

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., February 23, 2016**

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Chris Kilgore, Lisa Estevez, Alternate Kim Clark

ABSENT: Commissioners Thomas Finney, Alternates Stephen Ritchey, Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Michael Lucas called the meeting to order at 6:30 p.m.

1. Update Report from Staff.

Principal Planner, Garrett Langford, introduced our new Planner I, Katy Goodrich.

He also reminded the Commissioners of the upcoming joint City Council/Planning and Zoning Commission work session that will be held on March 1, 2016.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of February 9, 2016.**
- 2. Consider and take action on a Final Plat for the Evergreen at Rowlett Addition, located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas.**

Commissioner James Moseley made a motion to approve the Consent Agenda. Alternate Kim Clark seconded the motion. The motion passed with a 6-0 vote.

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C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and consider text amendments to the City of Rowlett Form Based Code as it pertains to lighting standards, as specified in Articles 2.3, 2.4, 2.6, 2.7, and 4: Lighting, Mechanical, and Utilities.**

Urban Design Manager, Daniel Acevedo, came forward to present the proposed amendments. He provided history on the Form Based Code lighting amendments, implementation, and standards. He presented diagrams regarding the density and provided sample photos and a summary of the requirements for approving text amendments. Mr. Acevedo stated that staff recommends approval of the text amendments.

There was discussion amongst the Commission regarding the lighting research that was performed prior to the development of this proposal.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the proposed amendments. Vice-Chairman Jonas Tune seconded the motion. The motion passed with a 6-0 vote.

- 2. Consider and take action on an Alternative Landscape Plan application for Panda Express located at 3209 Lakeview Parkway, further described as Lot 5, Block A, Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. He summarized the request as well as the current zoning of the property. He presented a Site Plan and Landscape Plan. Mr. Langford stated that staff recommends approval of the plan.

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There was discussion amongst the Commission regarding the provision for relocating landscaping from a utility easement.

Commissioner Chris Kilgore made a motion to approve the Alternative Landscape Plan. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Michael Lucas adjourned the meeting at 6:46 p.m.


Chairman


Secretary