

**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., FEBRUARY 25, 2008**

PRESENT: Chairman Larry Beckham, Vice-Chairman Jerry Galloway, Members Joe Charles, Karl Crawley, Dennis Hernandez, Keith Powers, Juan Torres and William Vehon, Jr.

ABSENT: Member Charles Lee

STAFF PRESENT: Chief Building Official Danny Denman and Administrative Assistant Dianne Kolb

Item 1. Call to Order.

Mr. Beckham called the meeting to order at 7:02 p.m.

Mr. Beckham called roll with Mr. Lee being absent.

Mr. Beckham explained that with four (4) appointed members being present, only one alternate member would be able to vote on the items. Mr. Powers was selected to be the alternate voting member; the other alternate members would not vote on the items but participate in their discussions.

Item 2. Consider approving the minutes from the January 14, 2008 Regular Board of Adjustment Meeting.

Mr. Galloway moved to approve the minutes as submitted. The motion was seconded by Mr. Powers. The motion passed with a 5-0 vote.

Item 3. Public hearing to consider and take appropriate action on the application of Castle Ridge Homes, who is requesting a variance from the Rowlett Development Code, Chapter 77-400, Table 4.1-1: Dimensional Requirements – Residential Districts – SF-40 Zoning Classification, Lot Size and Density, Minimum Setback Requirements, Minimum Floor Area per Dwelling Unit (sq. ft.) and Chapter 77-508, C.1.(a) – Residential Building Material Standards which requires that the buildings be of 100% brick and/or stone masonry construction per elevation. The applicant is requesting the variance to allow the platting of smaller lots and construction of smaller houses with a lesser masonry coverage requirement within the SF-40 Zoning District on property located at 3300 Dorothy Lane and 3311 Dorothy Lane out of the James Edison Abstract No. 437, Page 785, Tracts 60 and 60.6 on approximately .534 and .557 acres. (Case No. – BOA 08-02)

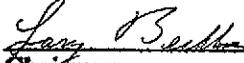
Mr. Beckham stated that a letter had been received from the applicant withdrawing this item from consideration.

No action is required by the Board.

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Item 4. Adjournment.

Mr. Galloway moved to adjourn. The motion was seconded by Mr. Torres. The motion passed with a 5-0 vote. The meeting was adjourned at 7:07 pm.



Chairman



Secretary