

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., MAY 13, 2014**

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

ALSO PRESENT: Alternates Gabriela Borcoman, James Moseley

ABSENT: Vice-Chairman Greg Landry, Commissioner Clayton Farrow, Alternate Thomas Newsom

STAFF PRESENT: Director of Development Services Marc Kurbansade, Urban Designer Daniel Acevedo, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

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

B. CONSENT AGENDA

1. **Minutes of the Joint City Council and Planning and Zoning Commission Meeting of March 27, 2014**
2. **Minutes of the Planning and Zoning Commission Meeting of April 8, 2014**

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Commissioner Jonas Tune seconded the motion. The agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Consider and take action on a Development Plan for the expansion of Extra Space Storage located at 2416 Lakeview Parkway, further described as Lot 1R, Block A of the Storage Max Addition No. 2 to the City of Rowlett, Dallas County, Texas. (DP14-698).**

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford presented the Development Plan and Lighting Plan. He summarized the staff analysis and stated that staff recommends approval of the item.

Alternate James Moseley made a motion to recommend approval. Commissioner Karl Crawley seconded the motion. The item passed 7-0.

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- 2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. (SUP14-710)**

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford presented the Site Plan which displayed the accessory building location. He provided site photos and examples of similar structures on properties near the subject property. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

Mr. Langford stated that 34 public hearing notices were sent; four were returned in favor and four were returned in opposition. He provided a map that displayed the location of those who responded to the notices.

Chairman Rick Sheffield opened the public hearing.

No speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Commissioner Gregory Peebles made a motion to recommend approval. Commissioner Jonas Tune seconded the motion. The item passed 7-0.

- 3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached metal garage with a total size of 4,950 square feet. The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. (SUP14-711)**

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford provided a sample photo of the applicant's proposal. He presented the Site Plan which displayed the existing and proposed structures. He provided site photos. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

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Mr. Langford stated that 34 public hearing notices were sent; six were returned in favor and four were returned in opposition.

Commissioner Gregory Peebles inquired about the Fire Department regulations for accessory buildings. Mr. Langford clarified that the Fire Department regulates those that are 5,000 square feet and over.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

**Tom Wright
8221 Dalrock Road
Applicant**

Mr. Wright came forward and stated that he would be happy to answer any questions.

No questions were asked by the commission.

Chairman Rick Sheffield closed the public hearing.

Commissioner Gregory Peebles made a motion to recommend approval. Alternate Gabriela Borcoman seconded the motion. The item passed 7-0.

- 4. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a gazebo that does not meet the accessory structure requirements for building materials, setback and lot coverage. The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. (SUP14-712)**

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford provided the Site Plan as provided by the applicant. He provided site photos. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

Mr. Langford stated that 34 public hearing notices were sent; 19 were returned in favor and none in opposition.

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There was discussion amongst the commission regarding lot coverage requirements, the view from Rowlett Road, the property complying with the codes, neighboring properties, future accessory building inquiries, and calculations.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

Richard Borne
6013 Magnolia Lane
Applicant

Mr. Borne came forward, provided detailed specifications of his proposal, described his intent, and stated that he would be happy to answer any questions.

No questions were asked by the commission.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to recommend approval. Alternate James Moseley seconded the motion. The item passed 7-0.

5. **Conduct a public hearing and make a recommendation on amendments to the Rowlett Development Code as it pertains to Mixed-Use North Shore (MU-NS) zoning district in Section 77-201 General Provisions; Section 77-204 Mixed Use Districts; Section 77-301 Table of Allowed Uses; Section 77-303 Accessory Uses and Structures; Section 77-401 Table of Dimensional Requirements; Section 77-507 Public and Institution Commercial Building Standards; Section 77-510 Exterior Lighting; Section 77-512 Signage; and as it pertains to Special Use Permits in Section 77-803 Common Procedures.**

Daniel Acevedo, Urban Designer, came forward to present the case. He explained the purpose of the proposed amendments to the Rowlett Development Code. He provided background on the recent, related zoning approvals. Mr. Acevedo provided detail on the referenced text amendments and summarized the staff analysis.

He stated that public hearing notices were published on April 30, 2014.

Mr. Acevedo said that staff recommends approval.

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Chairman Rick Sheffield opened the public hearing.

No speakers came forward.

No questions were asked by the commission.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to recommend approval. Alternate Gabriela Borcoman seconded the motion. The item passed 7-0.

D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 7:47 p.m.



Chairman



Secretary