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# NOTICE OF MEETING

## Zoning Board of Adjustment Meeting

Monday, May 20, 2019 – 6:30 p.m.  
Police & Courts Building, 100 West Main Street, Royse City, Texas

### **A. CALL TO ORDER**

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*Announce the presence of a Quorum.*

### **B. INVOCATION**

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### **C. PUBLIC HEARING & BUSINESS**

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- 1) Consideration and action regarding a request by owner or owner's representative for a variance from the Royse City Code of Ordinances; Chapter 14 Zoning, Section 6-3, Accessory Building Regulations, (D) Area/Size Allowed, requesting a 180-sq. ft. variance (400-sq.ft. proposed structure) on the property described as:

Lot 17, Block J, Creekview Estates, addressed as 220 Santo Drive, Royse City, Rockwall County, Texas.

- 2) Consideration and action regarding a request by owner/owner representative, for a variance from the Royse City Code of Ordinances; Chapter 14, Zoning, Article 4, Zoning District, Section 4-3, SF2, (c) Area Requirements, a minimum dwelling size: 1,800-sq. ft., The applicant is requesting a 383-sq. ft. variance (1,417-sq. ft. new house), and a 3-foot variance to the side yard setback requirement of 8-feet to 5-feet, on properties described below:

Lot 10, Block A, Adams Addition, addressed as 916 Joe Bailey Street, Royse City, Rockwall County, Texas.

Lot 12, Block A, Adams Addition, addressed as 924 Joe Bailey Street, Royse City, Rockwall County, Texas.

Lot 19, Block B, Adams Addition, addressed as 1017 Joe Bailey Street, Royse City, Rockwall County, Texas

- 3) Consideration and action regarding a request by owner/owner representative, for a variance from the Royse City Technical Construction Standards and Specifications Manual, Section 2.21(B), Parking Lot Paving Standards, on the property described below:

Block 71, McCasland Addition, addressed as 307 W. Main Street, Royse City, Rockwall County, Texas.

### **D. MINUTES**

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Consider and act upon approval of Zoning Board of Adjustment meeting minutes of February 25, 2019.

**E. ADJOURN**

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**Posted this, the 16<sup>th</sup> day of May, by 5:00 PM**

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Rob Cooper, Director of 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) 524-4825, ext. 227 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.**