

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 7:00 P.M., DECEMBER 13, 2011**

PRESENT: Chairman Rick Sheffield; Vice-Chairman Greg Landry; Commissioners, Rosalind Jeffers, Greg Peebles, Joe Charles, Karl Crawley

ALSO PRESENT: Alternates Jonas Tune (voting member), Ronald Meyer (non-voting member)

ABSENT: Commissioner Charles Alexander; Alternate Sharon Starks

STAFF PRESENT: Senior Planner Marc Kurbansade, Planner I Michele Berry, Development Services Technician Ashley McCoy

**A. CALL TO ORDER**

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Chairman Rick Sheffield called the meeting to order at 7:07 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of November 22, 2011**

Commissioner Karl Crawley made a motion to approve the Minutes of the Regular Meeting of November 22, 2011. The motion was seconded by Commissioner Greg Peebles and passed with a 7-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Minutes of the Joint Meeting with City Council of November 29, 2011.**

Commissioner Crawley made a motion to approve the Minutes of the Joint Meeting with City Council of November 29, 2011. The motion was seconded by Commissioner Peebles and passed with a 5-0-2 vote. Vice-Chairman Landry and Commissioner Charles abstained from voting.

**2. Conduct a public hearing and make a recommendation on a request of the City of Rowlett to make text amendments to the Rowlett Development Code as it pertains to Special Purpose and Overlay Districts, Manufacturing District Regulations, and Temporary Use Permits.**

Michele Berry, Planner I came forward to present the case for Items C.2, C.3 and C.4. She gave a brief history of the request. She reviewed the changes to the standards set forth in the Development Code that were being proposed in Light Manufacturing (M-1) and General Manufacturing (M-2) areas including 60% masonry when facing a public street, tilt wall would be allowed by right, landscape area reduced to 10% from 15%, articulation requirements reduced, every 50 feet if building longer than 100 feet, and to allow office, dental/medical clinic, and financial institutions with a Conditional Use Permit (CUP). Ms. Berry noted that the Right-of-Way landscape buffer has not been reduced to maintain buffers proportional to street size but applicants may apply for an Alternative Landscape Plan to reduce buffer requirements. She presented the standards for properties that do not have a property line adjacent to Lakeview Parkway to allow metal buildings by right and not require masonry facades, not require landscaping unless adjacent to DART rail or adjacent to residential zoning or development, reduce front building setback to 20 feet, reduce parking

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requirements, prohibit office, medical/dental clinic, and financial institutions, and to allow all other M-2 base zoning uses. For buildings along Lakeview Parkway the standards would require masonry facades, current parking and landscaping regulations and would allow commercial and industrial uses - office, medical/dental clinic, and financial institutions with a CUP. She stated that Staff recommends excluding Title Max PD11-526 from the overlay as their PD was very recently approved and would also recommend using a depth requirement to create a Lakeview Parkway Corridor in which masonry, use, and landscaping applies. Ms. Berry reviewed the three steps to adopting and implementing this overlay; revise the Rowlett Development Code (RDC), rescind PD9-29-77D and establish General Manufacturing (M-2) zoning, apply the Industrial Overlay to the subject area and stated that each would need to have a separate recommendation to City Council. She noted that the objective for RDC revisions were to revise standards for Light Manufacturing (M-1) and General Manufacturing (M-2) zoning districts, establish the regulations for the Industrial Overlay District so that it may be applied later and correct errors in Section 77-304 of the RDC "Temporary uses and structures". Ms. Berry stated that notices were sent to 131 property owners with 200 feet of the proposed rezoning area and as of December 6<sup>th</sup>, 13 were received in favor of the request and 5 opposed. Chairman Sheffield opened the public hearing and recognized no speakers before closing it. Commissioner Crawley made a motion to recommend to City Council the proposed revisions to the Rowlett Development Code regarding Special Purpose and Overlay Districts, Manufacturing District Regulations, and Temporary Use Permits with the amendments to use the "Lakeview Parkway Industrial Overlay Corridor" as opposed to "property lines adjacent to Lakeview Parkway" and Commissioner Rosalind Jeffers seconded the motion. The motion passed with a 7-0 vote.

- 3. Conduct a public hearing and make a recommendation on a request of the City of Rowlett to rescind PD9-29-77D and establish a base zoning of General Manufacturing (M-2), for the Industrial Park on Boyd Boulevard further described as the Toler Industrial Park Addition, being 27.08 ± acre portion of land situated in the Reason Christ Survey, Abstract Number 225 in the City of Rowlett, Dallas County, Texas.**

\*Please see Item C.2 for background/presentation\*

Chairman Sheffield opened the public hearing and recognized Michael Tornatore, 1906 Palomino Dr, Rowlett TX 75088 to speak. Mr. Tornatore stated that he had originally been opposed to the request because he did not understand what changes were proposed but after having listened to the presentation, he was no longer opposed and requested that more detailed information be included in notices. Seeing no other speakers Chairman Sheffield closed the public hearing and Alternate Jonas Tune made a motion recommend to City Council rescinding PD9-29-77D and instituting a base zoning district of General Manufacturing (M-2). Commissioner Crawley seconded the motion and it passed with a 7-0 vote.

- 4. Conduct a public hearing and make a recommendation on a request of the City of Rowlett to establish an Industrial Overlay District for the Boyd Boulevard, Gordon Smith Drive, Grisham Drive, and Dexham Road industrial park further described as a 108.4 ± acre tract of land situated in the Reason Christ Survey, Abstract Number 225 and the S. A. & M. G. Railroad Company Survey, Abstract Number 1407, in the City of Rowlett, Dallas County, Texas.**

\*Please see Item C.2 for background/presentation\*

Chairman Sheffield opened the public hearing and recognized no speakers before closing it. Vice-Chairman Greg Landry made a motion to recommend to City Council adopting the Industrial Overlay District for the area presented with the exclusion of the TitleMax Planned Development area (PD11-526) and Commissioner Peebles seconded the motion. The motion passed with a 7-0 vote.

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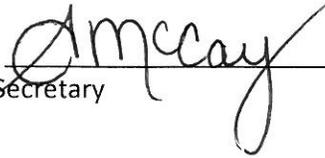
A. ADJOURMENT

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Chairman Rick Sheffield adjourned the meeting at 7:27 p.m.



Chairman



Secretary