimum lot frontage from 200 feet to 60-feet on
28 Lot 1, Block A, Rockwall Market Center East, City of Rockwall, Texas Located at
29 823 IH 30. The surrounding property owners received proper notification. Staff
30 has not received any calls. Staff does not have any concerns.
31

32 **Chairman Larry Ewing opened the Public Hearing at 6:04 pm and the**
33 **following person(s) appeared before the Board:**
34

35 **Mr. Bryan Burger, 17103 Preston Rd, suite# 130, Dallas, Texas, 75248,**
36 **came forward to state the need of the variance for an Aldi's Grocery store.**
37

38 **Karla Waddleton, an Aldi representative, 2500 Westcourt Rd, Denton, Texas**
39 **76244, came forward explaining how she has worked with Kohl's on this**
40 **project and that the variance was needed for the project.**
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42 With no one else coming forward to address the Board, Larry Ewing closes the
43 public hearing at 6:10pm.
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45 **Discussion between the Board members.**
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47 Jennifer Willis made a motion to approve the variance with the stipulation that the
48 variance be approved for the Aldi project only. Trenton Cornehl seconded the

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motion. Vote passed with 4 ayes and 1 nay. Ted Sansom voting against the variance.

With no other further business, Larry Ewing closes the meeting at 6:13pm.


Chairman Board of Adjustments

ATTEST:

Secretary, Board of Adjustment

1 **Board of Adjustments Meeting**
2 **August 11, 2011**
3

4 **I. Call to Order**
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6 Chairman Larry Ewing called the meeting to order at 6:02 pm. Present were
7 Chairman Larry Ewing, Vice Chairman C. F. Pratt, Ted Sansom, Jennifer Willis,
8 and Trenton Cornehl was absent. Staff present were John Ankrum and Brenda
9 Crane
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11 **II. Approval of Minutes for May 12, 2011**
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13 Ted Sansom made a motion to approve the May 12, 2011 minutes. C.F. Pratt
14 seconded the motion. Vote passed unanimously with a vote of 4 ayes and 0
15 nays.
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17 **III. Public Hearings/Action Items**
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19 **Case # BOA-2011-3-V**

20 Hold a public hearing to consider approval of a request from Forest W. Spear for
21 a variances from the zoning to reduce the side setback from 10-feet to 5-feet on
22 Lot 7, Chandlers Landing, # 2, City of Rockwall, Texas, located at 413 Columbia.
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24 **Staff Recommendations:**
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26 Staff outlined the request stating that Mr. Spear contacted the City about putting
27 an elevator on his property located at 413 Columbia. Mr. Spear's wife currently
28 has a medical condition which makes it difficult for her to get up and down the
29 stairs in their 3 story house. Mr. Ankrum stated that he is working with Mr. Spear
30 and Mr. Haywood (the contractor) in getting some drawings and the information
31 that is needed. Mr. Ankrum stated that that the neighbor next door to Mr. Spear
32 did sign off on the letter with the maintenance easement. Mr. Ankrum stated that
33 he talked with the Fire Marshall and they have no objections to the
34 encroachment.
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36 **Chairman Larry Ewing opened the Public Hearing at 6:06 pm and the**
37 **following person(s) appeared before the Board:**
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39 **Mr. Spear; 413 Columbia Dr., Rockwall, TX 75087**

40 Mr. Spear stated that he had talked with the neighbors and everyone in the
41 neighborhood has come over to the house and is for this request, including Mike
42 Reed, the builder in the neighborhood.
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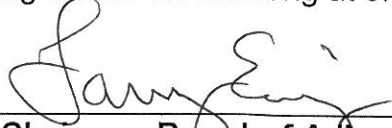
44 With no one else coming forward to address the Board, Larry Ewing closes the
45 public hearing.
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Discussion between the Board members.

Jennifer Willis made a motion to approve the variance and Ted Sansom seconded the motion. Vote passed unanimously.

With no other further business, Larry Ewing closes the meeting at 6:10 pm.



Chairman Board of Adjustments

ATTEST:



Secretary, Board of Adjustment