

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM  
4004 MAIN STREET, AT 7:00 P.M., JANUARY 13, 2015**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Alternates Gabriela Borcoman, Lisa Cain

**ABSENT:** Commissioners Clayton Farrow, Chris Kilgore

**STAFF PRESENT:** Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lorie Strickland

**A. CALL TO ORDER**

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Chairman Karl Crawley called the meeting to order at 7:00 p.m.

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

Garrett Langford stated next meeting will be in Annex Conference Room on January 27, 2015. He stated that City Council changed the mailing procedure for notifications to add a courtesy notice for residents within a 200 to 500 foot radius.

**B. CONSENT AGENDA**

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- 1. Minutes of the Planning and Zoning Commission Meeting of December 9, 2014.**
- 2. Consider and take action on a Preliminary Plat for the First United Methodist Church Addition, located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Tract 14, 15, 16, 17, 18, and Page 650, Tract 3, Rowlett, Dallas County, Texas (PP14-759).**

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Thomas Finney seconded the motion. The Consent Agenda passed with a 7-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Conduct a public hearing and take action on a Preliminary Replat for QT 990 Addition, located at 5001 Lakeview Parkway further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184,**

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**Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas (PP14-754).**

Principal Planner Garrett Langford presented the case. He presented a location map and the proposed preliminary plat of the property. Mr. Langford gave a brief background on the case. He stated staff recommends approval.

Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Alternate Gabriela Borcoman seconded the motion. The item passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility at property located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (PD14-750).**

Chairman Karl Crawley recused himself due to a conflict of interest and left the room.

Mr. Langford presented the case. He presented a location map and gave a brief background on the case. He displayed the Concept Plan, Building Elevations, Landscape Plan, and site photos. Mr. Langford specified the zoning of the surrounding properties. He explained that the applicant was requesting modifications on the setback, screening wall, parking requirements, and the landscape buffer. He stated that staff recommends denial.

Vice-Chairman Michael Lucas opened the public hearing.

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The following speakers came forward:

**Dallas Cothrum  
900 Jackson, #640  
Dallas, TX 75202  
Applicant's Representative**

Mr. Cothrum handed out correspondence in favor of the request, renderings, the Concept Plan, and Landscape Plan. He stated that two neighborhood meetings were held to inform the public about the proposal. He provided a PowerPoint presentation, addressed public notices, explained property restrictions, and described surrounding uses.

There was discussion amongst the Commission regarding the screening wall and parking spaces.

**Rick Justiss  
P.O. Box 1928  
Wylie, TX 75098  
Real Estate Broker**

Mr. Justiss spoke in favor of the request. He stated that the property across the street had difficulty selling and that storage was the best use for the property.

**Christina Smith  
7414 Dartmouth Dr.  
Rowlett, TX 75089**

Ms. Smith stated that there were 15 empty suites in the area, would like storage close by, and does not feel the need for more retail in Rowlett.

**Doyle Tully  
5700 Mark Lane  
Rowlett, TX 75089  
Pastor of Pure Heart Fellowship**

Pastor Doyle stated that the storage facility would create a good tax base and liked the proposed appearance. He expressed concerns about the property being left vacant or retail moving in.

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There was discussion amongst the Commission about the setback and front entry garages.

No other speakers came forward.

Vice-Chairman Michael Lucas closed the public hearing.

Commissioner Thomas Finney made a motion to approve the item. Commissioner Jonas Tune seconded the motion. The item passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

3. **Consider and make a recommendation to City Council regarding a request for alternative building materials for a garage conversion located at 8013 Eagle Drive, further described as Lot 4, Block C of the Dalrock Heights Ad Addition to the City of Rowlett, Dallas County, Texas. (DP14-756)**

Chairman Karl Crawley returned to the room.

Mr. Langford presented the case. He gave a brief background on the case. He summarized the alternative building material request and stated that staff recommends approval.

There was discussion amongst the Commission regarding the building permit and inspections, complaints from neighbors, parking spaces, and garage requirements.

Commissioner James Moseley made a motion to approve the item. Alternate Gabriela Borcoman seconded the motion. The item passed with a 7-0 vote.

**D. ADJOURNMENT**

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Chairman Karl Crawley adjourned the meeting at 8:10 p.m.

  
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Chairman

  
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Secretary