

**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., OCTOBER 14, 2008**

**PRESENT:** Chairman Kevin Moore, Vice-Chairman Greg Peebles,  
Commissioners Charles Alexander, Chuck Knickerbocker, Jeff  
Thomas, Rick Sheffield

**ALSO PRESENT:** Alternate Greg Landry

**ABSENT:** Commissioner Chris Cigainero

**STAFF PRESENT:** Development Services Director Keri Samford, Amy Mathews  
Planner II, Erin Jones Planner II, Sr. Administrative Assistant Kendra  
Frederick

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:10 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of September 23, 2008.**

Commissioner Jeff Thomas made a motion to approve the minutes of September 23, 2008.  
Commissioner Rick Sheffield seconded the motion. Motion approved 6-0-1 with Commissioner Chuck  
Knickerbocker abstaining.

**C. PUBLIC HEARINGS**

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- 1. Conduct a public hearing and take appropriate action on a request to amend previously approved Planned Development (PD) # 2006-336 for a 4,997± square foot convenience store. The subject property is located on the northwest corner of Cheisa Road and Lakeview Parkway, being 2.67 acres located in the James Hobbs survey, abstract number 571. [ZAM08-382]**

Erin Jones came forward to present this case. She stated that the above mentioned Planned Development was approved in June 2006 and since that time the site has shifted due to an Atmos Energy line. The change in the site requires the applicant to amend the Planned Development with a new concept plan. The applicant is requesting that the revision remain under the old code which was the 2001 zoning ordinance and also requests that the trees that are typically required in the front landscape buffer be waived due to the existing Atmos Energy line. The applicant is proposing to provide the required sod, shrubs, and berm in the landscape buffer. Mrs. Jones reiterated that in the work session it was discussed to require the applicant to move the trees that would normally be required in

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that area to a different location on the property. Since no one came forward in the public hearing, Vice Chairman Greg Peebles made a motion to close the public hearing. Mr. Thomas seconded the motion. Motion passed with a 7-0 vote.

Mr. Thomas asked Keri Samford, Development Services Director, if the applicant can either move the trees or donate the trees to the City. She responded that if it is Tree Mitigation, it is the applicant's option whether they want to mitigate or pay the fee in lieu of mitigation. She stated that since the trees are being moved, that she is unsure if Planning and Zoning can make that recommendation to City Council. Mr. Moore asked how many trees would be required in the landscape buffer. With that the applicant, Kevin Patel with Dimension Group, 10755 Sandhill Road, Dallas, TX 75238 came forward and stated that there are between 10 to 12 trees required and that they would be willing to re-locate the trees elsewhere on the property. Mr. Sheffield stated that keeping the trees on the property could serve as better screening to the adjacent residential since the residential behind the property is zoned commercial and there are no screening requirements.

Mr. Thomas made a motion to recommend to City Council approval of the amended Planned Development subject to the applicant moving the trees that will be required in the Atmos easement to another location on the property. Mr. Sheffield seconded the motion. Motion passed with a 7-0 vote.

**2. Conduct a public hearing and take appropriate action on a request for a Conditional Use Permit for a Boat and RV storage facility in general manufacturing (M-2) zoning. The subject property is located on the northeast corner of Jackson St. and Main St, being 5.912 ± acres located in the Thomas Collins Survey, Abstract 332 [CUP08-370]**

Ms. Jones came forward and stated that Phase I of this project was completed in September 2000. At that time, the applicant only did mini-warehouse. The applicant is now proposing to do Phase II as a boat/RV storage which requires a Conditional Use Permit in M-2 zoning. The applicant is requesting that instead of the masonry fence along the rear that would normally be required, that they be permitted to have a wrought iron fence and that the existing trees along the creek bed be allowed to be used as the living screen wall. With no one coming forward in the Public Hearing, Mr. Knickerbocker made a motion to close the Public Hearing. Commissioner Charles Alexander seconded the motion. Motion passed with a 7-0 vote.

Mr. Thomas asked the applicant what side of the tree line the wrought iron tree line. A consultant representing the applicant came forward. Karl Stauss at 3767 Forest Lane, Dallas, TX stated that the wrought iron fence would be on the west side of the tree line by about 100 feet. Mr. Moore asked Mr. Stauss about the entrances. Mr. Stauss clarified that the hopes of the project are to make it look like phase one. The applicant's plans are to redo the existing parking. Today, there is a driveway with cars on both sides in which their plans are to remove and relocate the parking on the south side so the property can have a single entry to have common management and common security control. The

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second entrance shown is a fire lane only access. Mr. Moore asked staff about the existing sewer line shown as being abandoned. Tom Harris, City Engineer, verified that the sewer line is not being used at this time. Mr. Peebles asked if wrought iron fence requested will be enough of a security deterrent to keep potential theft down. The applicant stated that with the 6 ft. requirement for the fence will be enough. Ms. Samford stated that in the work session there was a discussion about the masonry requirements and looking at the plan, the masonry does not look like it goes all the way down the front side of Main St. Mr. Stauss stated that the fire lane that goes around the eastern side of the project and out to the street is on or about the floor plain in most of the land. For part of it, it turns back into the flood plain and the applicant proposes to do a double or triple layer of screening material because of the flood plain. The applicant does not want to put a masonry wall in the flood plain so he felt he should leave it open and use the existing tree line as the screening wall. The way that the project is set up, the wrought iron fence would more than likely never be seen from the north. The only properties that would be exposed to it would be the industrial properties next to it. Mr. Stauss further explained that at the end of each building, there is a masonry wall so if someone is looking into the property, a masonry wall would be seen. With that, Alternate Greg Landry made a motion to allow the variance for the wrought iron fence in combination with the existing tree line as the living screen wall and the approval for the Conditional Use Permit for the boat and RV storage. Mr. Sheffield seconded the motion. Motion approved with a 7-0 vote.

**D. ITEM FOR INDIVIDUAL CONSIDERATION**

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- 1. Consider a request and make a recommendation to City Council regarding alternate building materials for ALDI Food Stores. The subject property is located at 3500 Lakeview Parkway and consists of 17,368 ± square feet of an existing building. [DP08-384]**

Amy Mathews came forward to present this case. Currently the building has stucco and exposed aggregate and has been vacant for over six months which would require the applicant to bring it up to code. The applicant is proposing to use the existing aggregate and paint over it and is also requesting to waive the 20% accent material per elevation on part of the east elevation and the south elevation.

Chairman Moore asked if the landlord will need to come to Planning and Zoning for a request to paint the rest of the building since ALDI will only be responsible for their portion of their property. Ms. Samford stated that the landlord will need to come in with whoever takes the other section of the building if they are requesting a masonry exception.

Justin Beetle at 1445 County Road 223, Collinsville, TX came forward. He stated that the applicant is requesting to paint the aggregate to minimize the cost to the landlord and to keep from putting up another type of exterior wall.

Chairman Moore stated that on the south elevation and the west elevation the applicant is requesting to paint it a white color which potentially stands out for graffiti. Mr. Moore asked if the landlord has given

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any thought to matching the color to the brick out front and Mr. Beetle stated that he was unsure if the applicant had entertained any other idea for colors. He also stated that he feels if the aggregate was painted a maroon color to match the colors of the store, it would look much worse than a tan wall. Mr. Knickerbocker stated that he is in favor of approving the application but would like to have the aggregate be left unpainted. After Mr. Knickerbocker made a motion and with further discussion, he decided to withdraw his motion. Mr. Thomas made a motion to recommend approval to the City Council of the façade plan special exception request as submitted with the exception of the painting of the aggregate of the west and south side of the building. Mr. Knickerbocker seconded the motion. Motion passed with a 6-1 vote.

**E. ADJOURNMENT**

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Chairman Moore adjourned the meeting at 7:57 p.m.



Chairman

Secretary