

**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  
December 1, 2014**

**PRESENT:** Chairman Raymond Moyer, Vice-Chair Wanda Hoff, Members Chris Kizziar, James Vessels, Alternate Member Robert Vickers

**ABSENT:** Members Harris D. Brown, Alternate Members Kellie McKee, Tony Brown

**STAFF PRESENT:** Assistant City Manager Jim Proce, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

**OTHERS PRESENT:** City Attorney David Berman

**WORK SESSION**

**i. Call to Order**

Chairman Raymond Moyer called the Board of Adjustment Work Session to order at 6:30 p.m.

**ii. Community Investment Program Task Force Presentation**

This presentation was given after the third item. Assistant City Manager Jim Proce began his Community Investment Program Task Force Presentation at 6:35 p.m. Mr. Proce provided an update on the May Bond Election and the initiatives of the Community Investment Program Task Force.

**iii. Discuss items on the regular agenda**

Principal Planner Garrett Langford gave an overview of the variance request. Mr. Langford stated that staff recommends denial. At the end of this discussion, the CIP Task Force presentation was given.

**iv. Adjournment**

Chairman Raymond Moyer adjourned the Work Session at 7:20 p.m.

**REGULAR MEETING**

**1. Call to Order**

Chairman Raymond Moyer called The Board of Adjustment Regular Meeting to order at 7:27 p.m.

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2. **Consider approval of the minutes of the Regular Meeting of The Board of Adjustment from October 22, 2014.**

Alternate Member Robert Vickers made a motion to approve the minutes. Vice-Chair Wanda Hoff seconded the motion. The item passed 5-0.

3. **Conduct a public hearing and take action on a request for a variance to allow an attached patio cover to encroach seven feet into the 20-foot setback from the rear property line. The subject property is located at 2009 Greenhill Drive, further described as being Lot 11, Block C of the Harbor Pointe Estates Phase 1, an addition to the City of Rowlett, Dallas County, Texas.**

Mr. Langford gave a presentation, read the proposal, showed slides of property, gave background information, and code requirements. Mr. Langford stated that 22 notices were mailed out and six were returned in favor of granting the variance. Mr. Langford stated that staff recommends denial.

The Board Members discussed setbacks, handicap access, and other properties in the area.

Chairman Raymond Moyer opened the public hearing.

The following speakers came forward:

**Mike Nelson  
2009 Green Hill  
Rowlett, TX  
Homeowner**

Mr. Nelson showed pictures of other houses in the neighborhood that were not in compliance with the zoning ordinance. He stated that he received approval from his HOA for the patio cover and that it would be professionally installed.

Chairman Raymond Moyer asked for a motion to close public hearing. Member James Vessels made a motion to close the public hearing. Vice-Chair Wanda Hoff seconded the motion. The public hearing was closed at 7:50 p.m.

There was further discussion amongst the Board Members. Chairman Raymond Moyer reopened the public hearing to ask the homeowner what year the house was built. The homeowner stated that it was built in 1996. Chairman Raymond Moyer stated that was before 2006 when the zoning ordinance changed.

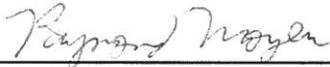
City Attorney David Berman stated that staff recommendation was correct and that the Board was authorized to follow procedure. He stated that there was no hardship. He also reinstated the fact that the HOA approved the request and no neighbors objected. Mr. Berman explained that the variance must be approved by four members.

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Alternate Member Robert Vickers made a motion to approve the request. Member Chris Kizziar seconded the motion. The item passed 5-0.

**4. Adjournment.**

Alternate Member Robert Vickers made a motion to adjourn the Regular Meeting. Member Chris Kizziar seconded the motion. The adjournment passed 5-0. The meeting was adjourned at 8:07 p.m.



Chairman- Raymond Moyer



Secretary



Date