

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:15 P.M., NOVEMBER 22, 2016**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Chris Kilgore, Stephen Ritchey, Alternate Kevin Moore

ABSENT: Chairman Michael Lucas, Commissioners Jonas Tune, Thomas Finney, Lisa Estevez, Alternate Kim Clark

STAFF PRESENT: Director of Development Services Marc Kurbansade, Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Senior Planner Patricia Gottilly-Roberts, Development Services Coordinator Lola Isom

i. Call to Order

Vice Chairman James Moseley called the Work Session to order at 6:15 p.m.

ii. Discuss items on the regular agenda

There was a brief discussion about Item C.1. on the Regular Agenda in regards to the ownership of the subject property, setbacks, and opposition to the request.

iii. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:19 p.m.

REGULAR SESSION

A. CALL TO ORDER

Vice Chairman James Moseley called the Regular Meeting to order at 6:30 p.m.

1. Update Report from Staff.

Marc Kurbansade, Director of Development Services, introduced the Development Services Department's new Planning Manager, Tony Felts. He also stated that the Subdivision Ordinance discussion has been postponed until January in order to finalize additional items prior to the discussion.

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B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 8, 2016.

Alternate Kevin Moore made a motion to approve the Consent Agenda. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 3-0-1 vote. Commissioner Chris Kilgore abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a replat of 6407, 6409, and 6411 Rosebud Drive further described as being Lot 10, block 1 of Lakeridge Estates No. 3 and tracts 55.12, 55.6 and 55.7 of the Reason Crist Survey, Abstract 225, City of Rowlett, Dallas County, Texas.

Patricia Gottilly-Roberts, Senior Planner, presented a location map and provided background on the request to combine three, not platted parcels. She presented a copy of the replat.

Ms. Gottilly-Roberts mentioned that public hearing notifications were sent; one was received in favor and one in opposition from the 200' notification area. She summarized the staff analysis and stated that staff recommends approval.

Vice Chairman James Moseley opened the public hearing.

The following speaker came forward:

**Dale Henning
6407 Rosebud Drive
Rowlett, Texas 75089
Applicant**

Mr. Henning provided background on the request. He addressed the traffic, property value, use, and electrical connection concerns.

There was a brief discussion amongst the Commission regarding the driveway configuration.

No additional speakers came forward.

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Vice Chairman James Moseley closed the public hearing.

There was additional discussion amongst the Commission regarding the citizen opposition.

Commissioner Chris Kilgore made a motion to approve the request. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 4-0 vote.

D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 6:40 p.m.



Chairman


1/10/17

Secretary