

**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., MARCH 25, 2014**

PRESENT: Chairman Rick Sheffield, Commissioners Karl Crawley, Clayton Farrow

ALSO PRESENT: Alternates Gabriela Borcoman, James Moseley

ABSENT: Vice-Chairman Greg Landry, Commissioners Michael Lucas, Gregory Peebles, Jonas Tune, Alternates Thomas Newsom

STAFF PRESENT: Director of Development Services Marc Kurbansade, Director of Development Services Erin Jones, City Attorney David Berman, Urban Designer Daniel Acevedo, Principal Planner Garrett Langford, Development Services Technician 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 Regular Meeting of March 11, 2014.

The consent agenda passed 4-0.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council regarding a request for a rezoning from Mixed Use North Shore Zoning District to a Planned Development to allow a single family residential subdivision and two office sites. The subject property is located at 7400 and 7600 Liberty Grove Road further described as 58.83 + acre tract of land situated in the Jessie S. Starkey Survey, Abstract No. 1333, in the City of Rowlett, Dallas County, Texas. (PD13-687)

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background regarding the zoning of the subject property. He presented a current zoning map. He presented a zoning exhibit as provided by the applicant.

Alternate Gabriela Borcoman arrived at 7:06 p.m. and joined the commissioners at the dais.

Mr. Langford presented the zoning concept plan. He provided detail regarding green space, cul-de-sacs, workout stations, and the layout. Mr. Langford explained the proposed standards in comparison to the Base SF-9 zoning and Base O-1 standards.

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He gave a brief explanation on the amenities and development standards that are not already required in the Rowlett Development Code. He provided information regarding the subject property in relation to the comprehensive plan. He stated that the subject property lies in the Center for Commerce and Industry, Area B-1. Mr. Langford provided background regarding the Realize Rowlett 2020 planning initiative. He summarized the staff analysis and stated that staff opposes the proposed rezoning and recommends denial.

Mr. Langford revealed that public hearing notices were mailed to those within a 200' radius of the property and 4 responses were received; two in favor and two in opposition.

There were inquiries and discussion amongst the commission regarding the number of lots on the previous submittal of the subject property, the percentage of Area B-1, and how the rest of Area B-1 is currently zoned. Erin Jones, Director of Development Services, stated that there were 208 lots on the previous submittal. It was also stated that the subject property represents 24% of Area B-1. Garrett Langford stated that the City is proposing to rezone Area B-1 as Commercial Center District and Urban Village.

Chairman Rick Sheffield opened the public hearing.

The following speaker came forward:

**Jim Douglas
2309 Avenue K
Plano, TX
Applicant**

Mr. Douglas provided a presentation for the commission and stated that he is in support of the request. He presented a concept plan. He described access to the trail system, the subdivision landscaping, side entry, and provided pictures of a likeness of the proposed development. He stated that the housing types would be a minimum of 2,400 square feet.

There was discussion amongst the commission regarding side yard setbacks; the proposed versus the standard.

Chairman Rick Sheffield closed the public hearing.


There were additional discussions amongst the commission regarding fiscal analysis for residential versus commercial for the area. Erin Jones stated that a fiscal analysis was performed for a previous zoning request on the subject property. She stated that a 20 year analysis has proven that commercial would provide the greater return.

Commissioner Crawley made a motion to recommend denial. The item was recommended for denial 4-1. Alternate Borcoman voted in opposition.

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D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 7:45 p.m.



Chairman

Secretary