

**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., JUNE 11, 2013**

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

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

ABSENT: None

STAFF PRESENT: Planning Director Erin Jones, Planner II Michele Berry, City Secretary Laura Hallmark

**A. CALL TO ORDER**

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

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of May 14, 2013.**

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Vice Chairman Greg Landry seconded the motion and it passed with a 6-0-1 vote. Commissioner Greg Peebles abstained from voting since he was not present at the May 14, 2013 meeting.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a foot reflexology business, defined as a "Massage Establishment" by the Rowlett Development Code in the Limited Commercial/Retail zoning district. The subject property is 2,450 square foot existing lease space at 6501 Dalrock Road, Suite 112, further described as Lot 3, Block 1 of the Dalrock Sixty Six Addition to the City of Rowlett, Dallas County, Texas. (SUP13-662)**

Michele Berry, Planner II, came forward to present the case. Mrs. Berry stated that the proposed foot reflexology use best fits into the category "massage establishment" of the Rowlett Development Code. She stated that based on the Planned Development's base zoning of Limited Commercial/Retail (C-1) and the revised use chart adopted by City Council on May 21, 2013 that a Special Use Permit was required for the foot reflexology business. She stated staff was recommending approval based on the request meeting the intent of the Comprehensive Plan, Zoning, and the use being compatible with the Albertson's shopping center. Chairman Sheffield opened the public hearing and seeing no speakers closed the public hearing. There was no discussion on this item. Vice Chairman Landry mad a motion to recommend approval of the Special Use Permit. Commissioner Crawley seconded the motion and the motion passed 7-0.

**2. Conduct a public hearing and make a recommendation on an amendment to the Water's Edge Planned Development, PD048-06 to allow a third, single garage door to face the street. The subject property is located at 9700 Dalrock Road, further described as 60.906 acres located in the Harrison Blevins Survey, Abstract No. 94, in the City of Rowlett, Dallas County, Texas a portion of which is the Water Edge Phase I Addition. (PD13-661)**

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Michele Berry, Planner II, came forward to present the case. She stated that the Rowlett Development Code and the existing Planned Development (PD048-06) for Water's Edge prohibit garage doors facing the street. As the builder, Lennar Homes, is finishing Phase I and preparing for Phase II they would like to offer the option for a third, single-car garage on the homes. They would like this garage to be allowed to face the street. The single-car garage facing the street would need to be set back 20 feet from the front façade based on the proposed language. Commissioner Karl Crawley asked if this was intended to be setback as measured from the front façade where the j-hook garage doors were or, measured from the front façade containing the front door of the home, as shown in the images provided by Lennar. Ms. Berry responded the regulation was currently written so that the 20 feet would be measured from the section of façade closer to the street and the intent was to ensure the garage door is not in front of the façade and reduce the perception of garages on the street. Chairman Sheffield opened the public hearing. David Aughinbaugh, 9738 Shoreview, Dallas, TX, came forward to speak in favor of the request, representing Lennar Homes. He stated the new home designs were part of Lennar's effort to rebrand and redesign to meet the needs of the rebound in the housing market. Mr. Aughinbaugh stated the intent was to set the garage doors 20 feet back from the front façade closest to the street, not the front door. Paul Hass, 957 lake North Road, Rowlett, Texas, came forward to speak in opposition, stating he was opposed to the third garage door setback being measured from the front façade and not the front door. Chairman Sheffield closed the public hearing. Commissioner Landry stated that while as written the third garage door could be flush with the front door it would likely be set back further based on his practical experience. Commissioner Crawley made a motion to recommend approval of the Planned Development amendment. Commissioner Michael Lucas seconded the motion and it passed 7-0.

**3. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 512 Point Royal Drive, being further described as Lot 25, Block A of the Point Royal Estate 3 Addition to the City of Rowlett, TX, Dallas, County. (DP13-663)**

Michele Berry, Planner II, came forward to present the case. She stated that the subject property was currently vacant, zoned Single Family-10 (SF-10), and that the applicants, Mr. and Mrs. Kanouse desire to build a home using ¾ inch cement based stucco. Ms. Berry showed the façade plans and images of existing homes in the neighborhood that employ stucco to various degrees. Ms. Berry stated staff recommended approval based on cement based stucco being a study material and that proposed façade would complement the neighborhood. Chairman Sheffield asked how cement based stucco would compare to other types that the City does not allow. Ms. Berry responded that the City does not allow E.I.F.S. except at cornices and other small areas for embellishments. Vice Chairman Landry made a motion to recommend approval. Commissioner Crawley seconded the motion and it passed 7-0.

**4. Consider and make a recommendation on a request for alternative building materials, specifically metal and concrete, on an accessory structure in an industrial area. The subject property is located at 2922 Main Street, further described as a 2.03 + acre portion of Tract 14 of the Thomas Collins Survey, Abstract 332, Page 511, City of Rowlett, Dallas County, Texas. (DP13-658)**

Michele Berry, Planner II, came forward to present the case. Ms. Berry stated the subject structure was already erected when a code enforcement office brought it to the attention of the Development Services team. Ms. Berry stated that the area was zoned General Manufacturing (M-2), that metal was not a permitted building material, that the structure met the Rowlett Development Code in terms of size, height, and setbacks, that the structure is not very visible from the street, and that there are existing metal structures in the area. Ms. Berry stated that based on the industrial nature of the area staff was recommending approval.

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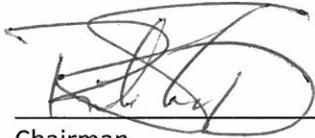
Commissioner Crawley asked if there was an opportunity to require additional landscaping and stated this was something he would like staff to pursue in the future. Mrs. Erin Jones, Planning Director, informed him he could include this in his recommendation. Commissioner Crawley stated that he didn't think that necessary but that he would like to see more trees along the DART rail line moving forward. Commissioner Rosalind Jeffers made a motion to recommend approval of the item as presented. Commissioner Crawley seconded the motion and it passed 7-0.

**D. ADJOURNMENT**

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Chairman Sheffield thanked Ms. Berry and Commissioner Joe Charles for their service and wished them well in their upcoming opportunities.

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



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Chairman



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Secretary