



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 22, 2014**

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Director of Development Services: Briefing on current activities of staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 24, 2014.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure with a metal roof. The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. (SUP14-721)

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.

A handwritten signature in black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JUNE 24, 2014**

PRESENT: Chairman Karl Crawley, Vice-Chairman Greg Landry, Commissioners Jonas Tune, Michael Lucas, Chris Kilgore, Alternates Gabriela Borcoman, James Moseley

ABSENT: Commissioners Gregory Peebles, Clayton Farrow

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Vice-Chairman Greg Landry called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 10, 2014.

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Commissioner Michael Lucas seconded the motion. The Consent Agenda passed with a 5-0-1 vote. Commissioner Tune abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #070-07 to allow additional parking at a property located at 1900 Dalrock Road, further described as Lot 1, Block A, Andrews Addition to the City of Rowlett, Rockwall County, Texas. (PD14-718)

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background on the case. He summarized the request to amend the parking. He presented the Concept Plan and the Proposed PD Amendment. Mr. Langford displayed site photos of the subject property. He summarized the staff analysis regarding the zoning change and stated that staff recommends approval.

Alternate Gabriela Borcoman entered the chamber.

Mr. Langford indicated that 14 public hearing notices were sent; one was returned in favor and two were returned in opposition.

There was discussion amongst the Commission regarding the returned public hearing notices, whether or not there was going to be anything put in place in lieu of the removed parking spaces, the property line, landscape screening, and the PD requirements.

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Vice-Chairman Greg Landry opened the public hearing.

No speakers came forward.

Vice-Chairman Greg Landry closed the public hearing.

Commissioner Michael Lucas made a motion to recommend approval of the request. Alternate James Moseley seconded the motion. The item passed 6-0.

2. Consider and take action on a Development Plan for the Four Square Addition located at 2817 Main Street, further described as being 8.051-acres tract of land in the Thomas Collins Survey, Abstract No. 332 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-705)

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. He presented the Site Plan, Landscape Plan, Building Elevations, and the Lighting Plan. He summarized the staff analysis and stated that staff recommends approval.

Commissioner Karl Crawley made a motion to approve the item. Alternate James Moseley seconded the motion. The item passed 6-0.

3. Consider and take action on an Alternative Landscape Plan application for Glaser Dental located at 5324 Lakeview Parkway, further described as Lot 4, Block A, Advantage Self Storage Addition to the City of Rowlett, Dallas County, Texas. (DP14-699)

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. He summarized and presented the Alternate Landscape Plan. He summarized the staff analysis and stated that staff recommends approval.

Commissioner Jonas Tune made a motion to approve the item. Commissioner Karl Crawley seconded the motion. The item passed 6-0.

4. Elect Chairman and Vice-Chairman.

Commissioner Karl Crawley made a motion to remove this item from the table. Commissioner Michael Lucas seconded the motion. The item was approved to remove from the table with a 6-0 vote.

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There was a brief discussion regarding nominations. The Commission unanimously voted to elect Commissioner Karl Crawley as the Chairman and to re-elect Vice-Chairman Greg Landry as the Vice-Chairman.

D. ADJOURNMENT

Vice-Chairman Greg Landry adjourned the meeting at 7:27 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

AGENDA DATE: 07/22/2014

AGENDA ITEM: C.1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure with a metal roof. The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. (SUP14-721)

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant, Teamon Smith, is requesting a Special Use Permit (SUP) to construct a 320 square-foot accessory structure with a metal roof on his property at 7502 Catamaran Drive (Attachment 1 – Location Map). Per the Rowlett Development Code, an accessory structure is only permitted to have a metal roof if the primary structure also has a metal roof. Therefore, this structure does not meet the requirements to be permitted by right, thus requiring an SUP.

BACKGROUND INFORMATION

The subject property at 7502 Catamaran Drive is 5,500 square-foot lot zoned Planned Development Ordinance #11-6-84. The subject property is part of a detached zero-lot line development located along Catamaran Drive. The subject property currently has a 1,400 square-foot single-family residence constructed of brick and siding along with an existing 108 square-foot accessory structure located in the rear yard.

The applicant did not obtain a building permit before starting to build the accessory structure. Before the applicant can obtain a building permit, the applicant must first obtain an SUP as the structure does not meet the requirements in Section 77-303 of the Rowlett Development Code for accessory structures. The accessory structure does not meet the material requirements as it is using a metal roof.

The applicant is requesting an SUP to allow the accessory structure with a metal roof. This structure would serve as a storage building and as a workshop for personal use (Attachment 2 – Applicant’s Statement and Site Plan). The proposed structure meets setback, coverage, and size requirements. The roof of the accessory structure consist of a white R-Panel material. According to the applicant, this material has a 30-year limited warranty.

DISCUSSION

Section 77-303.C.3 of the Rowlett Development Code states that “any accessory structure in a residential zoning district that is over 500 square feet in size and which is enclosed shall require a Special Use Permit.” It further states that the accessory structure shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided; however, that if the primary structure on the lot has a metal roof, the the accessory structure may also have a metal roof of similar type. The primary structure does not have a metal roof.

The approval criteria for an SUP are outlined in Section 77-206 of the Rowlett Development Code (RDC). The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

Section 77-206.D. Approval Criteria. Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the proposed accessory structure as being consistent with the surrounding properties. In staff’s opinion, the request would not deter the value of the surrounding properties that consist of similar accessory structures.

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

Accessory buildings are allowed in residential zoning districts provided they meet the requirements in Section 77-300 of RDC outlined below. These requirements include lot coverage, height, and setback for accessory structures.

<i>Use standard</i>	<i>Regulation</i>	<i>Proposed Structure</i>
<i>Max. lot coverage</i>	<i>45 percent max</i>	<i>≈ 40 percent</i>
<i>Max. rear yard coverage</i>	<i>35 percent max</i>	<i>≈ 35 percent</i>
<i>Max height</i>	<i>Primary Structure height (≈16 feet)</i>	<i>10.75 feet</i>
<i>Min. side yard setback</i>	<i>3 feet</i>	<i>3 feet</i>

Total lot coverage was calculated with the proposed structure and pavement with all existing structures and pavement. The maximum coverage for the rear yard was calculated with the square footage of the proposed and the existing accessory structures in the rear yard. The rear yard for the subject property is approximately 2,000 square feet. With the exception of the roof material, the proposed structure meets all of the requirements.

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

The applicant is requesting an SUP in order to finish constructing an accessory structure that does not meet the required standards for building materials.

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

The proposal should not negatively affect the health, safety, morals, or general welfare of the public. The proposed structure will not be visible from Catamaran Drive or Schrade Road. Between the rear property line of the subject property and Schrade Road to the south, is an undeveloped tract of land. The undeveloped land has a large amount of vegetation and tree growth limiting the visibility of the subject property from Schrade Road (Attachment 3 – Site Photos).

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

It is not anticipated that the proposed structure will have any significant adverse impact on the adjacent properties. The proposed structure meets all of the setback, size and coverage requirements. The metal roof will have limited visibility from Catamaran Drive and Schrade Road. Some of the adjacent properties within the neighborhood have metal accessory structures and carports. Allowing an accessory structure with a metal roof at this location would not be out of character with the surrounding properties.

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

An accessory structure is a permitted use in this Planned Development. The proposed accessory structure will meet all the requirements except for the metal roof. In Staff's opinion, the limited visibility and the existences of similar structures in the area make the request suitable for this property. Additionally, the material of the roof appears to be of quality and long lasting.

It is staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The limited visibility and the existences of similar accessory structures in the area makes the request compatible with the surrounding area.

Public Notice

As required by the Rowlett Development Code, notices of this public hearing were mailed to property owners within 200 feet. On July 3, 2014, a total of 28 notices were mailed. As of July 16, 2014, four responses have been returned. Three are in favor of the request and one is in opposition to the request (Attachment 4 – Returned Public Notices). The response in opposition stated that this is not needed in this neighborhood.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Applicant's Statement and Site Plan
- Attachment 3 – Site Photos
- Attachment 4 – Returned Public Notices

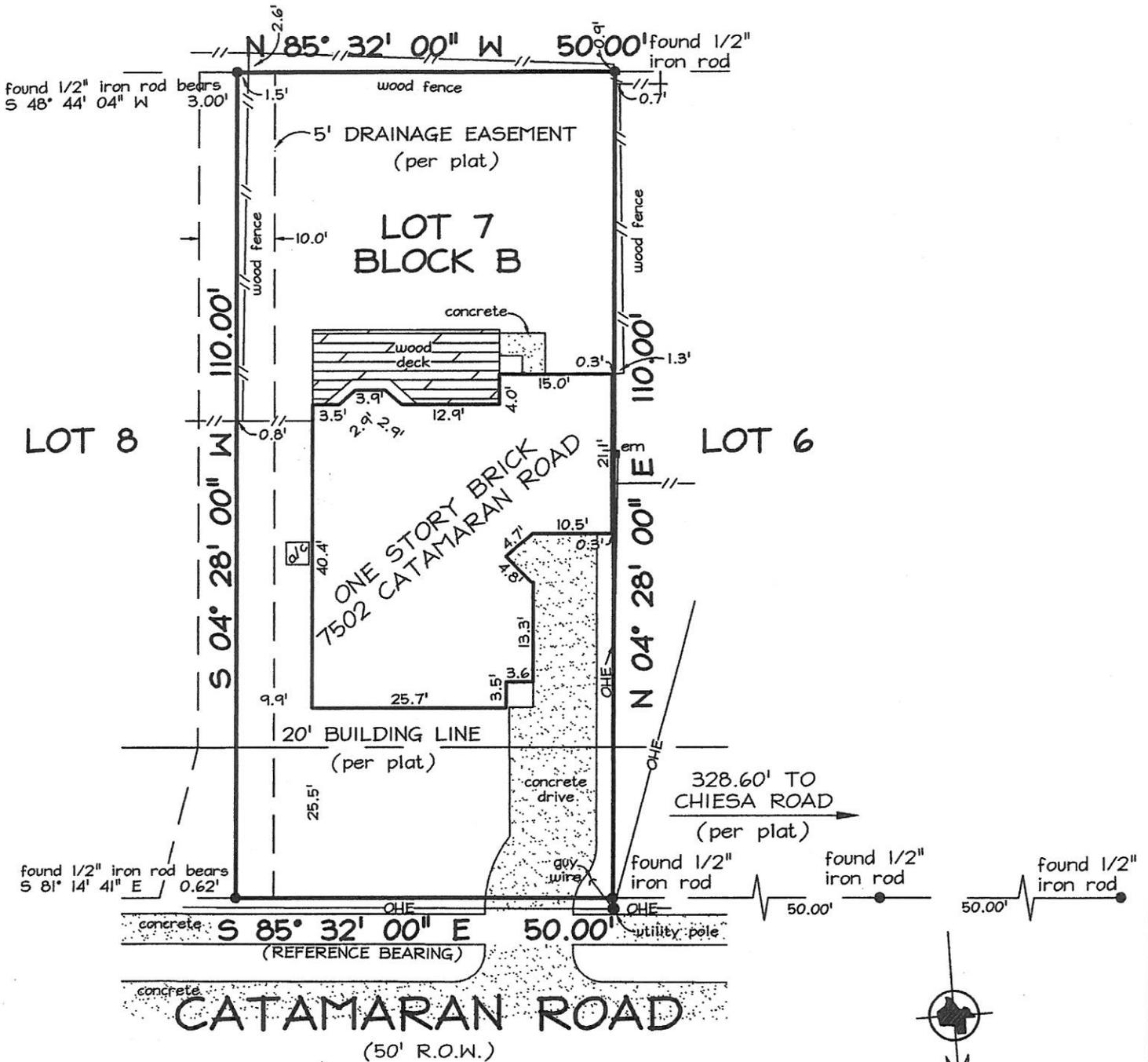
Storage/Workshop Building

This small 320 square foot storage/workshop building wasn't permitted because of my ignorance of city ordinances. After this was brought to my attention I have observed my community and found numerous carports, patio covers and some buildings that are metal, there is a house not far from my address that has a metal roof and it's a newer structure. I'm at loss as to why you're not allowing metal buildings within the city of Rowlett. I looked on the city of Rowlett website and found no exclusion for the use of metal on buildings (unless I over looked it).

Since I have money invested in the metal roof material you're approval of my application would be appreciated. Listed below is why I choose metal over a composition roof.

Reasoning for the use of metal roof material:

- Metal roofing weighs less than a composition roof and this building is sitting on concrete blocks which means less overall weight on its foundation.
 - White R Panels are being used on this building.
 - Metal is fire resistant.
 - It has a class 4 rating for Hail.
 - 30 year limited warranty on surface finish. (see attached warranty sheet)
 - Easy to install.
 - A very durable product against severe weather conditions.
-
- Vinyl siding is to be used on exterior walls.



NOTES:

BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS SUBJECT TO THE FOLLOWING:

(10b)-BUILDING AND USE RESTRICTIONS AGREEMENT, VOL. 84012, PG. 3376,

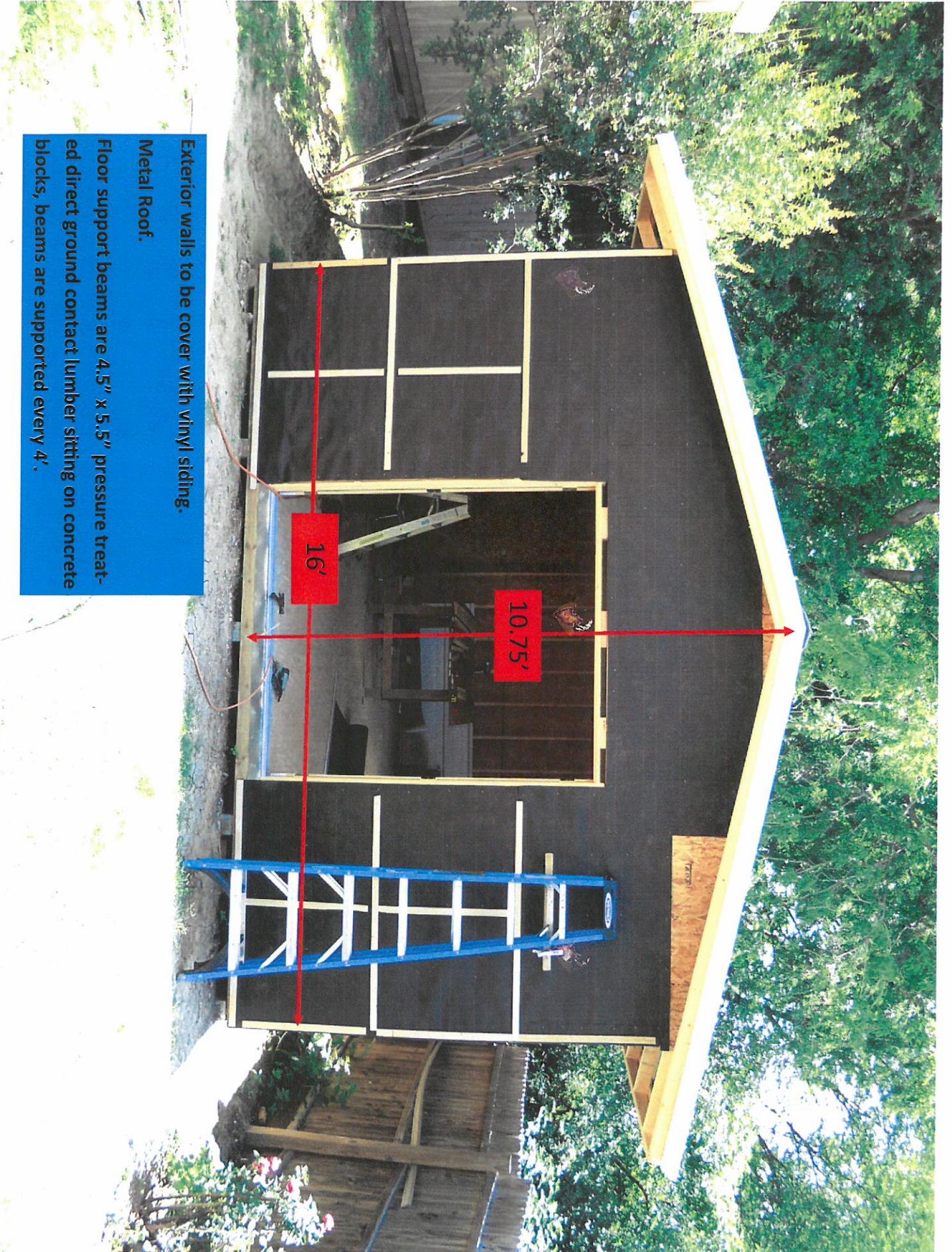
D.R.D.C.T.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 7502 CATAMARAN ROAD, and BEING LOT 7, IN BLOCK B OF PENINSULA, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83112, PAGE 4193, PLAT RECORDS, DALLAS COUNTY, TEXAS.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0245 J. dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year



Exterior walls to be cover with vinyl siding.

Metal Roof.

Floor support beams are 4.5" x 5.5' pressure treated direct ground contact lumber sitting on concrete blocks, beams are supported every 4'.

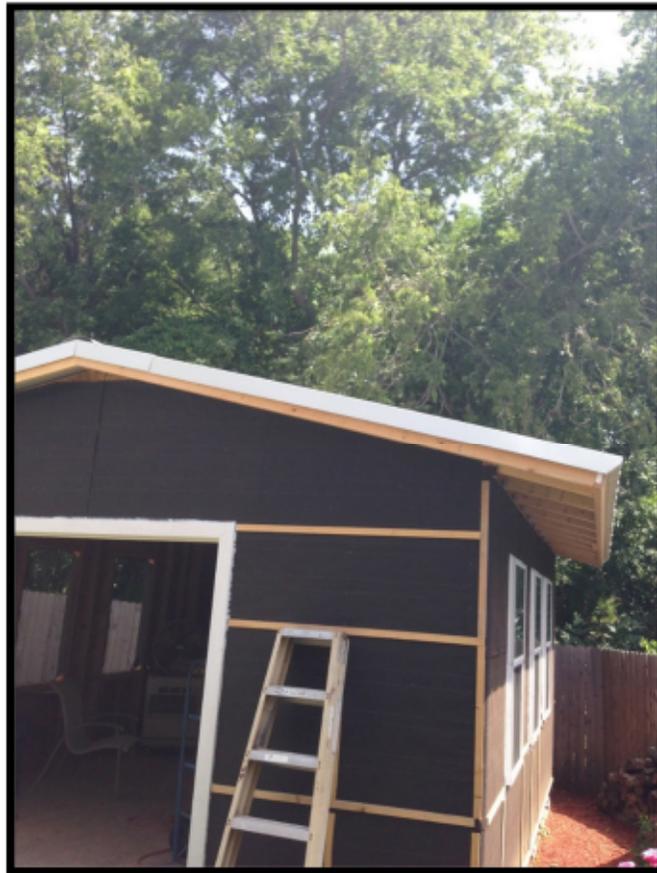




7502 Catamaran Drive Site Photos



7502 Catamaran Drive Site Photos



7502 Catamaran Drive Site Photos



View from Schrade Road



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Special Use Permit

LOCATION: The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *If a man wants a shed on his own property it's no business of mine. Good for him I say.*

SIGNATURE: *Robert Jones*

ADDRESS: *7404 Catamaran rd*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on **July 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **August 19, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

<p>If you have any questions concerning this request, please contact the Development Services Department Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p>
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Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Does NOT Affect my Property

SIGNATURE: *Miranda*
ADDRESS: 7408 CATAMARAN ROWLETT, TX 75088

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RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: will not affect us

SIGNATURE: [Handwritten Signature]
ADDRESS: 7501 Atlantic Dr Rowlett 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on July 22, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on August 19, 2014, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Table with 2 columns: Contact information for questions (Development Services Department, Phone 972-412-6166, FAX 972-412-6228, glangford@rowlett.com) and Return by Fax or Mail (City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-009).



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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

our neighborhood don't need that!
complex prepared!

SIGNATURE:

John Baumgardner

ADDRESS:

4506 Camel Ln, Rowlett, TX 75088

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