

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., JULY 14, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Clayton Farrow, Thomas Finney

ABSENT: Alternates Lisa Estevez, Gabriela Borcoman

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 6:30 p.m.

1. Update Report from Director of Development Services

Principal Planner Garrett Langford announced that the Boards and Commissions Volunteer Fair would be held on July 30, 2015 at 6:30 p.m. at the Rowlett Community Centre.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 23, 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 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots. The subject property is located at 5313 Lakeview Parkway further described as being 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.

Mr. Langford came forward to present the case. He presented a location map and provided background on the case. He summarized the original request to subdivide the property into two lots. He presented a Survey Plan, site photos, and provided detail on the setbacks. He stated that public hearing notifications were sent. He said that one response was received in opposition and none in favor within the 200 ft. notification area and none were received within the 500 ft. notification area. He provided detail on the proposed Planned Development to establish shared parking and to modify the rear setback. Mr. Langford stated that staff recommends approval.

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There was discussion amongst the Commission in regards to how there was no proposed use change.

The applicant, Chris Cloutier, owner of Golden Rule Auto Care, came forward and expressed his appreciation to staff for their work on this project. He stated that he was available to answer any questions.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner James Moseley made a motion to approve the request as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing and take action on a request to rezone to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a wholesale nursery. The subject property is located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas. (PD15-766)**

Mr. Langford came forward to present the case. He presented a location map and provided background on the case. He presented site photos and the Concept Plan. He stated that more than half of the property is located in the flood plain. He stated that the applicant is aware of this and is conducting an analysis in regards to this. Mr. Langford presented an example photo of the nursery similar to the one the applicant was proposing to build, an example photo of the proposed outdoor storage, and an example photo of the proposed greenhouse structures. He summarized the staff analysis and stated that staff recommends approval of the request. He stated that public hearing notifications were sent. He said that no responses were received within the 200 ft. or 500 ft. notification areas.

There was discussion amongst the Commission in regards to wholesale sales, retail sales, and parking.

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The applicant, Doug Douphrate residing at 2235 Ridge Road, Rockwall, Texas came forward and stated that he was available to answer any questions.

There was discussion amongst the Commission in regards to the flood plain analysis.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Several Commissioners expressed being in favor this use for this particular property.

Commissioner Chris Kilgore made a motion to approve the request as presented. Commissioner Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

- 3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)**

Mr. Langford came forward to present the case. He presented a location map, provided background on the case, and presented site photos, the Survey Plan, renderings of the structure, and elevations. He stated that public hearing notifications were sent. He said that no responses were received in opposition and five were received in favor within the 200 ft. notification area and two were received in opposition and one was received in favor within the 500 ft. notification area. Mr. Langford summarized the staff analysis and stated that staff recommends approval. He presented a Public Hearing Notification Map.

There was discussion amongst the Commission regarding boat parking on residential properties and the material being used for the carport.

The applicant, David Stell, residing at 2800 Lakewood Drive, Rowlett, Texas came forward and stated that he was available to answer any questions. He clarified the probable materials as wood and stone and stated that the intent of the structure was to improve the appearance of the property.

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The applicant's designer, Cody Curry residing at 127 Country, Waxahachie, Texas came forward and stated that he was available to answer any questions.

There was discussion amongst the Commission regarding a homeowner's association.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

There was additional discussion amongst the Commission regarding the structure's appearance and the neighbors being in support of the request.

Commissioner Chris Kilgore made a motion to recommend approval of the request as presented. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

- 4. Conduct a public hearing and take action on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. (SUP15-786)**

Mr. Langford came forward to present the case. He provided a location map and background on the case. He summarized the SUP request for the carport and presented site photos, a Site Plan, and a rendering of the proposed structure. He stated that public hearing notifications were sent and presented the Public Hearing Notification Map. He said that no responses were received in opposition and two were received in favor within the 200 ft. notification area and three were received in opposition and none were received in favor within the 500 ft. notification area. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the review by the Planning and Zoning Commission being due to the structure being in the side yard and the material not being the same as the main structure.

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The applicant, William Chambliss residing at 3813 Ridgecrest, Rowlett, Texas came forward and provided additional details in regards to the size of the structure and the intent. He stated that he was available to answer any questions.

There was discussion amongst the Commission regarding a homeowner's association, the fence height, the carport height, and visibility.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the request with an additional condition that the fence must be raised 2' to align with the height of the carport. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

Chairman Karl Crawley recused himself from the meeting due to a conflict of interest prior to the presentation of Item C.5.

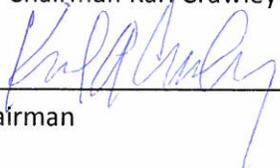
- 5. Consider and take action on a Development Plan for Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).**

Mr. Langford came forward to present the case. He provided a location map and background on the case. He presented a Site Plan and stated that staff recommends approval.

Commissioner Jonas Tune made a motion to approve the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-0-1 vote. Chairman Karl Crawley recused from the vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:27 p.m.



Chairman



Secretary