



MINUTES
PROPERTY STANDARDS BOARD
Meeting
SEPTEMBER 23, 2021

Council Chambers	6:30 p.m.	1945 E. Jackson Road
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Board members present: Chair Dave Hermon, Les Folsie, Jim Pipkin, Liz Fannin, Maggie Vera, Mike Whitley, Matt Garrett, Matt McCombs and Carol Sue Muravez.

Board members absent: None

Staff members present: Building Official Brett King; Asst City Attorney Kanika Juneja; Inspection Services Superintendent Ray Davis; Plans Examiner Thomas Wood; and Administrative Support Specialist Lydia Tormos.

CALL MEETING TO ORDER: 6:30 PM

1. Approval of minutes of the August 26, 2021 meeting.

Jim Pipkin moved approval of the minutes of the August 26, 2021 meeting; second by Carol Sue Muravez. The motion was approved with a unanimous 9-0 vote.

PUBLIC HEARING

2. CASE BOA 2021-03: Linda Woessner on behalf of Southland REI Group is requesting the Board of Adjustment to authorize expansion of a non-conforming multifamily use in accordance with Article XXXII. (E)(2)(c) of the Carrollton Comprehensive Zoning Ordinance. The granting of the expansion would allow an increase in the number of units and the construction of a new stand-alone structure to be located at 1809 Cox Street; Brake Addition No. 2 Block C Lots 18-22.

Chair Hermon administered the Oath to those testifying on the case.

Linda Woessner, applicant/owner, Southland REI Group, stated that the subject property includes 68 units and because it is nonconforming, approval from the PSB is required in order to make improvements. She stated that the office is currently located in one of the units and they would like to construct an office on the property which would allow the current unit to be rented. The request would not increase the number of units. She referred to photographs provided earlier to the Board illustrating the improvements made to the property. She explained that the gazebo that existed in one of the courtyards when they purchased the property was an outdated hazardous structure that was removed. She referred to the drawing of the proposed office structure that would be built where the gazebo was previously located. She added that the office would be along the alley and would not be visible at the front of the property. She stated that they have

NOTE: Board minutes are informational only and are not official until approved by Board.

invested approximately \$600,000 in the property and the new office would further increase the value of the property.

McCombs asked what would need to happen to bring the property from non-conforming to conforming. Building Official Brett King replied that the zoning would have to be changed because the area is currently zoned single-family. Ms. Woessner stated that she spoke about the possibility of amending the zoning with different staff members and stated it seemed that it was not possible. She stated she was unsure what would be involved with changing the zoning or if it was necessary. Inaudible discussion was held about CZO Article XXXII. (E)(2)(c).

Muravez asked about the purpose for the change and Ms. Woessner stated they would like to be able to lease the unit and felt the new office building would increase the value of the property.

Folse asked about the compliance of the property and if there have been any enforcement issues involving the police department. King replied that the code enforcement staff members were not present and he did not have any information. Ms. Woessner stated that she was not aware of any police reports and that as far as they knew, everything was in compliance. Folse asked the applicant if they would be willing to seek a zoning change and Ms. Woessner stated they would be if required.

Muravez asked about the timing for building the proposed new office and renovating the unit. Ms. Woessner stated they would begin as soon as possible and have contractors available. She did not have a timeframe for the time it would take to complete the project.

Liz Fannin moved to close the public hearing and approve the request from Southland REI Group to expand the nonconforming multi-family use of the property located at 1809 Cox Street, Brake Addition No. 2 Block C Lots 18-22 so as to approve the construction of a new stand alone structure that will be used as a leasing office, to convert the existing leasing office into a dwelling unit which will increase the total number of dwelling units by one, and to also construct a new pergola; second by Jim Pipkin. The motion was approved with a unanimous 9-0 vote.

OTHER BUSINESS

- a. Staff Reports – King stated that currently there were no cases slated for next month. He recognized Jim Pipkin for his service on the Board.

Les Folse recognized Brett King for being elected as President of the Building Official Association of Texas (BOAT).

ADJOURNMENT

Jim Pipkin moved to adjourn; second by Mike Whitley. The meeting was adjourned at 6:47 p.m.

Chairperson

Secretary