

**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 11, 2014**

**PRESENT:** Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Jonas Tune, Clayton Farrow

**ALSO PRESENT:** Alternate James Moseley

**ABSENT:** Commissioners Michael Lucas, Gregory Peebles, Karl Crawley, Alternates Gabriela Borcoman, Thomas Newsom

**STAFF PRESENT:** Director of Development Services Erin Jones, 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 February 25, 2014.**

Vice-Chairman Greg Landry made a motion to approve the consent agenda. Commissioner Jonas Tune seconded the motion. The consent agenda passed 5-0.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

- 1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant related to the following Form Based Code standards in order to develop a drive-thru restaurant: drive aisle width, building frontage, building transparency, signage, shade, and open space. The subject property is located at 4510 and 4514 Lakeview Parkway, further described as Lots 2 and 3, Block A of the Applebee's Rowlett Addition, being a total of 1.76 +/- acres.**

Daniel Acevedo, Urban Designer, 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 the Downtown Regulating Plan. Mr. Acevedo revealed that 17 public hearing notices were mailed, but no responses were received. He gave a brief overview of the major warrant request procedures. Mr. Acevedo described the critical elements for implementing the Downtown Regulating Plan in regards to this case. He presented the Dairy Queen Concept Plan and renderings of the proposed development.

**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 11, 2014**

He explained that the following major warrant requests were being made:

1. An exemption of the fee in lieu of the requirement for public open space
2. The building frontage standard to be 32% along Lakeview Parkway and 44% along the future front building line of Industrial Street
3. A reduction of transparency from the 60% minimum to 16% along the east façade, 15% along the west façade, and 16% along the front facade
4. To allow a wall sign larger than 6'
5. To allow a monument sign along HWY 66/Lakeview Parkway (Mr. Acevedo presented pictures of the staff recommendations for the sign)
6. A reduction in the length of the canopy along the sidewalk of front elevation from 75% to a lesser percentage
7. To allow the western drive aisle width to be 27.8' (Mr. Acevedo redisplayed the concept plan to show the stacking lane area)

Mr. Acevedo said that staff and the Urban Design Officer are generally supportive of this request.

There were inquiries and discussions amongst the commission regarding Fire Department review, turning lane concerns, parking requirements, and the browsing lane.

Chairman Rick Sheffield opened the public hearing.

The following speakers came forward:

**Jim Jamerson**  
**2901 City Place W. Blvd., #337**  
**Dallas, Texas 75024**  
**Broker for the project**

Mr. Jamerson stated that he is present in support of the case.

There were additional inquiries and discussions amongst the commission regarding the stacking lanes, monument sign size, and glazing.

**Timothy Wilson**  
**10521 US Hwy. 71**  
**Tyler, Texas**

Mr. Wilson stated that he is present in support of the case.

**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 11, 2014**

**Lori Wheeler  
3602 Beech Street  
Rowlett, Texas**

Ms. Wheeler stated her concern with the applicant requesting too many concessions. She also expressed concern with the amount of green space on the proposed development.

Chairman Rick Sheffield closed the public hearing.

There were additional discussions amongst the commission regarding the width of the drive aisle in comparison to Applebee's, the green space requirement for surrounding development, the ownership of the property, phases for development, and monument sign provisions.

Vice-Chairman Greg Landry made a motion to recommend approval with the stipulation that the westernmost drive lane be no more than 24'. Alternate James Moseley seconded the motion. The item passed 5-0.

**D. ADJOURNMENT**

---

**Chairman Sheffield adjourned the meeting at 7:52 p.m.**



**Chairman**



**Secretary**