

**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 27, 2014**

PRESENT: Chairman Rick Sheffield, Commissioners Karl Crawley, Michael Lucas, Jonas Tune, Alternate James Moseley

ABSENT: Vice-Chairman Greg Landry, Commissioners Gregory Peebles, Clayton Farrow, Alternates Gabriela Borcoman, Thomas Newsom

STAFF PRESENT: Director of Development Services Marc Kurbansade, 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 Planning and Zoning Commission Meeting of May 13, 2014
2. Consider and take action on a final plat request for a property located at 8014 Garner Road, being further described as a .500-acre tract of land in the Charles Merrill Survey, Abstract No. 957, City of Rowlett, Dallas County, Texas. (FP14-707)

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Commissioner Jonas Tune seconded the motion. The Consent Agenda passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. 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 Four Square Addition. The subject property is located at 2817 Main Street, further described as being 8.051-acres tract of land in the Thomas Collins Survey, Abstract No. 332 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-705)

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 and summarized the Tree Mitigation and Preservation Plan. He provided a visual which displayed the location of the proposed tree removal request. He explained the staff analysis and stated that staff recommends approval of the item.

There was a brief discussion amongst the Commission regarding the types of trees.

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Alternate James Moseley made a motion to recommend approval. Commissioner Karl Crawley seconded the motion. The item passed 5-0.

- 2. Conduct a public hearing and take action on a request for a replat for property located at 3706 Toler Road and 3610 Lily Lane, further described as Lot 10, Block 4 of the Rowlett Ranch Estates Second Section and a 2.267 acre tract of land in the Reason Crist survey, Abstract #225, City of Rowlett, Dallas County, Texas. (RP13-680)**

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford clarified the definition of a flag lot. He presented site photos. He provided information regarding the Rowlett Code of Ordinances flag lot standards. Mr. Langford presented the proposed replat and highlighted the new lot and access easement. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

Mr. Langford stated that 72 public hearing notices were sent; two were returned in favor.

There was discussion amongst the commission regarding the owners of the subject property and surrounding properties, addressing, and setback requirements.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

**Jerry McDonald
3706 Toler Road
Applicant**

He stated his intent for the property and said that he is present and happy to answer any questions.

There was further discussion regarding the property location and the platting intent with agricultural exemptions.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to approve the request. Commissioner Michael Lucas seconded the motion. The item passed 5-0.

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3. Conduct a public hearing and take action on a request for a replat for properties located at 2517 Dalrock and 8501 McGuire Lane, being a replat of all Lot 1, Block 1, Zion Baptist Church, all of Lot 1, Block 1 of Benavidez Addition, and two tracts of land William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas. (RP14-708)

Garrett Langford came forward to present the case. He presented a location map and gave a brief background on the case. He presented the proposed replat and stated that the plat request is not for development at this time; only to consolidate the properties owned. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

Mr. Langford stated that 51 public hearing notices were sent; one was returned in opposition.

Chairman Rick Sheffield opened the public hearing.

No speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Commissioner Karl Crawley made a motion to approve the request. Alternate James Moseley seconded the motion. The item passed 5-0.

4. Elect Chairman and Vice Chair

Commissioner Karl Crawley made a motion to table the item to the June 10, 2014 meeting. Commissioner Jonas Tune seconded the motion. The item passed 5-0.

D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 7:28 p.m.



Vice-Chairman



Secretary