

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., March 25, 2008**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles,
Commissioners Charles Alexander, Chris Kilgore, Patrick Jackson,
Jeff Thomas, Chris Cigainero

ALSO PRESENT: Alternate Rick Sheffield

ABSENT: Commissioner Chuck Knickerbocker

STAFF PRESENT: Development Services Director Keri Samford, Planner II Amy Mathews, Planner II Alaina Ray, Planner II Erin Jones, Secretary Dianne Kolb.

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:00 p.m. He recognized David Watlington, representing Leadership Rowlett who along with other leadership members were present in the audience.

B. CONSENT AGENDA

1. **Minutes of the regular meeting of March 11, 2008 were tabled.**
2. **Minutes of the regular meeting of February 26, 2008 were approved as amended. Motion was made by Commissioner Jackson and a second by Commissioner Alexander.**

Motion Passed Vote 7-0.

C. PUBLIC HEARINGS

1. **To consider and take appropriate action on a proposed Planned Development on property containing 0.32± acres of land located at 3506 Dennis Street to rezone from Mixed Use-Downtown (MU-DT) to a Planned Development (PD) District to allow retail, office, and residential use with modified development standards. [Case No. – ZAM08-344 French Commercial].**

Ms. Ray addressed the commission and presented the proposed Planned Development stating that the property is located on the south side of Dennis Street just east of Rowlett Road. Ms. Ray stated that the purpose of the Planned Development is to construct a building that is very similar in architecture and style to the adjacent building that is on the west side of the property. Both properties are owned by the applicant, Mr. French. The new building will have 3800 sq. ft. of office space on the first floor and 3200 sq. ft. of residential on the second floor with a shared driveway to the building to the west. Mr. French is requesting deviations from the current Rowlett Development Code for the building materials by proposing 100% HardiPlank and a reduction of the parking lot perimeter strip. Chairman Moore asked if the properties were platted separately.

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Ms. Ray confirmed they were. Chairman Moore inquired as to why. Mr. French replied for financial reasons, as he wanted to be able to sell the properties without having to replat.

Mr. French stated that he is requesting the HardiPlank to maintain the look and feel of the neighborhood. Commissioner Alexander asked if Mr. French would be willing to comply with masonry requirements. Mr. French agreed and said that HardiPlank is a masonry product. Commissioners Kilgore and Alexander were concerned with any deviations from the Downtown Plan. Commissioner Sheffield echoed their concern. Ms. Samford stated that if Mr. French met code requirements, it would not have to be a Planned Development. Chairman Moore asked if there were any other questions then closed the public hearing. Vice Chairman Peebles made a motion to recommend denial to City Council for the proposed Planned Development and Commissioner Jackson seconded the motion.

Motion passed 7-0.

2. **To consider and take appropriate action on a Conditional Use Permit (CUP) application for a 3,185± sq. ft. restaurant with drive-thru and a reduction in required parking. The subject property is located at 4406 Lakeview Parkway being Lot 1, Block 1 of the Green Commercial Subdivision [Case Number CUP08-353 Zaxby's Restaurant]**

Ms. Jones began the hearing stating the property is located at 4406 Lakeview Parkway. The applicant, represented by Mr. John Henderson of Weir and Associates, is requesting a 3000 sq. ft. restaurant with drive-thru. The property is zoned C2 which requires a Conditional Use Permit (CUP) for a drive-thru restaurants. The applicant also requests a reduction in parking. The required number of parking spaces is 32 and the applicant is requesting to reduce the parking to 31 spaces. They are also requesting the front setback be 40 ft. instead of the required 50 ft. Public notices were mailed to area residents and none were received back, either for or against this item. Commissioner Thomas asked if the drive-thru conforms to code requirement. Ms. Jones confirmed it does. Inquiries were made by Chairman Moore and Commissioners Kilgore and Alexander as to the reason the setback was being requested. Mr. Henderson replied it was necessary in order for the drive-thru to function properly. Chairman Moore asked if there were any other questions then closed the hearing. A motion was made by Vice Chairman Peebles to approve this item as requested and was seconded by Commissioner Thomas.

Motion passed 7-0.

D. ITEM FOR INDIVIDUAL CONSIDERATION

1. **Consider and take appropriate action on a request for exceptions to the Rowlett Code of Ordinances for a Landscape Plan for property consisting of 1.985 acres and located at Lot 1, Block a, Water view Plaza Addition. [Case No. DP07-310 Waterview Plaza Phase I].**

Ms. Ray began by greeting the commission stating the request was for a living screen with planting material that would provide a solid screen within one year of planting with a six foot wrought iron fence. The property is on Liberty Grove Road abutting a residential property owned

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by River Church. This church has developed on the property to the west of the subject property. Present at the meeting were Mr. Inder Sangha, owner of the property and Mrs. Sangha, co-owner of the property. Chairman Moore asked what kind of trees would be used in the living screen. Ms. Ray replied they were Foster Hollies. Mrs. Sangha added that a live screen is preferred because it adds to the neighborhood appeal while also being environmentally friendly. Vice Chairman Peebles stated he is in favor of more greenery. Chairman Moore asked if there were any further questions then asked for a motion. A motion was made by Commissioner Kilgore to approve the request as presented and was seconded by Commissioner Alexander.

Motion passed 7-0.

2. **Consider and take appropriate action on a request for exceptions to the Rowlett Code of Ordinances for a Landscape Plan for property consisting of 1.214 acres and located at the northwest corner of Lakeview Parkway and Scenic Drive. [Case No. DP08-350 Tatiano's Restaurant].**

Ms. Ray began by saying that the property is located at Lakeview Parkway and Scenic. It is bordered by general commercial retail and residential single family homes. The applicant, represented by Mr. John Lindsey, the designer of the project, is requesting a living screen which would essentially be a living fence of Eastern Cypress trees, 10 ft. in height and 6 ft. on center with a wrought iron fence. Mr. Lindsey made a correction stating that the shrubs are actually 12 ft. tall, 6 ft. in diameter. He felt that a living screen would be better than a masonry wall. Commissioner Kilgore inquired if anyone had spoken to the homeowners. Mr. Lindsey informed him he did not know if anyone had. Chairman Moore asked if there were certain requirements for the wrought iron fence. Mr. Lindsey said the construction documents will have the specifications. Chairman Moore asked if there were any further questions. Commissioner Sheffield said he would rather see a living screen as opposed to masonry and was sure the homeowners would agree. Chairman Moore then asked for a motion. A motion was made to approve the request by Commissioner Jackson and it was seconded by Commissioner Thomas.

Motion passed 7-0.

D. ADJOURNMENT

Chairman Moore adjourned the meeting at 7:55 p.m.

Chairman

Secretary