

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:15 P.M., NOVEMBER 11, 2014**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, Clayton Farrow, James Moseley, Thomas Finney, Chris Kilgore, Alternates Lisa Cain, Christe Cavaness, Gabriela Borcoman

STAFF PRESENT: Assistant City Manager Jim Proce, Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Urban Designer Daniel Acevedo, Development Services Coordinator Lola Isom, Development Services Technician Lorie Strickland

WORK SESSION

i. Call to Order

Chairman Karl Crawley called the work session to order at 6:15 p.m.

ii. Community Investment Program Task Force Presentation

Jim Proce, Assistant City Manager, gave an overview of the Community Investment Program Task Force initiative. He explained that it is an Ad-Hoc committee with sunset provisions. He presented a list of the members, summarized the responsibilities of the Task Force, defined the capital improvement process, presented upcoming challenges for the initiative, and displayed some Rowlett project needs.

Alternate Borcoman entered at 6:24 p.m.

Mr. Proce explained that City Council's direction is for a balanced slate of projects consisting of existing infrastructure projects, planning for growth/capacity projects, and quality of life projects.

Mr. Proce provided history regarding the 2006 Bond Election. He stated that the 2015 Bond Initiative is estimated to be \$25M with a three-year implementation. He said that the 2015 initiative will be the first step in a series of initiatives and that the goal is to pursue this effort with no tax increase.

He presented the Existing Debt Service Schedule, Future Bonding Capacity, and a web link for citizens to provide input. He summarized the content on the CIPTF web page, presented the Project Identification Form, and encouraged citizen outreach.

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Chairman Crawley asked if there was a collaborative effort with Dallas County. Mr. Proce explained that Rowlett works actively to stay engaged with both counties; Dallas and Rockwall.

iii. Discuss items on the regular agenda

There was discussion regarding Regular Meeting Agenda Item C.2. regarding the Realize Rowlett 2020 Health Living District and the Major Warrants being proposed. Marc Kurbansade, Director of Development Services, stated that staff stands by the adopted policies as approved by City Council, the public hearing will provide perspective on the case, and said that the Commission could vote on all five separate warrants separately, if desired. Mr. Kurbansade provided emphasis on the public realm. There was further discussion amongst the Commission regarding the access road, public realm vs. privacy concerns for the hospital, feedback from property owners, public right-of-way vs. access, pedestrian orientation vs. vehicular orientation, traffic counts, and the north parking lot.

Commissioner Moseley expressed interest in breaking the Major Warrants out into separate votes.

There was further discussion amongst the Commission regarding what would happen if the warrants did not pass. Mr. Kurbansade deferred to the upcoming public hearing responses to be heard in the Regular Meeting.

There was discussion regarding Regular Meeting Agenda Item C.5. Garrett Langford, Principle Planner, gave an overview of the Planned Development request. There was discussion amongst the Commission regarding the request for the oversized monument sign.

iv. Adjourn

Chairman Karl Crawley adjourned the work session at 7:02 p.m.

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REGULAR MEETING

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:04 p.m.

1. Update Report from Director of Development Services.

An update was given to the Commissioners during the work session.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 28, 2014.

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Jonas Tune seconded the motion. The Consent Agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on a development plan for the Briarwood Armstrong Addition located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736)

Principal Planner Garrett Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the case. He presented the Site Plan, Landscape Plan, Lighting Plan, and Building Elevations. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

Commissioner Kilgore inquired about Sprout's policy/schedule on loading stock and expressed concerns regarding adequate buffering. Mr. Langford stated that he was unaware of Sprout's schedule for loading, but stated that there will be a screening wall with an incompatibility buffer.

There was discussion amongst the Commission regarding the types of trees.

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Commissioner Thomas Finney made a motion to approve the item. Commissioner James Moseley seconded the motion. The item passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation on a request for a Major Warrant pertaining to open space, continuous building frontage, roadway dedication, primary entry location and ceiling heights requirements for Lake Pointe Medical Center located at 6800 Scenic Drive, further described as Lot 5R, Block 4 of the Heritage on the Lake Tract N Addition, City of Rowlett, Rockwall County, Texas.**

Daniel Acevedo, Urban Designer, came forward to present the case. He stated that this case was for five separate Major Warrant requests. He presented a location map of the property, the Healthy Living District Regulating Plan, pictures of the existing site condition, and details on the Phased Development Plan. He also provided a definition of Major Warrants.

He presented the following Major Warrant requests:

- 1. Exemption from construction and dedication of the C2 roadway on the north side of the property as required in the Healthy Living Regulating Plan (adopted November 6, 2012)*
- 2. Exemption from the 10% requirement and/or Fee in lieu of Public Open Space (FBC 2.4.2.f).*
- 3. Exemption from requirement for 80% continuous building frontage (FBC 2.4.3.b.).*
- 4. Reduction in ceiling height requirement from 12' to 9' on the first floor (FBC 2.8.6.b.5).*
- 5. Exemption from the requirement to provide functioning entries on primary facades.*

Mr. Acevedo stated that 48 public hearing notices were sent; two responses were returned in favor and one was returned in opposition.

He stated that staff recommends denial of the first four Major Warrant requests, but recommends approval of the fifth request.

Chairman Crawley opened the public hearing.

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The following speaker came forward:

Brett Lee
CEO of Lake Pointe Hospital
6800 Scenic Drive

Mr. Lee stated that the hospital was expanding due to extreme growth. He responded to the first major warrant request regarding the thoroughfare by stating that there were little to no traffic patterns outside the hospital affiliates, expressed safety concern, and quietness concerns with the roadway. He also stated that the parking lot is to be expanded.

He responded to the third, street frontage warrant request by stating that due to the current facility and land configuration, it creates a hardship for them to meet the requirement. He stated that their intent is to maximize their street frontage to the best of their ability.

He responded to the second, open space warrant request by stating that the facility is landlocked. He stated that their future expansions will need to adhere to the code parking standards and they are discouraging structured parking.

He responded to the fifth, façade warrant request by stating that the hospital is concerned with orienting the building to face Scenic Drive because he stated that it would decrease patient access. He stated that they want to minimize the walking path for the patients.

He responded to the fourth, floor to ceiling height warrant request by stating that it would greatly increase the cost of the space and put the hospital at a competitive disadvantage.

There was discussion amongst the Commission regarding Realize Rowlett 2020 involvement, potential hospital future development, the access road, and neighboring properties.

Another speaker came forward:

Peter Phillips
2828 Ridge Street
Dallas, Texas
PM Realty

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There was discussion with the Commission regarding the price per square foot for a medical office building compared to other commercial buildings. Mr. Phillips stated that medical office buildings typically run \$75.00 to over \$100.00 per square foot and other commercial finish outs can be as low as \$40.00 per square foot. Mr. Phillips clarified the ceiling height details. There was discussion amongst the Commission regarding the fee in lieu of the open space requirement.

No additional speakers came forward.

Chairman Crawley closed the public hearing.

There was further discussion amongst the Commission regarding the public hearing feedback, the public notice map not having street names in the packet, comparison to the church on Main Street and their 80% requirement, the Phased Master Plan procedures, the superblock, and the building orientation.

Commissioner Kilgore made a motion to recommend approval of all five Major Warrant requests. Commissioner James Moseley seconded the motion. The motion carried with a 6-1 vote. Commissioner Tune voted in opposition.

- 3. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #028-04 to allow additional land uses at a property located at 1800 Dalrock Road further described as Lot 1, Block A, Shafer Plaza Addition to the City of Rowlett, Rockwall County, Texas. (PD14-737)**

Garrett Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the case. He presented the Concept Plan and site photos. He summarized the requested changes to the Planned Development. Mr. Langford summarized the staff analysis and stated that staff recommends approval.

He stated that seven public hearing notices were sent out, but no responses were received.

Chairman Crawley opened the public hearing.

No speakers came forward.

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Chairman Crawley closed the public hearing.

There was discussion amongst the Commission regarding public safety concerns for the pedestrian activity across the adjacent railroad.

Commissioner Tune made a motion to recommend approval of the amendment. Vice-Chairman Lucas seconded the motion. The recommendation passed with a 7-0 vote.

- 4. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to operate a licensed massage and day spa establishment at a property located at 8809 Lakeview Parkway, Suite 100, within Lakepoint Shopping Center Addition, City of Rowlett, Rockwall County, Texas. (SUP14-745)**

Commissioner Finney made a motion to table this item until the November 25, 2014, meeting. Commissioner Farrow seconded the motion. The motion passed with a 7-0 vote.

- 5. Conduct a public hearing and make a recommendation on a request for a Planned Development to allow a convenience store with retail filling at a property located at 5001 Lakeview Parkway, further described as being a tract of land located in the Thomas Lumley Survey, Abstract No. 789, being part of a 4.2840 acre tract of land described in deed to NEC Liberty Grove/66, Ltd. as recorded in Volume 2003184, Page 8883, Deed Records, Dallas County, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas. (PD14-731)**

Mr. Langford came forward to present the case. He presented a location map of the property. Mr. Langford gave a brief background on the case. He presented the Boundary Survey, Concept Plan, and site photos. He summarized the Planned Development request. He provided detail on the proposed monument signs and presented site photos. Mr. Langford summarized the staff analysis and stated that staff recommends approval of the proposed use and all of the requested modifications except for the oversized monument signs.

He stated that seven public hearing notices were sent out and two were received in favor of the request.

There was discussion amongst the Commission regarding landscaping.

Chairman Crawley opened the public hearing.

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The following speaker came forward:

**JD Dudley
Real Estate Project Manager for Quik Trip
1120 North Industrial
Eules, Texas 76039**

Mr. Dudley provided detail on the buffer, landscaping, and provided a handout to the Commissioners regarding the signage request. He discussed the sign location, the sign visibility, and the brick casing of the proposed sign.

There was discussion amongst the Commission regarding the Quik Trip sign off Dexham Road and the durability of the proposed alternative building materials.

No additional speakers came forward.

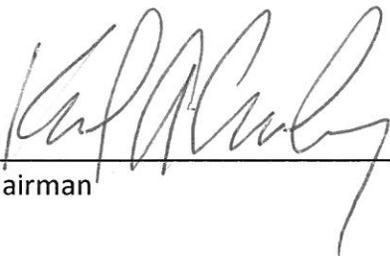
Chairman Crawley closed the public hearing.

There was further discussion amongst the Commission regarding the sign visibility, cross-access, setbacks, and surrounding signage and landscaping.

Commissioner Finney made a motion to recommend approval of the Planned Development as requested. Commissioner Moseley seconded the motion. The recommendation passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 8:40 p.m.



Chairman



Secretary