

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 7:00 P.M., DECEMBER 9, 2014**

PRESENT: Commissioners Jonas Tune, James Moseley, Clayton Farrow, Thomas Finney, Chris Kilgore, Lisa Cain, Alternate Gabriela Borcoman

ABSENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Alternate Christe Cavaness

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Since no Chairman was present, a motion was called for an acting Chairman for the meeting. Commissioner James Moseley made a motion to serve as Chairman for the meeting. Commissioner Thomas Finney seconded the motion. The motion passed 7-0.

Commissioner James Moseley called the meeting to order at 7:01 p.m.

1. Update Report from Director of Development Services.

Director of Development Services Marc Kurbansade extended his appreciation to the Commission for their service in recognition of the last meeting of 2014.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of November 25, 2014.**
- 2. Consider and take on a final plat for a property located at 7000 Chiesa Road, further described as being a 9.15 +/- acre tract of land in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (FP14-732)**

Commissioner Thomas Finney made a motion to approve the Consent Agenda. Commissioner Clayton Farrow seconded the motion. The Consent Agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a Replat for Lots 1 and 2, Block B, of the Municipal Complex Addition, two unplatted tracts and portions of the Main Street/Coyle Street rights-of-way. The proposed Replat is generally located at the northwest corner of Skyline Drive and Main Street, City of Rowlett, Dallas County, Texas. (RP14-751)**

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Director of Development Services Marc Kurbansade presented the case. He presented a location map of the property. Mr. Kurbansade gave a brief background on the case. He highlighted properties within the Economic Development restaurant agreement.

There was discussion amongst the Commission regarding the proposed restaurant. Mr. Kurbansade stated that one restaurant use was in the referenced agreement, but the users were not yet identified.

Commissioner James Moseley opened the public hearing.

No speakers came forward.

Commissioner James Moseley closed the public hearing.

Commissioner Jonas Tune made a motion to approve the item. Commissioner Thomas Finney seconded the motion. The item passed with a 7-0 vote.

2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Development Code as it pertains to Signage in Section 77-512, specifically signage for nonresidential uses in residentially zoned areas.

Principal Planner Garrett Langford presented the case. He gave a brief background on the case. He summarized the proposed RDC sign amendment and detailed the purpose of the request.

Mr. Langford stated that the required public notices were sent and that staff recommends approval of the proposed amendment.

There was discussion amongst the Commission regarding the reasoning behind the newly added detail, the subjective versus objective clarity within the text, and streamlining the permit process.

Commissioner James Moseley opened the public hearing.

No speakers came forward.

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Commissioner James Moseley closed the public hearing.

Commissioner Chris Kilgore stated that it was prudent to bring the referenced signage before the Planning & Zoning Commission to protect neighbors within the community. He made a motion to approve the request with an exception as written below:

Section 77-512. Signs.

E. Signage regulations by type.

1. *Signs allowed in specific zoning districts.* The type of signs allowed in specific zoning districts are described in this section. It is unlawful for any person to erect or maintain any sign in a zoning district mentioned in this section unless such sign is of a type specifically allowed in such district. Table 5.12-2 below lists the signs allowed by zoning district.
2. *Exception. Single tenant monument and wall signs as permitted in Table 5.12-1, Specific Sign Regulations, and as permitted by the Planning & Zoning Commission, shall be permitted for nonresidential uses allowed in residential districts.*

There was additional discussion regarding the objective versus subjective criteria of the regulatory text.

Commissioner Chris Kilgore made the motion as written above. Commissioner Clayton Farrow seconded the motion. The proposed amendment with exception passed with a 6-1 vote. Commissioner Thomas Finney voted in opposition.

3. Consider and take action on a request for a minor modification for Connection Community Church located at 3700 Chaha Road, further described as Lot 1, Block 1, Bay Baptist Church Addition, City of Rowlett, Dallas County, Texas. (DP14-729)

Principal Planner Garrett Langford presented the case. He presented a location map of the property and gave a brief background on the case. He presented the Site Plan illustrating the minor modification requested. He presented the Landscaping Plan and summarized the staff analysis. Mr. Langford stated that staff recommends denial of the request.

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There was discussion with the Civil Engineer on the project, Rod Ekern. Mr. Ekern emphasized additional landscaping to be performed on the property and specified that reduced parking was too much of a sacrifice.

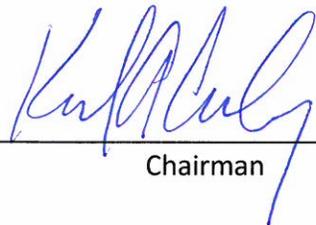
There was additional discussion amongst the Commission regarding the Oncor easement.

Commissioner Thomas Finney made the motion to approve the minor modification request. Commissioner Jonas Tune seconded the motion. The item passed with a 7-0 vote.

D. ADJOURNMENT

Commissioner Chris Kilgore made the motion to adjourn. Commissioner Clayton Farrow seconded the motion. The motion passed 7-0.

Commissioner James Moseley adjourned the meeting at 7:38 p.m.



Chairman



Secretary