

**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., AUGUST 27, 2013**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Rosalind Jeffers, Gregory Peebles, Karl Crawley, Michael Lucas

ALSO PRESENT: Alternate Jonas Tune (voting member)

ABSENT: Alternates Tina Dorenbecker (voting member), Ronald Meyer

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Development Services Technician Denise Gomez

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 August 13, 2013.**
2. **Consider and take appropriate action on a re-plat application for CVS Pharmacy. The subject property is located on the southwest corner at the intersection of Lakeview Parkway (S.H. 66), and Rowlett Road, being a 1.723 ± acre parcel, further described as Lot 1 and 2, Block A of the Schrade Business Park Addition to the City of Rowlett, Dallas County, Texas. (RP13-676)**

Chairman Rick Sheffield introduced the consent agenda indicating that all items under the consent agenda would be decided upon as one vote. Vice-Chairman Greg Landry made a motion to approve Items B.1. – B.2. Commissioner Karl Crawley seconded the motion. The item passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Consider an approval for Development Plans for a 9,600 square foot one-story medical office building and future development of the remaining 3.766 acre site. The subject property is located on the south side of Lakeview Parkway (S.H. 66), 1,862± feet northeast of Chiesa Road, being a 3.766 acre parcel, further described as Lot 2, Block A of the Lakeview Plaza Addition to the City of Rowlett, Dallas County, Texas. (DP13-668)**

Chairman Rick Sheffield introduced Item C.1. Erin Jones, Director of Development Services, came forward to present the case. She presented a location map of the property. She stated that the subject property is currently zoned as C-2 (general commercial). She mentioned that up until recently, office buildings in C-2 zoning districts did require a conditional use permit. The Rowlett Development Code (RDC) has been recently changed and office uses are now allowed by right in C-2 zoning districts. Ms. Jones explained that the applicant is requesting approval of development plans (site plans, landscape plan, façade plan) for a 9,600 square foot medical office building and future development. She indicated that at build out, the development will feature 4 medical office buildings of similar size.

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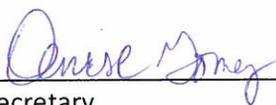
She made note that all required infrastructure, including fire lanes and water/sewer connections, will be installed with Phase I. Ms. Jones provided the detail that typically the Planning and Zoning Commission would not review a development for a property less than 24,000 square feet, but at the time of ultimate build out, the referenced project will exceed that size. Due to this, she stated that staff recommended that the applicant put together a holistic site plan including all 4 phases for Planning and Zoning Commission approval so the development is not piecemealed. Ms. Jones indicated that the applicant is proposing to develop Phase I now and Phases II, III, and IV at a later date. Ms. Jones stated that the landscape plan submitted by the applicant was found by staff to be substantially conforming. She mentioned that they are choosing to use a living screen (wrought iron fence with a berm and required landscaping) along the portion of the property that is adjacent to the existing residential which is a condition allowed by right within the RDC. Ms. Jones noted that along Lakeview Parkway there are water/sewer lines that run in the applicant's landscape buffer, so staff did ask them to substitute their canopy trees for understory trees at a 3:1 ratio to try to avoid any conflicts with the water/sewer operations. She explained that the applicant has agreed to do so as indicated on the plan. She explained that the façade plans are substantially conforming to the requirements for 20% accent material as well as non-repeat façade requirements. Ms. Jones stated that staff believes that the plan is consistent with the RDC requirements and recommends approval. She said that she would be happy to answer any questions. Chairman Rick Sheffield opened the item up for questioning. Commissioner Karl Crawley stated that one of the elevations lists EIFS as a material and wanted to know if that was allowed. Ms. Jones stated that if it was displayed on a slide it may have been an older version of the presentation and has since been updated because the requirement would be for true stucco. She confirmed that the only time EIFS is ever allowed would be for a minor accent material. Commissioner Karl Crawley mentioned that one material list had EIFS and the other indicated stucco. Ms. Jones said that if approved, a condition of approval could entail these particular restrictions. Commissioner Karl Crawley stated that the plans seemed to indicate EIFS as being used as a minor accent material and had no problem with the material in this particular case. Ms. Jones further clarified that EIFS is only allowed on the eaves and cornices as an accent material. Chairman Rick Sheffield opened the item up once again for further questioning. No other questions were asked. Chairman Rick Sheffield opened the item up for motion. Commissioner Michael Lucas made a motion to approve the item. Alternate Jonas Tune seconded the motion for approval. The item passed with at 7-0 vote.

D. ADJOURNMENT

Chairman Sheffield adjourned the meeting at 7:06 P.M.



Chairman



Secretary