

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:00 P.M., AUGUST 11, 2015**

**PRESENT:** Chairman Karl Crawley, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Alternates Lisa Estevez, Gabriela Borcoman

**ABSENT:** Vice-Chairman Michael Lucas, Commissioners Clayton Farrow, Thomas Finney

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

**WORK SESSION**

**i. Call to Order.**

Chairman Karl Crawley called the Work Session to order at 6:02 p.m.

**ii. Discuss the Form-Based Code Zoning Process**

Director of Development Services Marc Kurbansade gave an overview of the Form-Based Code rezoning process.

**iii. Discuss items on the regular agenda.**

The Regular Agenda items were not discussed during this Work Session.

**iv. Adjourn.**

Chairman Karl Crawley adjourned the Work Session at 6:15 p.m.

**REGULAR MEETING**

**PRESENT:** Chairman Karl Crawley, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Alternates Lisa Estevez, Gabriela Borcoman

**ABSENT:** Vice-Chairman Michael Lucas, Commissioners Clayton Farrow, Thomas Finney

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

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**A. CALL TO ORDER**

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Chairman Karl Crawley called the Regular Meeting to order at 6:20 p.m.

**1. Update Report from Director of Development Services.**

Principal Planner Garrett Langford announced that the deadline to apply to serve another term on the Commission is on August 14, 2015.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of July 14, 2015.**

**2. Consider and take action on a Final Plat for Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract Number 544 (FP16-15).**

Commission Chris Kilgore made a motion to approve the Consent Agenda. Commissioner James Moseley seconded and the motion passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Consider and take action on a Development Plan for Dalrock Crossing located at 6300 Dalrock Road, further described as being Lot 2, Block 1 of the CVS Dalrock Addition, City of Rowlett, Rockwall County, Texas (DP15-781).**

Principal Planner Garrett Langford gave a presentation on Dalrock Crossing. Mr. Langford explained the new development meets all requirement of the City except for the driveway requirements. The developer received a variance from the Board of Adjustments for the new driveway on July 27, 2015. Staff recommended approval of the request.

Commissioner James Moseley made a motion to approve the Development Plan for Dalrock Crossing. Alternate Gabriela Borcoman seconded and the motion passed with a 6-0 vote.

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2. **Consider and make a recommendation to City Council regarding a request to allow an alternative building material at 8120 Lakeview Parkway, further described as Lot 1, Block A, Primo Plaza Addition, City of Rowlett, Dallas County, Texas.**

Mr. Kurbansade presented an overview of the alternate building materials request. He presented a location map, site pictures and provided background on the case. Mr. Kurbansade stated that staff is recommending denial of the request due to it not meeting the code requirements.

After a brief discussion, Chairman Karl Crawley stated he will not support staff's recommendation to deny alternate building material request.

Commissioner James Moseley made a motion to recommend denial of the request to City Council. The motion died as there was no second.

Commissioner Jonas Tune made a motion to recommend approval of the request to City Council. Alternate Lisa Estevez seconded and the motion passed with a 5-1 vote with Commissioner James Moseley dissenting.

**D. ADJOURNMENT**

Chairman Karl Crawley adjourned the meeting at 6:32 p.m.

*[Handwritten signature]*  
vice-Chairman

*[Handwritten signature]*  
Secretary