

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ADJUSTMENT  
OF THE CITY OF ROWLETT, TEXAS HELD IN THE ROWLETT  
MUNICIPAL CENTER, 4000 MAIN STREET, ROWLETT, TEXAS  
AT 7:00 P.M., SEPTEMBER 12, 2011**

**PRESENT:** Vice-Chairman Juan Vasquez; Members Charles Lee, Raymond Moyer, Michael Lucas; Alternate Kennedy Bruce Alternates Edra Brashear (non-voting), Andrew Hall (non-voting)

**ABSENT:** Alternate Jarvis Morgan

**STAFF PRESENT:** Erin Jones, Planning Manager; Ashley McCoy, Development Services Technician

**1. Call to Order.**

Vice-Chairman Juan Vasquez called the meeting to order at 7:00 pm.

**2. Consider approval of the minutes of the Regular Meeting of the Board of Adjustment from August 1, 2011.**

Member Charles Lee made a motion to approve the minutes of the regular meeting of the Board of Adjustment from August 1, 2011. Alternate Kennedy Bruce seconded the motion. Motion carried with a 5-0 vote.

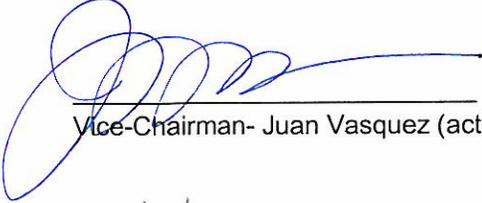
**3. Conduct a public hearing and take appropriate action on a variance request. The applicant is requesting a variance from the dimensional standards found in Chapter 77, Section 400 of the Rowlett Code of Ordinances, specifically a reduction in the front yard setback from 50 ft. to 25 ft., in order to accommodate a fence. The subject property is located at 2812 Jackson Street, being .15 + acres, Further described as tract 17 of the Thomas Collins Abstract 332, Page 511.**

Erin Jones, Planning Manager came forward to present the case. She presented a location map showing the property to be located just off of Main St. between the railroad tracks and SH 66. She stated that the property was currently zoned M-2 General Manufacturing but the current use is single family residence and the applicant is requesting a variance to allow a fence in excess of 36 inches in the front yard setback of the property. The required front setback in M-2 zoning is fifty feet however the property was rezoned M-2 after the residential homes were built. Mrs. Jones presented a concept plan with the required setback and the proposed setback indicated and noted that the structures on the adjacent properties were built on the twenty-five foot setback proposed. She also noted an existing storage building on the subject property sits within the required fifty-foot setback line and that the fence would have to go through it. She stated that the majority of the surrounding M-2 lots have a depth of over two hundred feet and the limited depth of the subject property makes it unique and a fifty foot setback would hinder use of the property. She noted that staff would recommend approval of the variance request. Vice-Chairman Vasquez opened the public hearing and recognized Richard Drown, applicant, to answer any questions the Board may have. Seeing no questions or further speakers Vice-Chairman Vasquez closed the public hearing and Member Lucas made a motion to approve the variance for a reduction in the front yard setback from 50 feet to 25 feet. Member Lee seconded the motion and the motion carried with a 5-0 vote.

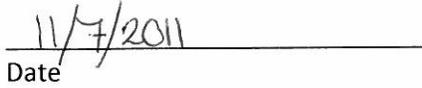
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4. Adjournment.

Member Raymond Moyer made a motion to adjourn. Motion was seconded by Member Lee. Motion passes with a 5-0 vote. Vice-Chairman Vasquez adjourned the meeting at 7:07 pm.

  
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Vice-Chairman- Juan Vasquez (acting Chairman)

  
\_\_\_\_\_  
Secretary

  
\_\_\_\_\_  
Date