

**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., January 28, 2014**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Jonas Tune

ALSO PRESENT: Alternates James Moseley, Gabriela Borcoman

ABSENT: Commissioners Clayton Farrow, Gregory Peebles, Alternate Thomas Newsom

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Technician Lola Isom

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

Erin Jones, Director of Development Services, came forward with an announcement. She introduced the City of Rowlett's new Urban Designer, Daniel Acevedo.

B. CONSENT AGENDA

1. Minutes of the Regular Meetings of January 14, 2014.

Vice-Chairman Greg Landry made a motion to approve the consent agenda. Commissioner Karl Crawley seconded the motion. The motion passed with a 5-0-1 vote; Commissioner Jonas Tune abstained from voting since he was not present at the January 14th meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Remove the item from the table, continue a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a retail vehicle filling station in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (SUP13-693)

Garrett Langford, Principal Planner, came forward to present the case. Mr. Langford stated that the applicant, Wal-Mart, is proposing to demolish the existing structure and build a new Wal-Mart Neighborhood Market. He mentioned that, as part of that proposal, they are applying for a Special Use Permit in order to have a retail fueling station on the site. Mr. Langford explained that the grocery store is currently permitted by right, but a Special Use Permit is required for the use of the fueling station. He presented a map of the subject property. He, then, presented pictures of the existing site. Mr. Langford gave a brief history of the site and its development. He presented the concept plan that was provided by the applicant. He stated that the proposed fueling station will have 6 fueling pumps, 12 fueling positions, and a 740 square foot walk-in convenience store. Mr. Langford provided a close up view of what currently exists on the subject property and what is being proposed. He stated that if the Special Use Permit is approved by City Council, then the applicant plans to submit the corresponding development plan for the site to the Planning & Zoning Commission for approval in the near future. Mr. Langford stated that by reviewing the Rowlett Development Code (RDC) criteria, it was found that a fueling station would not have an adverse effect on the site. He mentioned that 37 public hearing notifications were mailed out and 8 responses were received.

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He stated that 4 responses were in favor, 3 were in opposition (due to traffic/noise concerns), and 1 requested that the existing screening wall on the site be raised in height, but did not express being for or opposed the Special Use Permit application. Mr. Langford stated that staff recommends approval of the request with 2 stipulations: 1) The fueling station will be limited to 6 fueling pumps/12 fueling positions 2) The fueling station will be operated by the same owner of the grocery store.

Commissioner Karl Crawley made a motion to remove the item from the table and continue the public hearing. Vice-Chairman Greg Landry seconded the motion. The motion passed 6-0.

Chairman Rick Sheffield reopened the public hearing.

The following speaker came forward:

Dan Milner
5750 Genesis Court
Frisco, TX

Mr. Milner stated that he is with Kimley-Horn and is the civil engineer on the project working directly with Wal-Mart. He offered to answer any questions.

No additional speakers came forward.

Chairman Rick Sheffield closed the public hearing.

Vice-Chairman Greg Landry made a motion to approve the item with the stipulations as listed. Commissioner Karl Crawley seconded the motion. The item passed 6-0.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:13 p.m.



Chairman



Secretary