

**MINUTES OF THE 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., MARCH 10, 2015**

PRESENT: Chairman Karl Crawley, Commissioners Jonas Tune, James Moseley, Clayton Farrow, Thomas Finney, Chris Kilgore, Alternate Gabriela Borcoman

ABSENT: Vice-Chairman Michael Lucas, Alternate Lisa Cain

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

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

1. Update Report from Director of Development Services.

Principal Planner Garrett Langford announced that there would be a Work Session at the next Planning and Zoning Commission meeting on March 24, 2015, to discuss Elgin B. Robertson Park.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of February 24, 2015.

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Chris Kilgore seconded the motion. The Consent Agenda passed with a 5-0 vote. Commissioner Jonas Tune and Alternate Gabriela Borcoman abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure and carport to exceed the size, side yard setback, height and architectural integration requirements. The subject property is located at 3802 Hidden Valley Circle being further described as Lot 19, Block 1 of the Toler Ridge Addition, City of Rowlett, Dallas County, Texas (SUP15-760).**

**MINUTES OF THE 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., MARCH 10, 2015**

Mr. Langford presented the case. He gave a brief background, presented a location map, and summarized the request for the Special Use Permit. Mr. Langford presented site photos and the Concept Plan. He summarized the staff analysis and stated that staff recommends approval. Mr. Langford presented the trees that would be impacted and stated that the property was exempt from the Tree Preservation Ordinance requirements.

Mr. Langford stated that six public hearing notices were returned; five in favor and one in opposition.

There was discussion amongst the Commission regarding input received from neighboring properties, right-of-way, and landscape requirements/conditions.

Chairman Karl Crawley opened the public hearing.

The following speakers came forward:

Charlie Allen
3902 Hidden Valley
Nearby property owner

Mr. Allen inquired about the existing trees on the property. There was discussion between Mr. Allen and the applicant regarding the existing trees and screening.

Terry Millican
3802 Hidden Valley
Applicant

Mr. Millican stated that he wants to enclose his property and screen various items. He explained the intent of his screening and outlined his hardships with obtaining standard conformance.

There was discussion amongst the Commission regarding the elevation of the carport, neighboring property awareness, tree preservation, orientation of the house, and the affirmation of no commercial activity.

**MINUTES OF THE 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., MARCH 10, 2015**

No additional speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the item. Commissioner Clayton Farrow seconded the motion. The item passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:26 p.m.



Chairman



Secretary