

**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 6:30 P.M., APRIL 11, 2017**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Alternate Kevin Moore

ABSENT: Chairman Michael Lucas, Jonas Tune, Stephen Ritchey

STAFF PRESENT: Planning Manager Tony Felts, Assistant City Engineer Ty Thompson, Planner II Tara Bradley, Development Services Coordinator Susan Nix

i. Call to Order

Vice Chairman James Moseley called the Work Session to order at 6:57 p.m.

ii. Discuss items on the regular agenda

No items were discussed.

iii. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:59 p.m. and stated the Commission would reconvene for the Regular Session in the City Hall Council Chambers.

REGULAR SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Alternate Kevin Moore

ABSENT: Chairman Michael Lucas, Jonas Tune, Stephen Ritchey

STAFF PRESENT: Planning Manager Tony Felts, Assistant City Engineer Ty Thompson, Planner II Tara Bradley, Development Services Coordinator Susan Nix

A. CALL TO ORDER

Vice Chairman James Moseley called the Regular Meeting to order in the City Council Chambers at 7:00 p.m.

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1. Update Report from Staff.

Planning Manager Tony Felts stated the new Planner I will be starting next week. The vacancies we have on the Planning and Zoning Commission should be filled at the April 18 City Council meeting.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of March 28, 2017.

Commissioner Thomas Finney made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 4-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and make a recommendation on a Tree Survey Preservation Plan and related Tree Removal Permit application for more than three trees associated with All Storage. The subject property is located at 1800 and 1900 Castle Drive, further described as being Lots 4 and 5, Block A, of Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas.

Planning Manager Tony Felts came forward and presented a Location Map and Tree Survey Preservation Plan. The number of protected trees the applicant is proposing to remove is 20, they are saving 3 trees. The total mitigation is 303 total caliper inches. Applicant proposes to pay a tree mitigation fee of \$36,866.01. Fees are paid to a fund controlled by the Parks and Recreation Department and they will use these funds to plant trees throughout the City of Rowlett. He stated the request meets section 77-504 of the Rowlett Development Code and staff recommends approval.

Vice Chairman Mosely stated this is a removal of existing trees that are protected. However, the site will be adequately landscaped due to the City Code's requirements for landscaping.

No further questions for Staff.

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Commissioner Thomas Finney made a motion for approval, Alternate Kevin Moore seconded the motion. The motion passed with a 4-0 vote.

2. **Consider and make a recommendation on a request to allow Alternate Building Materials for Stillwater Community Church. The subject property is located at 8401 Princeton Road, further described as being Lot 1, Block 1, Princeton Park Baptist Church, City of Rowlett, Dallas County, Texas.**

Planner II Tara Bradley presented the request for Alternative Building Materials (ABM) approval to allow for wood tone composite fiber cement siding and cedar wood for trim and posts on the front, side and rear facades. Staff recommends approval of the request.

Commissioner Moore had questions regarding materials to be used on the north elevation and the finish out of the soffit boards.

The applicant was asked to address the question:

Kevin Schwartz
700 Cedar Bluff
Wylie, Texas

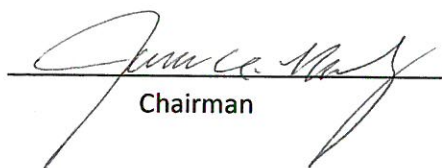
Mr. Schwartz stated the material used will be stucco and the soffit boards will be closed.

No further questions for staff.

Alternate Kevin Moore made a motion for approval, Commissioner Lisa Estevez seconded the motion. The motion passed with a 4-0 vote.

D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 7:12 p.m.


Chairman


Secretary