

**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 25, 2017**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Kevin Moore, Jonas Tune, Stephen Ritchey, Alternates Caleb Baucom, Mark Engen, Wendy Bigony were present but did not participate in the meeting.

ABSENT: Chairman Michael Lucas

STAFF PRESENT: Planning Manager Tony Felts, Senior Planner Patricia Roberts, Urban Design Manager Daniel Acevedo, Planner II Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix

i. Call to Order

Vice Chairman James Moseley called the Work Session to order at 6:16 p.m.

ii. Introduction of newly appointed Planning & Zoning Commission Alternate Members. Discuss expectations and scheduling of a training session with the newly appointed Alternate Members.

The newly appointed Alternate Members were introduced to the Planning and Zoning Commission and staff. All new alternates were sworn-in.

iii. Discuss items on the regular agenda

No items were discussed.

iv. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:29 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, Kevin Moore, Jonas Tune, Stephen Ritchey

Alternates Caleb Baucom, Mark Engen, Wendy Bigony were present but did not participate in the meeting.

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A. CALL TO ORDER

Vice Chairman James Moseley called the Regular Meeting to order in the City Council Chambers at 6:32 p.m.

1. Update Report from Staff.

Planning Manager Tony Felts welcomed the three new alternate members and introduced the City's new Planner I, Kameka Miller.

He also stated that TXDOT will be holding two workshops regarding the IH-30 improvements, and gave the time and place of the meetings.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of April 11, 2017.**
- 2. Consider and take action on a Preliminary Plat request for Bayside West, located in the southeast quadrant of the City bounded to the west by Fuqua Drive, further described as a 54.248 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the Elmira Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas.**

Commissioner Thomas Finney made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a Development Plan for Grocer, located at 1901 Lakeview Parkway further described as being a 6.854 +/- acre tract of land out of the Reason Crist Survey, Abstract No.225, City of Rowlett, Dallas County, Texas.**

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Senior Planner Patricia Roberts came forward and presented a Location Map and provided background on the request. She provided detail on the Development Plan and explained a Downstream Assessment and Traffic Impact Analysis (TIA) was reviewed. She said staff recommends approval.

Vice Chairman James Mosely opened the public hearing.

No speakers came forward.

Vice Chairman James Mosely closed the public hearing.

Commissioner Moore stated that he was concerned about not knowing the brand name of the proposed grocer.

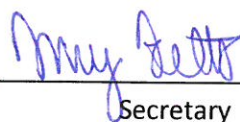
Commissioner Thomas Finney made a motion for approval. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 6:43 p.m.



Chairman



Secretary

