

**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 6:00 P.M., OCTOBER 14, 2014**

PRESENT: Chairman Karl Crawley, Commissioners James Moseley, Chris Kilgore, Michael Lucas, Alternates Gabriela Borcoman, Christe Cavaness, Lisa Cain

ABSENT: Commissioners Thomas Finney, Clayton Farrow, Jonas Tune

STAFF PRESENT: Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Denise Gomez

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 6:09 p.m.

1. Update Report from Director of Development Services.

Principal Planner Garrett Langford came forward and announced that the deadline to present certification for viewing the Open Meetings Act training video is at the end of this month.

2. Introduction of new Commission members and staff.

The Commission and staff gave introductions and expressed their interest in serving on the Planning and Zoning Commission.

3. Administer the Oath of Office and the Statement of Elected/Approved Officer to the newly appointed and reappointed members.

The Oaths of Office were administered prior to the meeting so the meeting could be called to order. The Statement of Elected Officer and confidentiality documents were also collected.

4. Elect a Vice-Chairman.

Commissioner James Moseley nominated Commissioner Michael Lucas to serve as Vice-Chairman. Commissioner Chris Kilgore seconded the nomination and made a motion to elect Commissioner Michael Lucas as the Vice-Chairman. The election passed 7-0.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of September 23, 2014.

Commissioner Chris Kilgore made a motion to approve the minutes. Commissioner James Moseley seconded the motion. The consent item passed with a 7-0 vote.

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- 2. Consider and take action on a Final Plat request for the Terra Lago Addition, located at 7000 Scenic Drive being 8.9 +/- acres further described as Tract 3 in the E.R. Foster Abstract number 0081, and W.G. Dewese Abstract number 0070, City of Rowlett, Rockwall County, Texas. (FP14-735)**

Chairman Karl Crawley stated that Consent Agenda Item B.2. would be removed from the Consent Agenda because Commissioner Chris Kilgore had made the request.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- B2. Consider and take action on a Final Plat request for the Terra Lago Addition, located at 7000 Scenic Drive being 8.9 +/- acres further described as Tract 3 in the E.R. Foster Abstract number 0081, and W.G. Dewese Abstract number 0070, City of Rowlett, Rockwall County, Texas. (FP14-735)**

Chairman Karl Crawley read the item into the record and asked for any questions or comments. Commissioner Chris Kilgore stated that he had comments on this item. There was discussion amongst the Commission and a presentation by Commissioner Chris Kilgore regarding whether or not this item meets the intent of the Rowlett Comprehensive Plan.

Commissioner James Moseley made a motion to recommend approval of the Final Plat. Chairman Karl Crawley seconded the motion. The motion failed with a 2-4-1 vote. Alternate Christe Cavaness abstained due to lack of background on this case.

There was a brief discussion on the vote for this item.

- 1. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Briarwood Armstrong Addition. The subject property is located at 2801 Lakeview Parkway, being further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)**

Principal Planner Garrett Langford came forward to present the case. Mr. Langford gave a brief background on the case and stated that this request is to remove 15 protected trees from a 12.608-acre tract of land located at 2801 Lakeview Parkway. He presented an aerial view of the property. Staff requested that the Planning and Zoning Commission make a favorable recommendation to the City Council regarding the request to remove the 15 protected trees subject to the following conditions:

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1. Tree removal shall not be permitted until release of the civil engineering plans.
2. Removal of any of the 15 protected trees, not necessitated by grading or site improvements as indicated on the approved civil plans, shall be prohibited.

There was discussion regarding the location of the protected trees, the future Site Plan submittal, and the development process.

Commissioner Chris Kilgore made a motion to recommend approval of the Tree Mitigation Plan as presented. Commissioner James Moseley seconded the motion. The item passed with a 7-0 vote.

2. **Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 2102 Stone Hollow Drive, being further described as Lot 12, Block A of Stone Hollow, an addition to the City of Rowlett, Rockwall County, Texas (DP14-739).**

Principal Planner Garrett Langford came forward to present the case. He stated that this a request for an Alternative Building Material (ABM) to allow a new single-family home with a building exterior composed primarily of stucco. He presented a location map, pictures of elevations, pictures of sample building materials, and Stone Hollow stucco construction examples. Mr. Langford explained that, per the Rowlett Development Code, new single-family construction requires 100 percent brick and/or stone exterior. He also stated that alternative materials such as stucco may be recommended for approval by the Planning and Zoning Commission and later approved by the City Council. He stated that staff recommended that the Planning and Zoning Commission make a favorable recommendation on the alternative building material request for stucco to City Council.

Chairman Karl Crawley stated that this is not a public hearing and that he was ready to entertain a motion.

Vice-Chairman Michael Lucas made a motion to recommend approval. Commissioner Chris Kilgore seconded the motion. The item passed with a 7-0 vote.

The Commission convened into an Executive Session from 6:42 p.m. until 7:02 p.m.

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Chairman Karl Crawley brought the meeting back to order and opened for a motion to reconsider Item B.2.

Alternate Gabriela Borcoman made a motion to reconsider Item B2. Commissioner James Moseley seconded the motion. The motion to reconsider passed 6-1. Commissioner Chris Kilgore voted in opposition.

Commissioner James Moseley made a motion to approve Item B.2. Alternate Lisa Cain seconded the motion. The motion passed with a 5-2 vote. Commissioner Chris Kilgore and Vice-Chairman Michael Lucas voted in opposition.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:03 p.m.



Chairman



Secretary