

**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 7:00 P.M., OCTOBER 11, 2011**

PRESENT: Chairman Rick Sheffield; Vice-Chairman Greg Landry; Commissioners Karl Crawley, Charles Alexander, Rosalind Jeffers

ALSO PRESENT: Alternates Jonas Tune (voting member), Ronald Meyer (voting member); City Attorney David Berman

ABSENT: Commissioners Greg Peebles, Joe Charles; Alternate Sharon Starks

STAFF PRESENT: Planning Manager Erin Jones, Planner I Michele Berry, Development Services Technician Ashley McCoy

**A. CALL TO ORDER**

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Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of September 27, 2011**

Commissioner Karl Crawley made a motion to approve the minutes as amended. The motion was seconded by Commissioner Charles Alexander and passed with a 3-0-4 vote. Vice-Chairman Greg Landry; Commissioner Rosalind Jeffers and Alternates Jonas Tune and Ronald Meyer abstained from voting since they were not present at the September 27, 2011 meeting.

**2. Consider and take appropriate action on a final plat application. The subject property is generally located at the southeast corner of Miller Road and C.A. Roan Road, being 46.89 ± acres situated in the in the Charles D. Merrell Survey, Abstract Number 957 of Rowlett, Dallas County, Texas, further described as The Vineyards. (FP11-524)**

Commissioner Karl Crawley made a motion to approve the final plat application. The motion was seconded by Vice-Chairman Greg Landry and passed with a 6-0-1 vote. Commissioner Jeffers abstained from voting.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Conduct a public hearing and make a recommendation to the Rowlett City Council regarding a rezoning request. The applicant requests an amendment to previously approved Planned Development Ordinance 007-07 in order to revise 'Exhibit "C"' as it pertains to garages. The subject property is located on 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. (PD11-537)**

Erin Jones, Planning Manager came forward to present the case. She stated that the PD had previously been amended in April 2011 to update the drainage plan and as the applicant was preparing to submit permits for individual homes, it came to staff's attention that they were proposing housing models that would include a

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split three car garage. This provision was not specified within the PD, and is not permitted under current code standards. The current PD states that “all garages shall be situated as to not front directly onto a residential street right-of-way (except corner lots). Otherwise, garages shall meet the requirements of the Rowlett Development Code (RDC).” The applicant requests to change the wording to “general: side-swing or side entry only, no alley access permitted, garage may face side street on corner lot” and “three-car: three car garages permitted to be split with two doors as side swing and single door facing street, single door must be set back behind double door.” She stated this was the only change the applicant was requesting and presented examples of the models with the three-car split garage. Mrs. Jones stated staff would recommend approval as it was felt that this change would meet the intent of the code and only one notice was returned in opposition but did not contain a reason. Chairman Sheffield opened the public hearing and seeing no speakers closed the public hearing. Commissioner Alexander made a motion to recommend approval to City Council and was seconded by Commissioner Crawley. The motion passed with 7-0 vote.

- 2. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application for constructing an accessory structure (barn) exceeding 500 square-feet in area in conjunction with proposing to utilize exterior building materials that are not similar in type and composition to those of the primary structure. The subject property is located at 3420 Vinson Road being Block A, Lot 1 of the Cox Ranch Addition. (Case Number CUP11-540)**

Michele Berry, Planner I, came forward to present the case. She stated that the subject property is located on Vinson Road in the far northeast corner of the city in Single Family Residential – 40 (SF-40) zoning. The applicant is proposing to construct a barn approximately 35 by 60 feet for a total area of 2,100 square feet. The barn would be located approximately 12 feet from the side property line which is in conformance with the setback requirements in the code. Ms. Berry presented photos showing the barn to be constructed of steel with beige walls and a deep red trim. She also presented photos of the subject property indicating the building would be located approximately 250 feet back from the front property line and photos of the neighborhood showing the character of the area to be rural in nature. Ms. Berry reviewed the criteria set forth in the code for a CUP and noted that due to the fact that the barn is consistent with the rural character of the area and will not be overly visible from the street, staff would recommend approval of the CUP. She also stated that four notices and one phone call were received in favor of the request. Chairman Sheffield opened the public hearing and seeing no one wishing to speak closed the public hearing. Commissioner Alexander made motion to approve the CUP for an accessory structure exceeding 500 square-feet not constructed of materials similar in type and composition to those of the primary structure and was seconded by Commissioner Jeffers. The motion passed with 7-0 vote.

- 3. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 104 Pecan Drive, being Lot 2, Block A of the Point Royal Addition.**

Erin Jones, Planning Manager came forward to present the case. She presented a location map showing the property to be located east of Scenic Drive and south of SH 66. She stated that the existing home was constructed in 1970 and the homeowner is proposing to build an addition over his garage and is requesting to use cementitious board as an alternative building material due to the fact that the original brick would be difficult to match. The proposed cementitious board would match the existing cementitious board already used on other additions of the home built approximately eight years prior. She presented photos of the existing home and brick and concept plans of what the addition would look like. She noted that the cementitious board proposed meets the intent of the residential building standards outlined in the code and is consistent with the existing brick and cementitious board already on the home. The proposed building

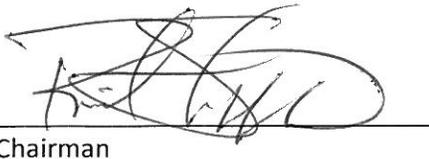
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materials would promote visual variety and architectural compatibility with surrounding homes, therefore staff would recommend approval and requests that the Commission make a favorable recommendation to City Council. Vice-Chairman Landry noted the look would be cohesive with the existing siding and made a motion to recommend approval of the alternative building materials request to City Council. The motion was seconded by Commissioner Crawley and passed with a 7-0 vote.

**A. ADJOURNMENT**

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Chairman Rick Sheffield welcomed the new appointees to the Commission and adjourned the meeting at 7:16 p.m.



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Chairman



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Secretary