

**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., AUGUST 13, 2013**

PRESENT: Chairman Rick Sheffield, Commissioners Gregory Peebles, Karl Crawley, Michael Lucas

ALSO PRESENT: Alternates Tina Dorenbecker (voting member), *Jonas Tune (voting member)
*Alternative Tune arrived late and only voted on item C.1

ABSENT: Vice-Chairman Greg Landry, Commissioner Rosalind Jeffers, Alternate Ronald Meyer

STAFF PRESENT: Director of Development Services Erin Jones, and Development Services Technician Denise Gomez

A. CALL TO ORDER

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

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of July 23, 2013.
2. Consider and take appropriate action on a final plat application for Water's Edge Phase 2. The subject property is located at 9700 Dalrock Road, further described as 38.959 acres located in the Harrison Blevins Survey, Abstract No. 94, in the City of Rowlett, Dallas County, Texas and Abstract No. 10, in the City of Rowlett, Rockwall County, Texas. (FP13-672)
3. Consider and take appropriate action on a replat application for Dunkin' Donuts drive-thru and Retail Space. The subject property is located on the north side of Lakeview Parkway (S.H. 66), 293+ feet east of Dexham Road, being a 1.359 acre parcel, further described as Lot 3R, Block A of the Home Depot Addition to the City of Rowlett, Dallas County, Texas. (RP13-670)

Chairman Rick Sheffield introduced the consent agenda indicating that all items under the consent agenda would be decided upon as one vote. Commissioner Karl Crawley made a motion to approve Items B.1. – B.3. Commissioner Michael Lucas seconded the motion. The item passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

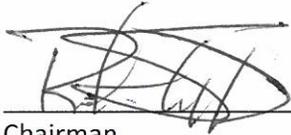
1. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home, new construction, located at 2210 Stone Hollow Drive, being further described as Lot 5, Block A of the Stone Hollow Addition to the City of Rowlett, TX, Dallas, County (DP13-671).

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Chairman Rick Sheffield introduced Item C.1. Erin Jones, Director of Development Services, came forward to present the item for consideration. She provided a location map of the vacant single-family parcel. She stated that the applicant is proposing to build a new single-family home and requesting to use 80% exterior stucco material. Ms. Jones stated that stucco is considered an alternate building code under the Rowlett Development Code and must be approved by City Council with the recommendation of the Planning & Zoning Commission. She explained that the particular type of stucco the applicant is requesting to use is "real stucco" and not synthetic stucco referred to as "EIFS." Because of this, staff feels that the request meets the intent of the code in that it is a durable, aesthetically pleasing material. She stated that the lot backs up to the lake and several of the surrounding houses have utilized stucco as an exterior building material. Ms. Jones presented the house plans and stated that the applicant is proposing a bracken brown stucco color to compliment the stone within the building plans. She stated that staff recommends approval of the requested building material and would be happy to answer any questions. Chairman Rick Sheffield asked if anyone had any questions for staff. Commissioner Peebles inquired as to whether or not the front elevation of the house was larger in comparison to the other surrounding houses. Ms. Jones answered his inquiry by stating that she believed that all of the houses in that area were rather large, but are well within the zoning requirements being two and one half stories in height. No other questions were asked of staff. Commissioner Rick Sheffield entertained the motion to vote. Commissioner Gregory Peebles made a motion to approve the request. Commissioner Karl Crawley seconded the motion. The item passed with a 5-1 vote. Commissioner Michael Lucas voted in opposition.

D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 7:04 P.M.



Chairman



Secretary