

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., MARCH 22, 2011**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Greg Peebles, Chris Cigainero, Joe Charles, Charles Alexander

ALSO PRESENT: Alternates Carl Pankratz (voting member), Robert Kittrell (non-voting member)

ABSENT: Commissioner Karl Crawley

STAFF PRESENT: Planning Manager Erin Jones, Senior Planner Marc Kurbansade, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:01 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of March 8, 2011
2. Consider and take appropriate action on a final plat application. The subject property is located on the east side of Dexham Road approximately 115 feet south of Foxwood Drive, being 41.97 +/- acres, in the Reason Crist Survey, Abstract 225, City of Rowlett, Dallas County, Texas, further described as Lakehill Addition Phase I. (Case Number FP10-502)

Vice-Chairman Greg Landry made a motion to approve the Consent Agenda. Commissioner Chris Cigainero seconded the motion. Motion carried with a 6-0-1 vote with Commissioner Joe Charles abstaining since he was not present the March 8, 2011 meeting.

C. PUBLIC HEARINGS

1. Conduct a public hearing and make a recommendation to the Rowlett City Council regarding a zoning request. The subject property is located at the southwest corner of Chiesa Road and Liberty Grove Road, being 31.9 ± acres situated in the in the H. Hamilton Survey, Abstract Number 548, Z. Motley Survey, Abstract Number 1010, and the F. Wood Survey, Abstract Number 1563, City of Rowlett, Dallas County, Texas, further described as Lake Valley Estates Phase II. The applicant requests an amendment to previously approved Planned Development Ordinance 007-07 in order to revise drainage provisions by replacing Exhibit "D" with a new exhibit to provide for final drainage plans. (Case Number PD11-504).

Erin Jones, Planning Manager, came forward to present the case. Mrs. Jones requested the item be tabled to a special meeting set for March 29th so that notification requirements could be met. Chairman Rick Sheffield opened the public hearing and Commissioner Greg Peebles made a motion to table the public hearing until Tuesday March 29th. Commissioner Charles Alexander seconded the motion. The motion passed with a 7-0 vote.

2. Conduct a public hearing and take appropriate action on an application for a replat. The applicant is requesting to replat Lots 1-5, and open space area 3 and 4, Block A; Lots 1-8, Block B; Lots 1-8 Block C; Lots 1-13, Block D; and open space area 1 and 2, Block E of the Falcon

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Ridge Addition, in order to comply with zoning regulations approved by the Rowlett City Council on September 21, 2010. The subject property is located on the west side of Scenic Drive approximately 200 feet north of Nottingham Court and approximately 125 feet south of Fairmont Circle, being 12.90± acres, in the W. Crabtree Survey, Abstract 60, Rockwall County. (Case Number RP11-501).

Erin Jones, Planning Manager, came forward to present the case. Mrs. Jones requested the item be tabled so that applicant can pursue a landscape variance. Chairman Rick Sheffield opened the public hearing and Commissioner Charles Alexander made a motion to table the public hearing until Tuesday April 12th. Vice-chairman Greg Landry seconded the motion. The motion passed with a 7-0 vote.

3. **Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow the operation of a General Personal Service Establishment, specifically a tailoring business in the General Commercial/Retail (C-2) zoning district. The subject property is located at 4418 Lakeview Parkway, being part of an unplatted 0.3511-acre portion of Tract 20, Page 650 from the Thomas Payne Abstract 1165. (Case Number CUP11-503).**

Marc Kurbansade, Senior Planner came forward to present the case. He presented a location map and described the building as approximately five thousand square feet with three tenant spaces. Mr. Kurbansade noted that an alterations or clothing tailor would be considered a General Personal Service establishment and in accordance with the Rowlett Development Code would require a Conditional Use Permit in a C-2 zoning district. He stated that staff recommends approval as the application does meet all approval criteria set forth in the Rowlett Development Code. He also stated that of the eleven notices mailed, one was returned in favor of the request. Chairman Sheffield opened the public hearing and recognized the applicant Trina Tran, 3207 Housley, Dallas Texas 75228 to speak. Mrs. Tran explained that she had been in business eighteen years as a contractor and now wished to open her own tailor shop. Chairman Sheffield closed the public hearing and Alternate Carl Pankratz made a motion to approve. Commissioner Chris Cigainero seconded the motion. The motion passed with a 7/0 vote.

D. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Discuss and take appropriate action on a Site Plan associated with the Rowlett Car Wash. The subject property is located off Lakeview Parkway, being 293 ± feet west of Edgewater Drive and is further described as .92 ± acres in the Carwash Equipment Co. Addition (Case Number DP10-466).**

Erin Jones, Planning Manager, came forward to present the case. She presented a location map and noted that the subject property is zoned under Planned Development 12-16-86B permitting the car wash use; however, the new development will be required to meet current Development Code regulations. Mrs. Jones stated that the applicant is proposing to remove the current car wash and build a 5,840 square foot automated car wash and to replat Lots 1 and 2, Block A into one lot. Mrs. Jones stated that the site plan did meet the requirements to be staff approved but that staff brought this before the Commission for the sake of public discussion about cross access between multi-family and commercial uses and that landscape and facade plans are pending approval based on the decision of the Commission. She also stated that the current code was written to reduce driveways along the six lane thoroughfare and gives the City Engineer the authority to close non-conforming driveways when a site redevelops. Mrs. Jones presented a diagram of the

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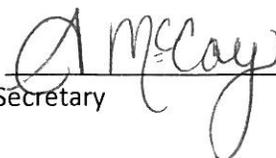
proposed cross access and noted that typically cross access is not granted between multi-family and commercial however the Traffic Impact Analysis provided by the applicant showed that the uses are compatible from a traffic standpoint and that this would reduce traffic on SH 66 and allow for safer turns. She stated that in response to the staff's concerns that traffic may queue up into the multi-family parking lot, the applicant has provided double the stacking spaces otherwise necessary. Mrs. Jones explained the criteria outlined in the Rowlett Development code and how the presented site plan conforms to all criteria set forth to support the staff's recommendation of approval. Chairman Sheffield clarified that the Commission would be approving the site plan as presented with the cross access between the multi-family and the new development. Alternate Carl Pankratz asked Tom Harris, Assistant City Engineer, to estimate how many cars would be using the carwash to which he replied approximately eleven cars during peak hour. Mr. Harris stated that he felt confident that there would not be much interference with the multi-family residents and noted that the existing drive would be enlarged to accommodate for the additional movement. Chairman Sheffield inquired if the potential existed that exiting customers would block incoming traffic. Mr. Harris stated that it would be no different from other commercial driveways. Chairman Sheffield questioned what was to be done with the retaining wall and was told that the plan was to shorten the length and refinish the new end. Alternate Pankratz asked why multi-family is required to be separated from commercial to which Mrs. Jones replied there was no regulation just the implication within the code and that was the reason that staff chose to bring this application before the Commission even though staff was recommending approval since multi-family and commercial were in the same category from a traffic standpoint. Commissioner Cigainero inquired whether the new carwash would be available twenty-four hours a day and what noise impact this may have. The applicant, Jerry Burnett, came forward to state that typically their carwashes close at 8pm during summer months and 7pm during winter months. Commissioner Cigainero also inquired if there was a water recycling method planned and Mr. Burnett stated that approximately sixty percent of the water gets recycled. Vice-chairman Landry asked staff if the screening is required between the multi-family and the commercial lot. Mrs. Jones stated that it is required and will be done the length of the property except where the easement occurs. Vice-chairman Greg Landry made a motion to approve with the condition that 'all required cross access easements be obtained and shown on the final replat'. Commissioner Charles Alexander seconded the motion. The motion passed with a 7-0 vote.

E. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:25 p.m.



Chairman



Secretary