

**MINUTES OF THE SPECIAL MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 5:15 P.M., JULY 12, 2012**

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

ALSO PRESENT: Alternate Jonas Tune (voting member)

ABSENT: Chairman Rick Sheffield; Alternate Ronald Meyer

STAFF PRESENT: Planning Director Erin Jones, Planner I Michele Berry, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Vice-Chairman Greg Landry called the meeting to order at 5:15 p.m.

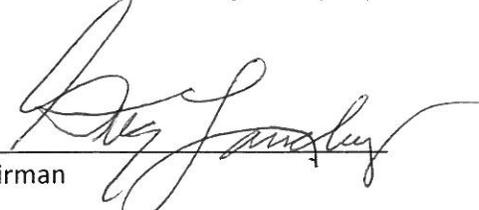
C. ITEMS FOR INDIVIDUAL CONSIDERATION

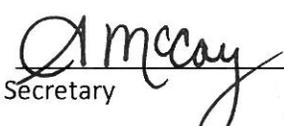
1. **Conduct a public hearing and make a recommendation on a rezoning request. The applicant requests to rezone the subject property from an existing General Commercial (C-2) zoning district to a Planned Development zoning district with an underlying zoning district of C-2 to allow for an age restricted Senior Independent Living Center. The subject property is located at 5404 Kenwood Drive, further described at Lot 5A, Block A of the Luke's Landing Addition (PD12-592).**

Michele Berry, Planner I came forward to present the case. She presented a location map and stated that the applicant had previously gone to City Council Work Sessions to get initial feedback based on the fact that the project would receive subsidized funding. She noted that the proposed project consisted of 130 age restricted units for residents 55 and older and would provide community amenities. Ms. Berry noted that the proposed PD would retain the General Commercial underlying zoning with the allowance of the age restricted multi-family and reviewed the other proposed deviations from the code. She presented a proposed change to the Right-Of-Way buffer where the applicants were proposing one tree per every fifty linear feet and noted the concerns of the Commission that were brought up in the work session. Vice-Chairman Landry opened the public hearing and seeing no speakers closed the public hearing. Commissioner Crawley made a motion to recommend approval of the request to rezone the subject property from an existing General Commercial (C-2) zoning district to a Planned Development zoning district with an underlying zoning district of C-2 to allow for an age restricted Senior Independent Living Center with the requirement that trees be planted one for every thirty linear feet in the Right-Of-Way buffer to City Council. Commissioner Alexander seconded the motion and the motion passed with a 6-0 vote.

D. ADJOURMENT

Vice-Chairman Greg Landry adjourned the meeting at 5:23 p.m.


Chairman


Secretary