



BOARD OF ADJUSTMENT AGENDA

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.

Monday, August 23, 2021

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's Board of Adjustment 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.

1. CALL TO ORDER

2. CITIZENS' INPUT

To provide comment for the meeting (if you are NOT attending in person), please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please specifically state whether your comment is regarding a specific agenda item or a general comment to the Board. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).

For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.

- 3. Consider approval of the minutes of the Board of Adjustment Meeting on March 25, 2021, and Joint Work Session with the City Council on April 20, 2021.**

4. ACTION ITEMS

4A. Conduct a public hearing and take action on a request by Mitchell Lenamond for a variance to Section 77-402.A.3(d) of the Rowlett Development Code to reduce the required street frontage from 35 feet to 25 feet for a flag lot on property zoned Single Family Residential (SF-40) District. The subject property is located at 6817 Chiesa Road, approximately 1,400 northwest of the intersection of Chiesa and Dandridge Roads, in the City of Rowlett, Dallas County, Texas.

4B. Conduct a public hearing and take action on a request by Cody Frink for a variance to Section 77.903.A to allow for the construction of an additional structure not conforming to the

requirements of the Rowlett Development Code on a property with a nonconforming use on property zoned Form Based Commercial Center (FB-CC) District. The subject property is located at 8620 Merritt Road, approximately 1,490 feet west of the intersection of Chiesa Road and Hickox Road, in the City of Rowlett, Dallas County, Texas.

- 4C. Conduct a public hearing and take action on a request by Beth Hoang for a variance to Appendix 2.1 of the Form-Based Code to re-establish a non-conforming residential structure build-to-zone on property zoned Form-Based Rural Neighborhood (FB-RN) District. The subject property is located at 9114 Merritt Road, being Lot 1, Block A of the Merritt-Hoang Addition, approximately 640 feet northwest of the intersection of Hickox and Merritt Roads, in the City of Rowlett, Dallas County, Texas.
- 4D. Conduct a public hearing and take action on a request by Stefan Sansone for a variance to Section 77-303.C.7(c) of the Rowlett Development Code to reduce the side setback for an existing carport from 3 feet to 1.5 feet on property zoned Single Family Residential (SF-10) District. The subject property is located at 8010 Garner Road, being Block 1, Lot 2 of the Seyed Hafezi Addition, approximately 1,473 feet west of the intersection of Dalrock and Garner Roads, in the City of Rowlett, Dallas County, Texas.

5. **ADJOURNMENT**



Susan Nix, Executive Assistant

City of Rowlett Board of Adjustment meetings are available to all persons regardless of disability. If you require special assistance, please contact the Board of Adjustment Secretary at 972-463-3927 or write 5702 Rowlett Road, Rowlett, Texas, 75089, at least 48 hours in advance of the meeting.

City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ www.rowlett.com