

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE BOARD OF ADJUSTMENT OF THE CITY OF ROWLETT, TEXAS
HELD IN THE ROWLETT MUNICIPAL CENTER,
4000 MAIN STREET, ROWLETT, TEXAS
February 18, 2016**

PRESENT: Chairman Raymond Moyer, Vice Chairman Chris Kizziar, Members Robert Vickers, Kellie McKee, Frixmon Michael

ABSENT: Members Tony Brown, Alternate Members Mike Rasmussen, Jerry Hayes

STAFF PRESENT: Assistant City Manager Jim Proce, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

WORK SESSION

1. Call to Order.

Chairman Raymond Moyer called the Work Session to order at 6:00 p.m.

3. Discuss Long Term Recovery – Construction Sub-Committee.

It was decided by the Board that Work Session Item 3 would be discussed before Work Session Item 2.

Assistant City Manager, Jim Proce, summarized the purpose of the ad-hoc Long Term Recovery Committee (LTRC) and corresponding subcommittees. He stated that the initiative is an effort to be better prepared for any future disasters. He stated that he is the head of the Construction Management Subcommittee. Mr. Proce explained his need for a representative from the Board of Adjustment to serve on the LTRC.

There was discussion amongst the Board regarding the structure of the LTRC and the ad-hoc makeup of the committee.

2. Discuss possible forthcoming variances associated with the damage from the December 26, 2015 tornado.

Garrett Langford, Principal Planner, provided an update on City Council's decision for non-conforming tornado reconstruction situations. He provided statistics on the damaged incurred by the tornado. Mr. Langford provided examples of non-conforming situations such as the exterior masonry requirements, front-loading garages, landscaping, off-street parking, setbacks, and roof pitch. He explained that this particular code relaxation would go forward officially at the March 1, 2016 City Council Meeting.

There was discussion amongst the Board regarding mobile home destruction regulation under state law and variance requirements regarding the fact that the variance will stay with the land.

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4. Discuss items on the regular agenda.

There was no discussion regarding the Regular Meeting items during the Work Session.

5. Adjournment.

Chairman Raymond Moyer adjourned the Work Session at 6:35 p.m.

REGULAR MEETING

1. Call to Order

Chairman Raymond Moyer called the Board of Adjustment meeting to order at 6:39 p.m.

2. Consider approval of the minutes of the Board of Adjustment Meeting of November 30, 2015.

Member Robert Vickers made a motion to approve the minutes. Vice Chairman Chris Kizziar seconded the motion. The item passed 5-0.

3. Conduct a public hearing and take action on a request for a variance to allow a building to encroach 9.16 feet into the 20-foot setback from the rear property line. The subject property is located at 2313 Windward Way, further described as being Lot 6R, Block 7(A) of the Vue Du Lac, an addition to the City of Rowlett, Dallas County, Texas.

Mr. Langford came forward to present the case. He presented a location map and summarized the variance for encroachment into the rear property line. He summarized the zoning, presented site photos, and a plot plan. He stated that permits were not pulled on the original addition to the house. Mr. Langford summarized the Rowlett Development Code (RDC) criteria for variance consideration and stated that staff recommends denial. He presented a Public Hearing Notification Map and stated that public hearing notifications were sent; four were received in favor and one was received in opposition.

There was discussion amongst the Board regarding the size of the concrete slab.

Chairman Raymond Moyer opened the public hearing.

The following speakers came forward:

**Brandon Bonds
2313 Windjammer Way
Property Owner**

Mr. Bonds presented two more public hearing notifications to the Board that were in favor of the request. He stated that he does not feel that the request will cause an adverse impact on the neighborhood and he plans to build his house back as it was prior to the tornado damage.

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There was discussion amongst the Board regarding safe room location, permitting, condition of the safe room structure, and the covered patio.

Gary Pierce
2321 Windjammer Way
Nearby Property Owner

Mr. Pierce stated that he was in favor of the request.

There was discussion amongst the Board regarding the neighboring views and encroachment.

Randy Pritchard
2305 Windjammer Way
Nearby Property Owner

Mr. Pritchard stated that he was in favor of the request.

No additional speakers came forward.

Chairman Raymond Moyer closed the public hearing.

There was discussion amongst the Board regarding the hardship of the property owner.

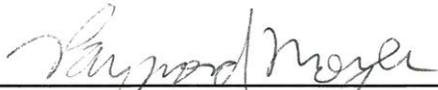
Member Robert Vickers made a motion to approve the request. Member Frixmon Michael seconded the motion. The motion passed 4-1. Member Kellie McKee voted in opposition.

4. Consider appointing a Member of the Board of Adjustment to the Long Term Recovery – Construction Sub-Committee.

Chairman Raymond Moyer made a motion for himself to be the first volunteer, Member Kellie McKee to be the backup volunteer to the LTRC, and Vice Chairman Chris Kizziar seconded the motion. The motion passed 5-0.

5. Adjournment

Chairman Raymond Moyer adjourned the meeting at 7:05 p.m.



Chairman- Raymond Moyer



Secretary

6/22/16

Date