

**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., February 11, 2014**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Karl Crawley, Clayton Farrow, Gregory Peebles

ALSO PRESENT: Alternates James Moseley

ABSENT: Commissioners Michael Lucas, Jonas Tune, Alternates Thomas Newsom, Gabriela Borcoman

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lola Isom

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 Meetings of January 28, 2014.
2. Consider and take action on a replat application for a property located at 3102, 3202 and 3206 Century Drive, further described as a being Replat of all of Lots 11-13, Block 3 of the Toler Business Park No. 2 (FP13-684).

Commissioner Karl Crawley made a motion to approve the consent agenda. Commissioner Clayton Farrow seconded the motion. The agenda passed 6-0-1.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a mini-warehouse in the Industrial Overlay District and General Manufacturing (M-2) zoning district. The subject property is located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max of Rowlett No. 2 Addition to the City of Rowlett, Dallas County, Texas. (SUP14-697)

Garrett Langford, Principal Planner, came forward to present the case. He stated that Extra Space Storage is making a request for a Special Use Permit to add a 5,600 square foot mini warehouse. He revealed that the Rowlett Development Code requires a Special Use Permit for the use of a mini warehouse. Mr. Langford provided background information on the subject property as well as past and present zoning requirements. He provided a location map and zoning map of the property. Mr. Langford presented photographs of the site. He stated that the proposal is to increase the storage from 502 to 594 storage units and increase the number of RV/boat stalls from 60 to 80. Mr. Langford presented the concept plan as provided by the applicant. He gave a brief summary of the staff analysis regarding the request. He stated that 37 public hearing notices were sent out. Four responses were received; three were in favor and one was in opposition citing concerns of water runoff. Mr. Langford noted that the civil plans will require a drainage plan to ensure that there is no lot to lot runoff. He said that staff recommends approval of this item.

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Chairman Rick Sheffield opened the item up for questioning.

Vice-Chairman Greg Landry inquired about the parking requirements for the site. Mr. Langford displayed the concept plan again and indicated the parking spaces provided.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

Jim Dewey
Owner's Representative
2500 Texas Drive, Suite 100
Irving, TX 75062

Mr. Dewey introduced himself and stated that he would be happy to answer any questions. He addressed Vice-Chairman Greg Landry's parking inquiry and further described the specific locations of the parking spaces on the site. He also addressed a drainage concern noted in the public responses by stating that detention has already been provided for the project.

No additional speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to recommend approval of the item to City Council. Vice-Chairman Greg Landry seconded the motion. The item passed 6-0.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:12 p.m.



Chairman



Secretary