

**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., January 14, 2014**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Clayton Farrow, Gregory Peebles

ALSO PRESENT: Alternate James Moseley

ABSENT: Commissioner Jonas Tune, Alternate Thomas Newsom

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Development Services Technician Lola Isom

**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 Meetings of November 12, 2013, and December 19, 2013.
2. Consider and take appropriate action on a preliminary plat application. The subject property is located at the northern terminus of Princeton Road, north of Liberty Grove Road, being 35.25 + acres out of the James M. Hamilton Survey, Abstract Number 544 (PP13-692).

Commissioner Michael Lucas made a motion to approve the consent agenda. Commissioner Karl Crawley seconded the motion. The agenda passed with a 7-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a retail vehicle filling station other than associated with a convenience store in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (SUP13-693)

Garrett Langford, Principal Planner, came forward to present the case. He explained that a special use permit was being requested for a Wal-Mart Neighborhood Market filling station to occupy the subject property. He stated that the applicant has requested that this item be tabled until the January 28, 2014 meeting.

Chairman Rick Sheffield opened the public hearing.

Commissioner Karl Crawley made a motion to table the item to the January 28, 2014 meeting. Alternate James Moseley seconded the motion. The item passed with a 7-0 vote.

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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 the Barrett Motors. The subject property is 4.43 acres of land located along the south side of Century Drive, 500± feet west of Rowlett Road. (DP13-690).

Garrett Langford, Principal Planner, came forward to present the case. He explained that the applicant, Barrett Motors, is proposing an auto service and storage facility, to be located on the subject property. Mr. Langford stated that the City of Rowlett has a Tree Preservation Ordinance which requires that the applicant submit a tree survey in order to determine whether or not the specific tree is protected. He further described the ordinance. He stated that the applicant identified 11 protected trees that they plan to remove. He stated that the applicant has identified that they are preserving 14 protected trees, receiving a tree mitigation credit. Mr. Langford indicated that the applicant will also be planting landscaping trees as required by the Rowlett Development Code. He stated that staff supports the request. He said that he would be happy to answer any questions and indicated that the applicant was also present for any questioning.

Commissioner Karl Crawley inquired as to why this particular request requires City Council approval, since they have adequate credits to account for the trees they are removing. Erin Jones, Director of Development Services, stated that his comments have been noted and, if the commission is in agreement, then the item could be brought forward for a recommendation to change the current ordinance in the future. She stated that the Tree Mitigation Ordinance has been brought before City Council within the last two years and it was decided to keep the provisions as they are; requiring the removal of three or more trees to be approved by Council.

Commissioner Karl Crawley made a motion to approve the item. Vice-Chairman Greg Landry seconded the motion. The item passed with at 7-0 vote.

**D. ADJOURNMENT**

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**Chairman Rick Sheffield adjourned the meeting at 7:10 p.m.**



Chairman



Secretary