

**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., AUGUST 14, 2012**

PRESENT: Commissioners Greg Peebles, Joe Charles, Karl Crawley, Rosalind Jeffers,
ALSO PRESENT: Alternates Ronald Meyer (voting member), Jonas Tune (voting member)
ABSENT: Chairman Rick Sheffield; Vice-Chairman Greg Landry; Commissioner Charles Alexander
STAFF PRESENT: Planning Director Erin Jones, Senior Planner Arti Harchekar, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Commissioner Greg Peebles called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of July 24, 2012

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Commissioner Rosalind Jeffers seconded the motion and it passed with a 4-0-2 vote. Commissioner Charles and Alternate Meyer abstained from voting since they were not present at the July 24, 2012 meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on an alternative building materials request for a sun room modification of an existing single-family home located at 3110 Pecan Ridge Drive, further described as Lot 12, Block C, of the Toler Bay 4 Addition to the City of Rowlett, Dallas County, Texas (DP12-604).

Erin Jones, Planning Director came forward to present the case. She presented a location map and stated that the homeowners have a previously built glass sunroom on their home but would like to enclose it making it a more formal addition to the structure using wood siding similar to that already on the home. Mrs. Jones noted that according to the PD on the property, alternative building materials are permitted with the approval of the Planning & Zoning Commission. Mrs. Jones stated that Staff would recommend approval of the request and Commissioner Crawley made a motion to approve the request to use alternative building materials request for a sun room modification of an existing single-family home located at 3110 Pecan Ridge Drive. Commissioner Jeffers seconded the motion and the motion passed with a 6-0 vote.

2. Consider and take action on a development plan request for a contractor shop with outdoor storage in Planned Development 07-30-02B with a base zoning of Light Manufacturing (M-1) Zoning District. The subject property is located at 2799 Singleton Street, being a 1.04 acre unplatted portion of tract 4.4, in the S A & M G RR Survey, Abstract 1407, Page 720, Dallas County, Texas (DP12-603).

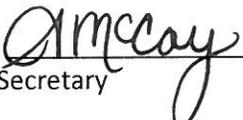
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Erin Jones, Planning Director came forward to present the case. She presented a location map and stated that the CUP was approved on July 10, 2012 and the preliminary plat was approved July 24, 2012. Mrs. Jones noted that the CUP was approved with the condition that the screening on the fence be a sunscreen or vinyl material instead of the previously proposed canvas and the applicants have chosen to use a vinyl material. She stated that the storage would be at the back of the property and the screening is provided by the landscaping on the DART property to the rear. She noted that the fire lane, drainage, parking and landscaping had all been reviewed by Staff and that per the PD, architectural concrete was an approved material and that the applicants would primarily be using color as the accent. Mrs. Jones stated that the development plan met all of the requirements for approval and would typically be approved at Staff level but the PD dictated that development plans obtain the approval of the Commission and Staff would recommend approval. Commissioner Jeffers made a motion to approve the development plan request for a contractor shop with outdoor storage in Planned Development 07-30-02B with a base zoning of Light Manufacturing (M-1) Zoning District. The subject property is located at 2799 Singleton Street. Commissioner Crawley seconded the motion and the motion passed with a 6-0 vote.

D. ADJOURNMENT

Commissioner Greg Peebles adjourned the meeting at 7:08 p.m.


Chairman


Secretary