

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 7:00 P.M., JANUARY 27, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Chris Kilgore, Thomas Finney, Alternates Gabriela Borcoman, Lisa Cain

ABSENT: Commissioners Clayton Farrow, Jonas Tune, James Moseley

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services.

Garrett Langford stated that he did not have any updates and offered the Commission the opportunity to move the meeting to the Council Chambers. Chairman Karl Crawley declined the offer to change locations.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of January 13, 2015.**
- 2. Consider and take action on a Preliminary Plat for Usuga Medical Addition, located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Sanders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (PP14-757).**

Commissioner Thomas Finney made a motion to approve the Consent Agenda. Alternate Lisa Cain seconded the motion. The Consent Agenda passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

Chairman Karl Crawley recused himself from this item due to a conflict of interest and left the room.

- 1. Conduct a public hearing and make a recommendation on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (PD14-752).**

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Principal Planner Garrett Langford presented the case. He presented a location map, Concept Plan, Landscape Plan, Building Elevations, and pictures of the site. Mr. Langford gave a brief background on the case. He stated that staff recommends denial.

There was discussion amongst the Commission regarding the rear property landscape buffer.

Vice-Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**Dallas Cothrum
900 Jackson, #640
Dallas, TX 75202
Applicant's Representative**

Mr. Cothrum handed out correspondence in favor of the request. He stated that two neighborhood meetings were held to inform the public about the proposal. He provided a PowerPoint presentation, addressed public notices, explained property restrictions, challenges of the site, and described surrounding uses.

**Eric Bonilla
8110 Freeman Dr.
Rowlett, TX 75089
HOA President**

Mr. Bonilla stated he was in favor of the proposed storage building.

**Eric Smith
8102 Munich Dr.
Rowlett, TX 75089**

Mr. Smith stated that he returned a comment card opposing the proposed business and has since changed his mind after seeing the presentation. Mr. Smith inquired about the dumpster being emptied.

**Gordon Edwards
7001 Preston Rd. #410
Dallas, TX
Property Owner**

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Mr. Edwards stated that he has owned the property for 21 years and has not been able to find a retail establishment to buy the property.

**Patricia Van Hook
6929 Lakeview
Rowlett, TX 75089**

Ms. Van Hook stated that storage buildings have been given a bad reputation and that she supports the proposed storage building.

**Terry Frey
2013 Dover Dr.
Rowlett, TX 75088**

Mr. Frey stated that he liked the idea of having a storage building in an area that was not industrial and completely supported the proposed storage building.

Mr. Cothrum addressed the question regarding the dumpster by stating that it would be emptied once a week.

No other speakers came forward.

Vice-Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding the long term Comprehensive plan, sustainability, and the current demographics.

Alternate Lisa Cain made a motion to deny the item. Commissioner Thomas Finney seconded the motion. The item was recommended for denial with a 5-0 vote.

Chairman Karl Crawley returned to the meeting room.

D. ADJOURNMENT

Vice-Chairman Michael Lucas adjourned the meeting at 8:11 p.m.



Chairman



Secretary