

**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., November 12, 2013**

PRESENT: Chairman Rick Sheffield, Commissioners Clayton Farrow, Gregory Peebles,
Jonas Tune

ALSO PRESENT: Alternates Gabriela Borcoman, James Moseley

ABSENT: Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas,
Alternate Thomas Newsom

STAFF PRESENT: Director of Development Services Erin Jones, Principal Planner Garrett Langford,
Development Services Technician Lola Isom

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

Item B.2. was removed from the Consent Agenda due to be considered individually.

B. CONSENT AGENDA

1. **Minutes of the Regular Meeting of October 29, 2013.**
2. **Consider and take action on a replat request for Magnolia Springs Office Retail Addition, located at SWC of Miller Road and President George Bush Turnpike and being a Replat of Lot 1R, 2R and 3, Block A, of the Magnolia Springs Office Retail Addition to the City of Rowlett, Dallas County, Texas. (FP13-683).**

This item was removed from the Consent Agenda to be considered individually. Commissioner Clayton Farrow removed himself from the dais. Commissioner Clayton Farrow filed an Affidavit for Conflict of Interest with the City Secretary. Commissioner Gregory Peebles made a motion to approve item B.2. Commissioner Jonas Tune seconded the motion. This item was approved with a 5-0 vote.

3. **Consider and take action on a replat request for Rowlett Medical Plaza Addition, located at 5702 Old Rowlett Road and being a Replat of Lot 1, Block 1, of the Rowlett Medical Plaza Addition to the City of Rowlett, Dallas County, Texas. (FP13-689).**

Chairman Rick Sheffield called Commissioner Clayton Farrow to return to the dais. Commissioner Gregory Peebles made a motion to approve the consent agenda items B.1. and B.3. Alternate James Moseley seconded the motion. Consent Agenda items B.1. and B.3. were approved with a 6-0 vote.

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C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Consider and make a recommendation to City Council regarding a request for alternative building materials for the proposed use of a gabion wall on the exterior remodel for Taco Bueno located at 8300 Lakeview Parkway, being further described as Lot 1, Block 1 of the Taco Bueno #3125 Addition to the City of Rowlett, Dallas County, Texas (DP13-690).**

Garrett Langford, Principal Planner, came forward to present the case. He explained that the proposed stone material is permitted by right, but the wire mesh that gives the appearance of holding the stone in place is not. He said that was the reason that an application had to be made for the alternate building material to be used. Mr. Langford explained that staff didn't really have a strong opinion on this case. He did mention that the proposed stone would align the building more with our masonry requirements. He stated that he would be happy to answer any questions. He stated that the applicant was also present for questioning as well.

Commissioner Gabriela Borcoman asked if this material was a franchise requirement. Mr. Langford answered by saying that Taco Bueno has several prototypes and that they are moving towards the styles which contain the gabion material. He said that this is an effort to rebrand the franchise.

Chairman Rick Sheffield asked if this was a typical application for the use of this material. Mr. Langford answered by saying that it was not, to his knowledge. Mr. Langford stated that he has typically seen the material being used for retaining wall applications.

Commissioner Gregory Peebles stated that he had safety concerns and did not care for the appearance of the material because he said it looks unfinished.

Chairman Rick Sheffield called the applicant to the podium for questioning.

Zack Amick, residing at 1957 Stevens Drive in Rockwall, Texas, came forward and stated that he is here to answer any questions that the commission may have. He stated that this rebranding effort will begin with 38 of the Taco Bueno locations. He stated that Rowlett would be the first implementation of the new look. He confirmed that this is a new corporate branding effort. He gave an overview of the reason for the alternate building material request. Mr. Amick stated that the sales have increased at the newly branded stores and believes that it is due to the new branding effort of the restaurant. He gave details on the durability of the material and how it will be affixed to the building.

Chairman Rick Sheffield asked if it was a structural requirement to have the wire mesh in order to hold the stone in place. Mr. Amick stated that it was not and that it is purely aesthetic.

There was further discussion regarding the wire mesh material amongst the commission.

Commissioner Gabriela Borcoman asked what the color of stone would be. Erin Jones, Director of Development Services, answered by saying that the City of Rowlett does not dictate the color of the stone.

Commissioner Jonas Tune made a motion to approve this item. Alternate James Moseley seconded the motion. The item passed with a 4-2 vote. Chairman Rick Sheffield and Commissioner Gregory Peebles voted in opposition.

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D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:16 p.m.



Chairman



Secretary