

**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., APRIL 10, 2012**

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

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

ABSENT: Alternate Sharon Starks

STAFF PRESENT: Planning Director Erin Jones, Planner I Michele Berry, Interim City Secretary Stacey Chadwick

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. **Minutes of the Regular Meeting of March 13, 2012**
2. **Consider and take appropriate action on a final plat application. The subject property is located at 4612 and 4614 Lakeview Parkway, being a 3.0043 +/- acre portion of the Thomas Payne Survey, Abstract 1165, in the City of Rowlett, Dallas County, Texas. (FP12-576)**

Vice-Chairman Greg Landry made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Karl Crawley and passed with a 6-0-1 vote with Commissioner Charles Alexander abstaining from voting since he was not present at the March 13, 2012 meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Conduct a public hearing and take action on a request for a Conditional Use Permit (CUP) for an "Office" in the General Commercial/Retail (C-2) zoning district. The subject property is a 3,207 square foot existing lease space located at 5701 President George Bush Highway Suite 150, being Lot 2, Block 1 of the Rowlett Target Addition to the City of Rowlett, Dallas County, Texas. (CUP12-580)**

Michele Berry, Planner I came forward to present the case. She presented a location map of the property and images of the surrounding lots and businesses. She stated that Liberty Mutual is considered to be a single tenant office use and therefore would require a CUP in the C-2 zoning district. Ms. Berry reviewed the criteria for approval and stated that Staff would recommend approval. She stated that no responses to the public notices were received. Commissioner Crawley inquired about the former tenant of the space and Ms. Berry responded that there had been no prior tenants. Chairman Sheffield opened the public hearing and recognized no speakers before closing the public hearing. Commissioner Charles Alexander made a motion to approve the Conditional Use Permit (CUP) for an "Office" in the General Commercial/Retail (C-2) zoning district. Commissioner Greg Peebles seconded the motion and the motion passed with a 7-0 vote.

**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., APRIL 10, 2012**

2. Consider and take appropriate action on an Alternative Landscape Plan application. The subject property is located 8548 Chiesa Road, at the southeast corner of Chiesa Road and Liberty Grove Road, being an unplatted 0.922 acre tract of land located in the H. Hamilton Survey, Abstract No. 548, Dallas County, Texas. (DP12-578)

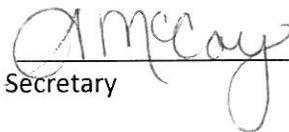
Michele Berry, Planner I came forward to present the case. She stated that a CUP for a veterinary office on this site was approved February 28, 2012 and the applicant's are proposing an alternative landscape plan due to the site topography and some compatibility issues with the existing residential neighborhood. She presented a location map and the proposed landscape plan showing the requested changes to be mainly on the eastern edge of the property bordering the residential neighborhood where the applicant's are not proposing to put in a berm due to existing draining issues, they would put in a ten foot buffer instead of a fifteen foot buffer, there would not be a fence and instead of one tree per thirty-five linear feet, they would plant one per fifty linear feet. The applicant's proposal is more in line with the City's compatibility buffer requirements as opposed to type 2 incompatibility buffer requirements between commercial and residential uses. The neighboring property owners have indicated they would like to see their properties zoned commercial in the future. Ms. Berry presented a drainage illustration of the property and indicated proposed recessed areas that may capture some excess overflow and provide extra irrigation for landscaping in those areas. Chapter 77-504, Subsection I allows for approval of an "alternative landscape plan (ALP)" and states that "the Planning and Zoning Commission may approve a ALP, provided the subject property is less than one gross acre and the total right-of-way frontage is less than 250 feet." Due to the fact that the total right-of-way is greater than 250 feet, the Commission will make a recommendation to City Council. Ms. Berry reviewed the criteria for approval and Staff would recommend a recommendation for approval. Commissioner Peebles and Chairman Sheffield commended the applicants for working with the surrounding property owners to propose a plan that takes into account the preferences of those property owners and their vision for the future of the area. Commission Peebles made a motion to recommend approval to City Council. Commissioner Crawley seconded the motion and the motion passed with a 7-0 vote.

A. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:09 p.m.



Chairman



Secretary