

**MINUTES OF THE WORK SESSION AND REGULAR 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 23, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark, Jason Berry

ABSENT: Commissioner Thomas Finney

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:00 p.m.

ii. Discuss items on the regular agenda.

Garrett Langford, Principal Planner, announced that the City of Rowlett received a Certificate of Achievement for Planning Excellence from the Texas Chapter of the American Planning Association (APA) for 2016.

Director of Development Services, Marc Kurbansade, provided detail on Item C.3. regarding the amendments for directional kiosk signage. He explained that the intent of the amendments was to clean up landscape in the rights-of-way. There was discussion amongst the Commission in regards to playful cities, the strategy of the signage, revenue, locations, visibility, state highway signage, and future City Council approval of potential license agreements for the signage.

Urban Design Manager, Daniel Acevedo, briefed the Commission on Item C.2. regarding the rezoning request for 4500 and 4800 Main Street, and 3801 President George Bush Highway. He provided detail on the subject parcels and explained the benefits of rezoning to Urban Village. Mr. Acevedo outlined the Charrette Plan. There was discussion amongst the Commission regarding access, connectivity, and open space.

Mr. Langford explained that Item C.4. was a revised submittal of the previously approved Tree Mitigation Plan for the Evergreen Senior Living facility.

**MINUTES OF THE WORK SESSION AND REGULAR 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 23, 2016**

iii. Adjourn

Chairman Lucas adjourned the Work Session at 6:21 p.m.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternates Stephen Ritchey, Jason Berry

ABSENT: Commissioner Thomas Finney, Alternate Kim Clark

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

A. CALL TO ORDER

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

1. Update Report from Staff.

Garrett Langford, Principal Planner, announced that the City of Rowlett received a Certificate of Achievement for Planning Excellence from the Texas Chapter of the American Planning Association (APA) for 2016.

B. CONSENT AGENDA

- 1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on August 9, 2016.**
- 2. Consider and take action on a Final Plat for the Harmony Hill Addition, located in the northwest quadrant of the City bounded to the northeast by President George Bush Turnpike and to the southwest by Merritt Road, further described as 19.585 +/- acres of land situated in the McKinney & Williams Survey, Abstract No. 1015, City of Rowlett, Dallas County, Texas.**
- 3. Consider and take action on a Preliminary Plat for Canterbury Cove, located at 3399 Chiesa Road, further described as 21.79 +/- acres in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas.**

**MINUTES OF THE WORK SESSION AND REGULAR 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 23, 2016**

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Chris Kilgore seconded the motion. The motion passed with a 7-0 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 a restaurant with a drive-through at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. (SUP136-2016)**

Katy Goodrich, Planner, came forward to present the case. She provided background on the subject property and presented the Site Plan and Concept Plan. She stated that public hearing notifications were sent; none were returned from the 200' notice and one was received in favor from the 500' courtesy notice. Ms. Goodrich said that staff recommends approval of the item.

Chairman Michael Lucas opened the public hearing.

The following speaker came forward:

**Lloyd Lentz
702 N. Thompson, Ste. 137
Conroe, Texas 77301
Consultant**

Mr. Lentz voiced his support of the request.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to recommend approval of the item. Vice Chairman Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

**MINUTES OF THE WORK SESSION AND REGULAR 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 23, 2016**

2. **Conduct a public hearing and make a recommendation on a rezoning request from Commercial/Retail Highway (C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District (UV-FB). The subject properties are located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1, Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.**

Mr. Acevedo came forward to present the case. He presented a location map and provided background on the property and the development process. He presented an example of a Framework Plan in the Regional Trade District, presented corresponding guiding principles, displayed the Framework Plan for the subject property, specified potential uses, and presented the Charrette Plan.

He stated that public hearing notifications were sent; three were received in opposition and one in favor within the 200' notification area and one was received in opposition and two were received in favor within the 500' courtesy notification area. Mr. Acevedo said that staff recommends approval.

There was discussion amongst the Commission in regards to the transition from Downtown Rowlett to President George Bush Highway, public realm, and citizen communication.

Chairman Michael Lucas opened the public hearing.

The following speaker came forward:

**Larry Beckham
9313 Willard Street
Rowlett, Texas**

Mr. Beckham voiced his opposition of the request by stating that the community does not want more apartment development and said that he would like for the property to remain under the current zoning of C-3.

No additional speakers came forward.

**MINUTES OF THE WORK SESSION AND REGULAR 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 23, 2016**

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore provided a detailed summary of his support for the rezoning request which included outlining the importance of attracting quality development, reiterating the need for sustainable development, and stating that the Form Based Code zoning creates stronger communities and better neighbors.

There was discussion amongst the Commission regarding the current C-3 zoning regulation, current Downtown growth and development, "big box" retail, and park preservation.

Commissioner Chris Kilgore made a motion to recommend approval of the rezoning request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-1 vote. Alternate Jason Berry voted in opposition.

3. Conduct a public hearing and make a recommendation on amendments to Sections 77-512 and 77-1100 of Rowlett Development Code as it pertains to Directional Kiosk Signage.

Mr. Langford provided a brief presentation that displayed the currently allowed directional kiosk signs and the proposed directional kiosk signage.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner James Moseley made a motion to recommend approval of the item. Commissioner Chris Kilgore seconded the motion. The motion passed with a 7-0 vote.

4. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Evergreen Senior Living. The subject property is located at 5611 Old Rowlett Road, further described Lot 1, Block 1, Evergreen at Rowlett Addition, City of Rowlett, Dallas County, Texas.

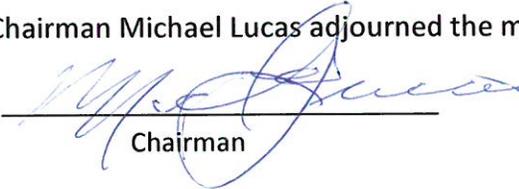
**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:00 P.M., AUGUST 23, 2016**

Mr. Langford came forward to present the case, provided detail on the revised Tree Mitigation Plan request for the subject property, and stated that staff recommends approval.

Vice Chairman Jonas Tune made a motion to recommend approval of the item. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Michael Lucas adjourned the meeting at 7:17 p.m.



Chairman



Secretary