

**AGENDA**  
**CITY OF THE COLONY, TEXAS**  
**BOARD OF ADJUSTMENT**  
**Wednesday, July 15, 2015**

After determining that a quorum is present, the Board of Adjustment of the City of The Colony, Texas will convene into Regular Session which will be held on Wednesday, June 15, 2015, at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

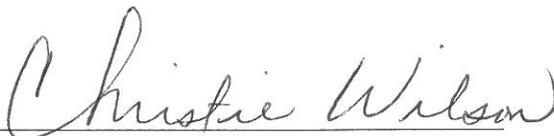
<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
<b>2.0</b>	<b>ITEM FOR CONSIDERATION</b>
<b>2.1</b>	Election of Chair and Vice-Chair for the Board
<b>2.2</b>	Consider approval of the minutes of the regular session of the June 17, 2015 Board of Adjustment meeting.

“Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session.”

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**CERTIFICATION**

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 PM on the 10<sup>th</sup> day of July 2015.

  
Christie Wilson, City Secretary



**MINUTES  
CITY OF THE COLONY  
BOARD OF ADJUSTMENT  
Wednesday, June 17, 2015**

After determining that a quorum was present, the Board of Adjustment of the City of The Colony, Texas convened into Regular Session which was held on Wednesday, June 17, 2015 at 6:35 p.m. in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Gerald Odum; Constance Yahwak, Shawn Rockenbaugh and Joel Ortega.

Board Members Absent: Charles Tredo and Alternates Casey Truskunas and Donna McCright

Present from Staff: Mike Joyce, AICP, Planning Director; Surupa Sen, Senior Planner, Jeff Moore, City Attorney.

<b>1.0</b>	<b>CALL REGULAR SESSION TO ORDER</b>
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Vice-Chairman Odum called the meeting to order at 6:35 p.m.

<b>2.0</b>	<b>ITEM FOR CONSIDERATION</b>
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<b>2.1</b>	Consider approval of the minutes of the regular session of the May 20, 2015 Board of Adjustment meeting.
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**Board Member Yahwak moved to approve the minutes as written, seconded by Board Member Ortega. The motion carried (4-0).**

<b>3.0</b>	<b>PUBLIC HEARING ITEM</b>
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<b>3.1</b>	<b><i>BOA15-0001 – Stone Residence Exterior Material Variance</i></b> Conduct a public hearing, discuss, and consider approval of a Variance to Section 17-106 to allow an alternate exterior finish, cement siding, in lieu of the required brick, stone or EIFS on a proposed single family residential buildings to be located on 3800 Cedar Ridge Court described at Lot 5, Block O, Ridgepointe Phase 3.
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Vice-Chairman Odum read the public hearing item 3.1 into the record.

Ms. Sen presented the staff report.

Board member Ortega asked if Hardy Board has the same consistency as cement. Ms. Sen replied affirmative that Hardy Board is a cementitious product. Mr. Joyce added that the material can have a wood grain finish and many residences in The Colony are using hardy board especially in The Tribute.

Vice-Chairman Odum asked if the City is considering an ordinance change for this material. Mr. Joyce mentioned that the Zoning Ordinance was written in the 1980s, and it only mentions brick or stone or EIFS as approved materials.

Vice-Chairman Odum opened the public hearing at 6:43 p.m.

Pam Stone, the applicant, indicated the subject property is not visible from street and half of it is hidden by trees. She further explained the façade of the home will be a mix of rock and hardy board. The west side of the home will not be visible at all. Mrs. Stone also indicated that Hardy board is a very durable material as well.

Vice-Chairman Odum asked if anyone else in the audience or on the Board had any comments. No one indicated they would like to speak, Vice Chairman Odum then closed the public hearing at 6:46 p.m.

**Board Member Ortega moved to approve item 3.1, seconded by Board Member Yahwak. The motion carried (4-0).**

<b>3.2</b>	<b><i>BOA15-0002 – Overlake Addition Landscape Buffer Variance</i></b> Conduct a public hearing, discuss, and consider approval of a Variance to Section 17A-300 Minimum Landscaping requirement, subsection 17A-300(C) Buffering to allow less than 20’ required buffer area along street frontage for a proposed commercial development located at the northeast corner of Overlake Drive and Main Street.
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Vice-Chairman Odum read the public hearing item 3.1 into the record.

Ms. Sen presented the staff report.

Board member Ortega asked for clarification on how staff configured the 71 foot wide landscape buffer area.

Ms. Sen clarified that the applicant will provide 6 feet of the private property, with right-of-way from the Main Street widening project providing an additional 65 feet to be incorporated into the proposed landscape buffer.

Vice Chairman Odum opened the public hearing at 6:52 p.m.

No input was received during public hearing. Vice Chairman Odum then closed the public hearing at 6:53 pm.

**Board Member Ortega moved to approve item 3.2, seconded by Board Member Rockenbaugh. The motion carried (4-0).**

Being no further discussion, Vice-Chairman Odum adjourned the meeting at 6:54 p.m.

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**Gerald Odum, Vice-Chairman**

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**Surupa Sen, Senior Planner**