

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:30 P.M., OCTOBER 28, 2014**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, Clayton Farrow, James Moseley, Thomas Finney

**ABSENT:** Commissioners Chris Kilgore, Alternates Lisa Cain, Christe Cavaness, Gabriela Borcoman

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

**OTHERS PRESENT:** City Council Member Place 1 Robbert van Bloemendaal

**WORK SESSION**

**i. Call to Order**

Chairman Karl Crawley called the work session to order at 6:32 p.m.

**ii. Planning and Zoning Commission Orientation**

Marc Kurbansade, Director of Development Services, provided an overview of the Planning and Zoning Commission. He explained the "Council-Manager" form of government and summarized the meeting procedures. He summarized two types of cases brought before the Commission, zoning (discretionary) and platting (ministerial). Mr. Kurbansade summarized the regulations of the Open Meetings Act. He explained how final actions/decisions are made and summarized the procedures for closed meetings (Executive Sessions). He also presented information regarding the Public Information Act.

**iii. Discuss items on the regular agenda**

There was discussion regarding Regular Meeting Agenda Item C.1. Mr. Kurbansade explained that staff had to re-review the lighting standard foot candle average for the Homestead at Liberty Grove neighborhood.

There was further discussion on the cost difference between .1 and .5 foot candles, an idea to change the code to reflect the fiscal impact, and the current standards.

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There was discussion regarding Regular Meeting Agenda Item C.2. about possibly setting different standards for the allowance of stucco as a building material and standards in general.

**iv. Adjourn**

Chairman Karl Crawley adjourned the work session at 7:04 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

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Chairman Karl Crawley called the meeting to order at 7:11 p.m.

**1. Update Report from Director of Development Services.**

An update was given to the Commissioners during the work session.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of October 14, 2014.
  2. Consider and take action on a Preliminary Plat request for the Harmony Hills Addition, located in the northwest quadrant of the City bounded to the northeast by President George Bush Turnpike and to the southwest by Merritt Road, further described as 30.562 + acre tract of land situated in the McKinney & Williams Survey, Abstract No. 1015, and the Walter Caruth Survey, Abstract No. 363, Dallas County, Texas and being portion of a tract of land conveyed to Benbrook Winchester, L.P., as recorded in Volume 94194, Page 2246, Deed Records, Dallas, County, Texas (PP14-748).

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Thomas Finney seconded the motion. The Consent Agenda passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and take action on a request for a Major Warrant pertaining to lighting standards for the Homestead at Liberty Grove located at 9401 Princeton Road, 27 Princeton Road and 8701 Liberty Grove Road, being 103.95 +/- acres in the James M Hamilton, Abstract 544, Page 560, Tract 23 and 26.4, Rowlett, Dallas County, Texas.

Mr. Acevedo came forward to present the case. He summarized the Major Warrant request.

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At 7:11 p.m., Commissioner Clayton Farrow excused himself from the meeting due to a conflict of interest.

Mr. Acevedo presented the Regulating Plan, summarized the corresponding Form Based Code standard, and stated that the 2.0 foot candle standard will need to be reevaluated with a code amendment in the future. He presented pictures regarding precedent research and provided a summary of the proposal to change the average foot candle standard to 0.5 foot candles for 8702 Liberty Grove, 9401 and 27 Princeton Road.

Mr. Acevedo stated that 39 public hearing notices were sent; one was returned in favor and one was returned in opposition.

There was discussion amongst the Commission regarding a text amendment for the New Neighborhood District and the Rural Neighborhood District and the returned public hearing notice that was in opposition.

Chairman Crawley opened the public hearing.

No speakers came forward.

Chairman Crawley closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Commissioner James Moseley seconded the motion. The consent item passed with a 5-0-1 vote. Commissioner Farrow abstained from the vote.

- 2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 1417 Shadybrook Lane, further described as Lot 16, Block A of the Pecan Harbor Estates Addition to the City of Rowlett, Dallas County, Texas. (DP14-746)**

Commissioner Farrow returned to the dais.

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Principal Planner Garrett Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the case and stated that this request is to allow 70% stucco and 30% stone building material. Mr. Langford explained that the requirements within the Rowlett Development Code are such that the building material must be 100% masonry brick and/or stone, but a request can go before the Planning and Zoning Commission and City Council for an alternate building material. He presented the elevations plans, pictures of nearby properties utilizing stucco material, and summarized the staff analysis. Mr. Langford stated that staff recommends approval.

Vice-Chairman Michael Lucas made a motion to approve the request. Commissioner Jonas Tune seconded the motion. The item passed with a 6-0 vote.

**D. ADJOURNMENT**

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Chairman Karl Crawley adjourned the meeting at 7:20 p.m.

  
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Chairman

  
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Secretary