

**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 6:30 P.M., MARCH 29, 2011**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Greg Peebles, Chris Cigainero, Karl Crawley, Charles Alexander, Joe Charles

ALSO PRESENT: Alternates Carl Pankratz (non-voting member)

ABSENT: Alternate Robert Kittrell

STAFF PRESENT: Planning Manager Erin Jones, City Engineer Dennis Abraham, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 6:30 p.m.

B. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Continue a Public Hearing tabled from the March 22, 2011 regular meeting and make a recommendation on a request to amend Planned Development (PD) Ordinance 007-07 in order to revise drainage provisions by replacing Exhibit "D" with a new exhibit to provide for final drainage plans. The subject property is located at the southwest corner of Chiesa Road and Liberty Grove Road, being 31.9 + acres situated in the in the H. Hamilton Survey, Abstract Number 548, Z. Motley Survey, Abstract Number 1010, and the F. Wood Survey, Abstract Number 1563, City of Rowlett, Dallas County, Texas, further described as Lake Valley Estates Phase II. (Case Number PD11-504).

Vice-Chairman Greg Landry made a motion to remove this item from the table. Commissioner Alexander seconded the motion. The motion passed with a 7/0 vote. Erin Jones, Planning Manager came forward to present the case. She provided a brief history of the property stating that it is zoned Planned Development (PD) 007-07. This PD ordinance was approved by the Rowlett City Council on March 20, 2007. She went on to state that the PD included a preliminary drainage plan and any changes to that plan require a PD amendment. She stated that the applicant came before the Commission at their February 22, 2011 Work Session to discuss a revised drainage plan in order to receive feedback. The general consensus from the Commission at that time was that they would be in favor of a revised plan as long as the intent of the ordinance is being met.

Ms. Jones then detailed the differences between the plans. In summary, she stated that the previously approved drainage plan proposed to drain the southernmost lots on Winding Valley Trail towards Driftwood Lane and install a twelve inch (12") drainage pipe in the rear the lots. Under the new proposal the property will be graded in such a way to allow drainage to the front of the lots, away from Driftwood Lane. This eliminates the need for the drainage pipe. The previously proposed pipe was to be maintained by individual homeowners, which often causes long term maintenance issues. The current proposal will depend on gravity flow, which is much less likely to malfunction in the future. In addition, private drainage easements will be required on the final plat. These easements will prevent homeowners from altering the drainage areas. As with all drainage plans, the City Engineer will require that the drainage plan be certified by the applicant's engineer to indicate that the drainage from the subject property will not impact the adjacent properties. She went on to say that staff recommends

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approval of the PD amendment with the following conditions:

1. The developer/builder shall provide a surveyor certified report indicating that all the improvements shown on the approved drainage plans have been implemented prior to the building final inspection for each lot.
2. Lots shall be graded to provide a minimum slope of 1.25% to drain storm and irrigation water. Unobstructed swales of minimum 3 ft. width and 1.25% slope for a total of 6 ft. with two lots combined will be provided on side lot lines. Said swales are to be within a private drainage easement. Maintenance of the swales is to be performed by the property owner. No permanent structures, including driveways, are permitted within the private drainage easement. Fences may be permitted as long as there is at least 3 inches minimum clearance between the bottom of the fence and the finished grade so as not to obstruct the flow of water. Utility boxes and poles less than 1 sq. ft. in diameter may be permitted. These regulations shall be enforced by HOA.

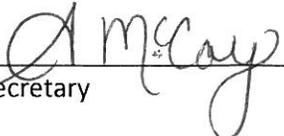
Chairman Rick Sheffield stated that the required public hearing was opened at the March 22, 2011 meeting and that he would continue it at this time. With no one wishing to speak he closed the public hearing. Commissioner Cigainero stated that he was concerned with the fact that the HOA would be in charge of upholding the drainage easements because it seemed like violations would not be attended too. Ms. Jones stated that the City would ensure that the fences and homes were built in accordance with the drainage easement requirements but that beyond that the HOA may actually have the ability to oversee it better than the City does because they are out there on a daily basis. Dennis Abraham, City Engineer, added that in most cases if a homeowner blocks their easement the water will backup onto their property not their neighbors so he does not anticipate that it will be a problem for the HOA to uphold the requirement. Chairman Sheffield stated that in the current plan the drainage pipe would be maintained by the homeowners with no oversight from the City or HOA so in his opinion the proposed plan is the better option. Commissioner Peebles asked Mr. Abraham if the lots would be built in such a way that a homeowner would not have a need to build a retaining wall thus causing drainage problems. Mr. Abraham stated that he thinks the lots will be configured in a way where retaining walls will not be necessary. He believes the proposed plan addresses the drainage concerns satisfactorily. With no other questions the Chair stated that he would entertain a motion. Vice-Chairman Landry made a motion to recommend approval of the PD amendment to Council with the conditions as presented by staff. Commissioner Peebles seconded the motion. The motion passed with a 7/0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 6:42 p.m.



Chairman



Secretary