

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:15 P.M., MAY 24, 2016**

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternate Stephen Ritchey

ABSENT: Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternates Kim Clark, Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

WORK SESSION

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:17 p.m.

ii. Discuss upcoming joint meeting with City Council on June 14, 2016.

Principal Planner Garrett Langford began the work session by discussing the joint meeting with City Council on June 14, 2016. He provided a reminder of the discussion points for the Commissioners.

iii. Discuss items on the regular agenda.

There was a brief discussion amongst the Commission in regards to other oversized accessory structures that exist along Toler Road.

iv. Adjourn

Chairman Lucas adjourned the Work Session at 6:22 p.m.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Thomas Finney, Alternate Stephen Ritchey

ABSENT: Vice Chairman Jonas Tune, Alternates Kim Clark, Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

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A. CALL TO ORDER

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

1. Update Report from Staff.

Garrett Langford, Principal Planner, provided a reminder that a joint meeting between City Council and the Planning and Zoning Commission would be held on June 14, 2016.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 10, 2016.

Commissioner Chris Kilgore made a motion to approve the minutes. Alternate Stephen Ritchey seconded the motion. The motion passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3402 Toler Road further described as being Lot 8, Block 2 of the Chandler Park Addition, City of Rowlett, Dallas County, Texas. (SUP117-2016

Mr. Langford came forward to present the case. He provided a summary of the request and stated that the accessory building exceeds the size requirement and also includes a request for metal exterior. Mr. Langford presented a Site Plan, a rendering of the structure, a Floor Plan, and site photographs.

He said that public hearing notifications were sent; four were received in favor for the 200' notice and three were received in favor and two in opposition for the 500' courtesy notice. He presented a Public Hearing Notification Map, summarized the staff analysis, and stated that staff recommends approval.

There was discussion amongst the Commission regarding the public hearing notification responses and the fence replacement by the adjacent property owner.

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Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding the public hearing notification responses and the impact on the neighborhood.

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

- 2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (SUP111-2016)**

Due to Items 2 and 3 being a case for the same property, Mr. Langford provided a presentation over both the Special Use Permit, Item 2, and the Alternative Building Material, Item 3.

Mr. Langford presented a location map and summarized both requests. He provided background on the property presented site photographs, existing conditions, the concept plan, the façade plan, and summarized the staff analysis. He stated that staff recommended approval of both requests.

He said that public hearing notifications were sent; one was received in favor for the 200' notice and none were received in favor or opposition for the 500' courtesy notice.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

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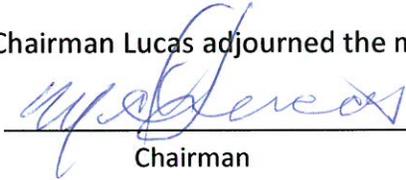
Commissioner Chris Kilgore made a motion to approve Item C.2. Commissioner Liza Estevez seconded the motion. The motion passed with a 6-0 vote.

- 3. Consider and make a recommendation on a request to allow an alternative building material for McDonald's located at 3505 Lakeview Parkway further described as being Lot 5, Block 1 of ASPI No. 1 Addition, City of Rowlett, Dallas County, Texas. (ABM112-2016).**

Commissioner Chris Kilgore made a motion to approve Item C.3. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 6:52 p.m.



Chairman



Secretary