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# NOTICE OF MEETING

## Zoning Board of Adjustment Meeting/Public Hearing

Thursday, February 12, 2015 – 6:30 p.m.  
Police & Courts Building, 100 West Main Street, Royse City, Texas

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### A. CALL TO ORDER

*Announce the presence of a Quorum.*

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### B. INVOCATION

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### C. PUBLIC HEARING & BUSINESS

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- 1) Public hearing and action on a request by owner for a variance to the Royse City Code of Ordinances, Zoning: Chapter 14, Section 6-7 Off-street Parking and Loading Requirements, A. Parking Table - specifically, a variance from the ordinance requiring two car spaces required to be enclosed (being a carport, instead of the enclosed garage) at the location known as: Part of Lot 22 of the Casland Addition, Royse City, Rockwall County, Texas (also known as the southwest corner of Wood Street and County Line Road, Royse City).
- 2) Public hearing and action on a request by owner for a variance of 610 square feet to the Royse City Code of Ordinances, Zoning: Chapter 14, Section 6-3 Accessory Building Regulations, D. Area/Size Allowed (Ord. No. 12-03-884) at the property known as Phase 1, Lot 12 of the Fairway Ranch Estates, Royse City, Rockwall County, Texas (also known as 1709 Fairway, Royse City, Texas).
- 3) Public hearing and action on a request by City staff for a variance to the Royse City Code of Ordinances, Zoning: Chapter 14, Section 4-3 SF-2 Single-Family Residential District, C. Area Requirements, Minimum Rear Yard (also per Ordinance 01-11-266), for a variance of 6.5 feet (minimum rear yard setback is 20 feet; request would allow the rear yard setback to be 13.5 feet) at the location known as Block 17, Lot 27 of the Hidden Creek Estates, #2, Royse City, Collin County, Texas (also known as 1625 Cardinal Point).
- 4) Public hearing and action on a request by City staff for a variance/special exception to the Royse City Code of Ordinances, Zoning: Chapter 14, Section 6-9 Fencing Regulations, C. Residential Uses, 1. Privacy/security enclosures, (d) and (e), allowing a privacy/security enclosure fence to be constructed in the front yard and side yard (replacing current fence and extending it to the property lines) at property known as Block L, Lots 1, 2 and 3 and all of Block K of the College Addition, Royse City, Rockwall County, Texas (also known as Fox Fields and the northwest corner of Annalee Street and Jones Street).

**D. MINUTES**

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- 1) Consider and act upon approval of Zoning Board of Adjustment meeting minutes of October 23, 2014.

**E. ADJOURN**

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**Posted this, the 9th day of February 2015, by 5:00 PM**

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Janet McPherson  
Executive Director, Development Services

**NOTE:** The City of Royse City, Texas Zoning Board of Adjustment meets on an as-needed basis. The Board follows a printed Agenda for official action. Any individual desiring official action should submit his/her request to the Development Services Department Office.

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 636-2250, ext. 227 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.**

I certify that the attached notice and agenda of items to be considered by the Zoning Board of Adjustment was removed by me from the outside bulletin board in the front of City Hall on the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

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Title \_\_\_\_\_