



## BOARD OF ADJUSTMENT MINUTES

*Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.*

---

Wednesday, March 11, 2020

6:30 P.M.

Municipal Building

---

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**PRESENT:** Chair Chris Kizziar, Vice-Chair Kent Manton, Members Louis Frisbie, and Ken Romaine

**ABSENT:** Members Tony Schmitz and Frixmon Michael

**STAFF PRESENT:** Director of Community Development Munal Mauladad, Land Use Administrator Tara Bradley, Planner I Conner Roberts and Deputy City Secretary Stacey Chadwick

**1. CALL TO ORDER**

Commission Chair Chris Kizziar called the meeting to order at 6:30 p.m.

**2. CITIZENS' INPUT**

There were no speakers.

**3. Consider approval of the minutes of the Board of Adjustment Meeting on February 5, 2020.**

Ken Romaine made a motion to approve the minutes. Louis Frisbie seconded the motion. The motion passed with a 4 – 0 vote.

**4. ACTION ITEMS**

- 4A.** Conduct a public hearing and take action on a request by Rogelio Martinez, Colimas Company, on the behalf of property owners Carla and Gary Adams, for a variance to Section 77-401 of the Rowlett Development Code to reduce the minimum side yard setback for an accessory structure from 25 feet to 5 feet on property zoned Single Family (SF-8) District with a Special Use Permit. The 0.50-acre site is bounded by Dalrock Road, Quail Ridge Drive, and Quail Creek Drive, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator Tara Bradley presented the information for this item. She stated that staff recommends approval of this item.

Discussion was had regarding the adjacent property owners' feedback, and well as the use of the garage and fence.

The public hearing opened and closed at 6:42 p.m. with no one speaking.

Applicant Gary Adams, 8701 Quail Ridge Drive, spoke regarding the reason for the setback request.

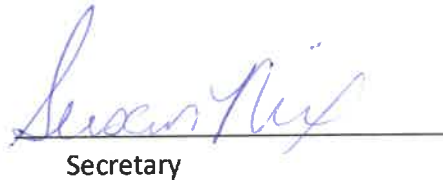
Contractor Rogelio Martinez, Colimas Construction, Flower Mound, Texas stated the exterior of the addition would match the existing home.

Ken Romaine made a motion to approve the item. Vice-Chair Kent Manton seconded the motion. The motion passed with a 4 – 0 vote.

**5. ADJOURNMENT**

Commission Chair Chris Kizziar adjourned the meeting at 6:43 p.m.

  
Chairman

  
Secretary