



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.

Wednesday, December 8, 2021

6:00 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

1A. Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly and reappointed members.

2A. CONVENE IN EXECUTIVE SESSION (6:15 P.M.)*Times listed are approximate.

THE BOARD WILL CONVENE IN CLOSED EXECUTIVE SESSION UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE, FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY REGARDING LEGISLATIVE UPDATES, TRAINING AND BOARD ACTION. (75 MINUTES)

2B. RECONVENE IN OPEN SESSION

3. WORK SESSION.

3A. Election of a Chair and Vice-Chair for the 2021-22 term.

CONVENE INTO REGULAR SESSION (7:30 P.M.)*Times listed are approximate.

4. CITIZENS' INPUT

To provide comment for the meeting, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please state whether your comment is regarding a specific agenda item or a general comment to the Commission. Your comment will be read into the

record during the meeting (must be within the 3-minute time limit). There will be no comments taken during the meeting.

5. **ACTION ITEMS**

5A. Consider approval of the minutes of the Board of Adjustment Meeting on September 22, 2021.

6. **ADJOURNMENT**

Susan Nix

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 Community Development Coordinator 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



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, September 22, 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 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 Ken Romaine, Members James Moseley, Louis Frisbie, Alternate Donna Manhart.

ABSENT: Member Tony Schmitz, Alternates Frixmon Michael, Samone Skinner

STAFF PRESENT: Managing Director of Community Development and Engineering Munal Mauladad, Planning and Urban Design Manager Alex Koenig, Land Use Administrator/Urban Designer Carlos Monsalve, Planner II Connor Roberts, Planner I Joel Hayes, Building Official Dale Jackson and Executive Assistant Susan Nix.

1. CALL TO ORDER

Commission Chair Chris Kizziar called the meeting to order at 6:36 p.m.

2. CITIZENS' INPUT

No comments were received for Citizens' Input.

3. Consider approval of the minutes of the Board of Adjustment Meeting on August 23, 2021.

Board member Moseley made a motion to approve the minutes with a correction. Board member Frisbie seconded the motion. The motion passed with a 5–0 vote.

4. ACTION ITEMS

- 4A.** 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 Merritt–Hoang Addition, approximately 640

feet northwest of the intersection of Hickox and Merritt Roads, in the City of Rowlett, Dallas County, Texas. **(This item was tabled by the Board of Adjustment on August 23, 2021).**

Planner II Connor Roberts presented the information for this item. He stated that staff recommends denial of the variance request.

Board member Romaine asked for clarification of the damage from the 2015 tornado.

Board member Frisbie asked for clarification of the appraised value of the property, specifically how it relates to the cost of the repairs.

Applicant Beth Hoang presented additional information regarding the variance request.

There were questions from the Board regarding the date the property was purchased and if the applicant currently or ever occupied the home.

There were questions from Board members if the applicant provided the documents that were requested from the previous meeting.

Board member Romaine asked staff if construction in the vicinity was being done in accordance with the Form-Based Code.

Chairman Kizziar asked staff about the review process associated with this application.

Director Mauladad explained the review process.

The public hearing opened and closed with no speakers and no written comments.

Board member Frisbie made a motion to approve the variance request. The motion failed due to lack of a second.

Board member Moseley made a motion to deny the variance request. Vice-Chair Romaine seconded the motion. The motion to deny passed with a 3–2 vote. Commission Chair Kizziar and Board member Frisbie voting against.

5. ADJOURNMENT

Commission Chair Chris Kizziar adjourned the meeting at 7:29 p.m.

Chairman

Secretary