

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., SEPTEMBER 23, 2014**

PRESENT: Chairman Karl Crawley, Vice-Chairman Greg Landry, Commissioners Jonas Tune, Chris Kilgore, Michael Lucas, Clayton Farrow, Alternate Gabriela Borcoman

ABSENT: Commissioners Gregory Peebles, Alternate James Moseley

OTHER PRESENT: Councilmember Robbert van Bloemendaal

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services.

Marc Kurbansade, Director of Development Services, came forward and announced that the annual Boards and Commissions Orientation would be held on October 2, 2014.

He announced that City Council will recognize October as National Community Planning Month at the Tuesday, October 7, 2014 meeting. Mr. Kurbansade mentioned that a proclamation will be issued and welcomed the Commission to attend. He also stated that same evening is National Night Out.

Mr. Kurbansade announced that Keep Rowlett Beautiful is holding their Great American Clean-Up Day on October 11, 2014.

He recognized Vice-Chairman Greg Landry and Commissioner Greg Peebles since this was their last meeting with the Planning and Zoning Commission. Vice-Chairman Greg Landry served on the Commission from 2008-2014 and Commissioner Greg Peebles served on the Commission from 2005-2014. He reminded the Commission that they will be formally honored at the Boards and Commissions Banquet. Commissioner Karl Crawley echoed Mr. Kurbansade's gratitude towards Vice-Chairman Greg Landry and Commissioner Greg Peebles.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of September 9, 2014.

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2. Consider and take action on a final plat request for a property located at 2817 Main Street, further described as being 8.051-acres tract of land in the Thomas Collins Survey, Abstract No. 332 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (FP14-707)

Vice-Chairman Landry made a motion to approve the Consent Agenda. Commissioner Lucas seconded the motion. The Consent Agenda passed 6-0.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and consider a recommendation regarding Major Warrants related to building frontage, building orientation, block size, building transparency, signage, and open space. The subject property is located at 4405, 4501, 4591, 4595, and 4825 Main Street, being 13.0641 +/- acres in the Thomas Payne Survey, Abstract 1165, Page 360, Track 14, 15, 16, 17, 18, and Page 650, Track 3, Rowlett, Dallas County, Texas.

Daniel Acevedo, Urban Designer, came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Acevedo presented the Regulating Plan and stated that staff and the Urban Design Officer are both supportive of the requested Major Warrants. He presented the First United Methodist Church Concept Plan, Site Plan, and Conceptual Building Elevations.

Mr. Acevedo stated that the applicant is requesting the following Major Warrants:

1. Exemption from the block size and configuration requirements;
2. Exemption from the fee in lieu requirement for public Open Space;
3. Exemption from the continuous building frontage standard of 80% along Main Street;
4. Exemption from the requirement to provide functioning building entries no greater than 60 feet apart;
5. Reduction of transparency in Phase 1, from the minimum 30% required along Main Street and PGBT to 17.77% on the southeast facade (main street) and 13.28% on the northeast facade (PGBT).
6. Allowing a monument sign along Main Street, but conforming to the standard below:
 - a. All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.

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- b. Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving a site.
- 7. Allowing a monument sign along 190 Frontage Road (PGBT), but conforming to FBC 5.4.11(a-c) and the additional standard below;
 - a. Every monument sign shall be required to have a minimum one-foot masonry base, measured from grade level to the bottom of the sign area. The base shall be landscaped.
 - b. All building materials and colors utilized for construction of monument bases and sign frames shall match the main building on the lot, unless otherwise approved by Minor Warrant.
 - c. Signs shall be located so as not to impede pedestrian circulation and block visibility for vehicles entering or leaving a site.

Mr. Acevedo stated that 16 public hearing notices were sent and two responses were received in favor.

He said that staff and the Urban Design Officer are supportive of the request.

There was discussion amongst the Commission regarding electronic signage.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

**Scott Siple
3018 Dogwood Trail
On behalf of applicant**

Mr. Siple stated that he is the liaison between the general contractor and the church. He provided detail on the church's vision, stated that the congregation was in support of the development, stated that he was not intending on erecting any electronic signage on the property, and was there to answer any questions.

Vice-Chairman Landry expressed appreciation to the applicant for doing their best to conform to the Form Based Code (FBC) standards.

There was further discussion amongst the Commission regarding the pond and lack of water, the future vision for the church property, parking requirements, and potential future development.

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The following speaker came forward:

**Jan Davis
4405 Main Street
FUMC Senior Pastor**

Ms. Davis stated that the youth ministry has been in portable buildings for 17 years. She also stated that "the community of Rowlett should be better because the church is here."

The following speaker came forward:

**Mitch Harding
Garland, Texas
HH Architects**

Mr. Harding stated that he was there to answer any questions.

There was discussion amongst the Commission regarding the future City of Rowlett monument on Main Street and future landmark opportunities.

No additional speakers came forward.

Commissioner Crawley closed the public hearing.

Commissioner Lucas made a motion to recommend approval of the Major Warrants. Commissioner Kilgore seconded the motion. The item was recommended for approval 6-0.

D. ADJOURNMENT

Chairman Crawley adjourned the meeting at 7:34 p.m.



Chairman



Secretary