

**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.**

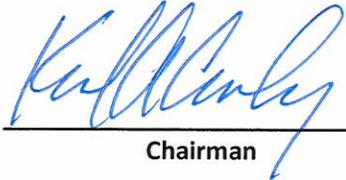
Commissioner Karl Crawley made a motion to remove this item from the table. Commissioner Michael Lucas seconded the motion. The item was approved to remove from the table with a 6-0 vote.

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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