

**MINUTES OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4004 MAIN STREET, ROWLETT, TEXAS
April 6, 2015**

PRESENT: Chairman Raymond Moyer, Vice-Chair Wanda Hoff, Alternates Members Kellie McKee and Tony Brown

ABSENT: Board Members Chris Kizziar, Harris D. Brown, Alternate Robert Vickers

STAFF PRESENT: Fire Chief Neil Howard, Director of Public Works Tim Rogers, Director of Parks & Recreation Jermel Stevenson, Principal Planner Garrett Langford, Development Services Technician Denise Gomez

WORK SESSION

1. Call to Order.

Chairman Raymond Moyer called The Board of Adjustment Work Session to order at 6:52 p.m.

2. Bond Election Presentation.

Fire Chief Neil Howard, Director of Public Works Tim Rogers, and Director of Parks & Recreation Jermel Stevenson were present for a question and answer session about the upcoming Bond Election.

3. Discuss items on the regular agenda.

There was no discussion of the regular agenda.

Alternate Member Tony Brown made a motion to close the Work Session. Alternate Member Kellie McKee seconded the motion. The vote to close the Work Session passed 4-0.

4. Adjournment.

The Work Session was adjourned at 6:58 p.m.

REGULAR MEETING

PRESENT: Chairman Raymond Moyer, Vice-Chair Wanda Hoff, Member Chris Kizziar, Alternate Members Kellie McKee, Tony Brown

ABSENT: Board Members Harris D. Brown, Alternate Robert Vickers

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Technician Denise Gomez

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1. Call to Order.

Chairman Raymond Moyer called The Board of Adjustment Regular Meeting to order at 7:00 p.m.

2. Consider approval of the minutes of the Regular Meeting of The Board of Adjustment from March 2, 2015.

Alternate Member Kellie McKee made a motion to approve the minutes. Vice-Chair Wanda Hoff seconded the motion. The item passed 4-0.

3. Conduct a public hearing and consider a request for a Special Exception to allow a wall sign to exceed the maximum height. The subject property is located at 5100 Lakeview Parkway, further described as being Lot 2, Block 1 of the Greenway Liberty Grove Addition, City of Rowlett, Dallas County, Texas.

Principal Planner Garrett Langford gave a presentation, read the proposal, showed slides of the property and proposed sign, gave background information, and code requirements. Mr. Langford stated that seven notices were mailed out on March 20, 2015, and that there were none returned in favor or otherwise. Mr. Langford stated that staff recommends approval.

There were no questions or discussion from the Board Members.

Chairman Raymond Moyer opened the public hearing.

The following speakers came forward:

**Mrs. Kristin Cope
513 Fenwick Dr.
Sunnyvale, TX 75182
Applicant**

Mrs. Cope shared why the sign is important to the practice and how it will make the business very visible.

**Mr. Josh Cope
513 Fenwick Dr.
Sunnyvale, TX 75182
Applicant**

Mr. Cope shared how happy he is to be in Rowlett.

There was some discussion between the Board and the applicants about the building and what type of practice this would be.

The following speaker came forward:

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City Council Member Debby Bobbitt
4413 Chaha Rd.
Rowlett, TX 75088

City Council Member Bobbitt asked the applicants if the sign would be illuminated from behind and if the building was flush with Discount Tire.

There was some discussion between the applicant and City Council Member Bobbitt about the lighting, material, color, and appearance of the sign. The applicant stated that the two buildings are flush due to the setback provision.

Alternate Member Kellie McKee made a motion to close the public hearing. Member Chris Kizziar seconded the motion. The motion to close passed 5-0.

Chairman Raymond Moyer closed the public hearing.

There was some discussion amongst the Board Members about this new building, the sign type, and how it is becoming more prevalent.

Member Chris Kizziar made a motion to approve the request for the Special Exception. Vice-Chair Wanda Hoff seconded the motion. The item passed 5-0.

4. Adjournment.

Alternate Member Tony Brown made a motion to adjourn. Member Chris Kizziar seconded the motion. The motion to adjourn passed 5-0.

The meeting was adjourned at 7:18 p.m.



Chairman- Raymond Moyer



Secretary

7/27/15

Date