

**MINUTES OF THE 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., FEBRUARY 24, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Alternate Lisa Cain

ABSENT: Commissioners Clayton Farrow, Jonas Tune, Alternate Gabriela Borcoman

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

A. CALL TO ORDER

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

1. Update Report from Director of Development Services

There was no update given.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of February 10, 2015

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Vice-Chairman Michael Lucas seconded the motion. The Consent Agenda passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a rezoning of a 0.1676-acre tract of land from Planned Development Ordinance #017-13 to Single Family-8 and a rezoning of a 9.1971-acre tract of land to amend the development standards in Planned Development Ordinance #017-13. The subject properties are located at 8110 Chiesa Road, further described as being a 0.1676-acre portion of Tract 3 in the James Saunders Survey, Abstract No. 1424 and 7000 Chiesa Road, further described as being all of a 9.1971-acre of Tract 3 the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (PD15-768)**

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Principal Planner Garrett Langford presented the case. He presented a location map and the Revised Concept Plan. Mr. Langford gave a brief background on the case. He summarized the staff analysis and stated that staff recommends approval.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

**Janet Kenney
1733 Meridian Way
Garland, TX 75040**

Ms. Kenney stated that she preferred no tree line on the north end.

No other speakers came forward.

Chairman Karl Crawley closed the public hearing.

There was a discussion amongst the Commission regarding the opposed responses. Commissioner Chris Kilgore addressed the concerns noted in the public responses by stating that this project had previously been discussed and vetted by the City Council when this was first rezoned. The proposed use should have not be offensive to the neighborhood and should have no impact on property values.

Vice-Chairman Michael Lucas made a motion to approve the item. Commissioner James Moseley seconded the motion. The item passed with a 6-0 vote.

- 2. 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 QuikTrip. The subject property is located at 5001 Lakeview Parkway, further described further described as being a 3.7582-acre tract of land located in the Thomas Lumley Survey, Abstract No. 789, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas.**

Mr. Langford gave a brief background on the case. He presented a location map, Tree Survey, and Preservation Plan. Mr. Langford stated that staff recommends approval of the request to

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mitigate the removal of 58 caliper inches by paying the tree mitigation fee. He stated that the fee would be \$7,056.86.

There was a discussion amongst the Commission regarding tree mitigation, tree survey and the life span of the trees.

Chairman Karl Crawley stated that the code needs to be changed so staff could handle the decision to mitigate trees internally. He stated he did not think this was a matter for City Council.

Commissioner James Moseley made a motion to approve the item. Thomas Finney seconded the motion. The item passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:26 p.m.



Chairman



Secretary