

**MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS  
HELD IN THE ROWLETT MUNICIPAL CENTER,  
4000 MAIN STREET, ROWLETT, TEXAS  
November 30, 2015**

**PRESENT:** Chairman Raymond Moyer, Members Robert Vickers, Kellie McKee, Frixmon Michael, Alternate Members Jerry Hayes

**ABSENT:** Vice-Chair Chris Kizziar, Members Tony Brown, Alternate Members Mike Rasmussen

**STAFF PRESENT:** Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

**1. Call to Order**

Chairman Raymond Moyer called the Board of Adjustment meeting to order at 6:31 p.m.

**2. Consider approval of the Board of Adjustment Meeting of October 7, 2015.**

Member Robert Vickers made a motion to approve the minutes. Member Kellie McKee seconded the motion. The item passed 4-0.

Member Frixmon Michael arrived after the vote for Item 2.

**3. Conduct a public hearing and take action on a request for a variance from the setback and building orientation requirements in Chapter 77, Section 400 and Section 500 of the Rowlett Development Code. The subject property is located at 6500 Garner Road, further described as being a 0.4635 acre tract in Charles D Merrell Abstract, No. 957, Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map and provided background on the request. He presented site photos of the property facing west as well as the plot plan. Mr. Langford explained that the two variances being requested were as follows:

1. *Building orientation of the house to face the east instead of the street*
2. *35' x 35' front setback request to allow for an 8' fence*

Mr. Langford summarized the Rowlett Development Code (RDC) requirements for variance requests. He stated that staff recommended approval of the building orientation request and denial of the setback request. He stated that 24 public hearing notifications were sent; one was received in favor and three were partially in opposition. He presented a Public Hearing Notification Map.

Chairman Raymond Moyer opened the public hearing.

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The following speakers came forward:

**Alan Ross  
14902 Preston Road  
Dallas, TX 75089  
Architect**

Mr. Ross expressed his support in regards to the variance requests. He addressed the setback request and stated that fencing and security was paramount for the property owners.

There was discussion amongst the Board regarding addressing procedures and Homeowner's Association (HOA) responses.

The following speaker came forward:

**Robert Clark  
6602 Garner Road  
Rowlett, TX 75088  
Nearby Homeowner**

Mr. Clark stated that he was in favor of the building orientation variance request. He expressed concern for the access of future property development to the east of the subject property. He also expressed some history with the hardship and easements of that property.

There was discussion amongst the Board in regards to accessing the properties not fronting the streets and ingress/egress easements.

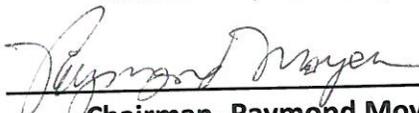
Chairman Raymond Moyer closed the public hearing.

Member Kellie McKee made a motion to approve the building orientation variance request. Member Robert Vickers seconded the motion. The item passed 5-0.

Member Robert Vickers made a motion to disapprove the setback variance request. Alternate Member Jerry Hayes seconded the motion. The motion carried 5-0.

**4. Adjournment.**

Chairman Raymond Moyer adjourned the meeting at 7:04 p.m.

  
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**Chairman- Raymond Moyer**

  
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**Secretary**

2/18/16  
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**Date**