

**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., JULY 25, 2017**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Kevin Moore, Jonas Tune, Stephen Ritchey, Alternate Caleb Baucom

ABSENT: Chairman Michael Lucas, Alternates Mark Engen, Wendy Bigony

STAFF PRESENT: Director of Development Services Marc Kurbansade, Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, 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 6:15 p.m.

ii. Discuss items on the regular agenda

Planning Manager Tony Felts reminded the Commission there are two final plats on the Consent Agenda.

He also stated item C2 from the June 27th meeting will be coming back to Planning and Zoning Commission the first meeting in August, due to the developer making changes to the project and City Council sending the item back to Planning and Zoning Commission.

iii. Adjourn

Vice Chairman James Moseley adjourned the Work Session at 6:24 p.m.

REGULAR SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Lisa Estevez, Kevin Moore, Jonas Tune, Stephen Ritchey, Alternate Caleb Baucom

ABSENT: Chairman Michael Lucas, Alternates Mark Engen, Wendy Bigony

STAFF PRESENT: Director of Development Services Marc Kurbansade, Director of Economic Development Jim Grabenhorst, Assistant City Engineer Ty Thompson, Planning

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Manager Tony Felts, Urban Design Manager Daniel Acevedo, Planner II Tara Bradley,
Planner I Kameka Miller, Development Services Coordinator Susan Nix

A. CALL TO ORDER

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

1. Update Report from Staff.

There was no update from Staff.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of July 11, 2017.**
- 2. Consider and take action on a Final Plat request for Homestead at Liberty Grove, Amenity Center, located at the northern terminus of Kessler Drive being a 4.491 +/- acre tract of land situated in the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.**
- 3. Consider and take action on a Final Plat request for Bayside East, located in the southeast quadrant of the City bounded to the north by the DART rail line, to the southwest by IH 30, and to the east by Dalrock Road, further described as a 74.865 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas.**

Commissioner Lisa Estevez made a motion to approve the Consent Agenda. Commissioner Kevin Moore seconded the motion. The motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a Major Warrant from Section 3.1.3.e.iii of the Form Based Code, which states on-street parking and loading may not be reserved for private use as it pertains to Mixed-Residential and Mixed-Use buildings. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres in the William Crabtree Survey, Abstract 347, Tract 27, and being lot 2, Block A, Municipal Complex Addition and also lot 3R-1AR, Block A, Municipal Complex Amended Addition, City of Rowlett, Dallas County, Texas.**

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Director of Development Services, Marc Kurbansade, presented the information for this item. Staff recommended denial of this item.

Paris Rutherford, with Catalyst - Applicant, presented additional information. The public hearing was opened and closed with 3 speakers:

Suzan Fulton, 4113 Main Street, Rowlett; spoke in favor of this item.

Charles Barnaby, 7510 Hendricks, Rowlett; spoke in opposition of this item.

Tamra Williams, 5518 Miller Heights Drive, Rowlett; spoke in opposition of this item.

Several members of the Commission had comments on this item.

Commissioner Thomas Finney made a motion, seconded by Commissioner Stephen Ritchey, to approve the item with the following amendments: south of Dennis Street reserved parking to be allowed, north of Dennis Street will be a time-based reservation. The motion failed with a 3-4 vote. Vice Chairman James Moseley, Commissioners Lisa Estevez and Kevin Moore, and Alternate Caleb Baucom voted against the motion.

Alternate Caleb Baucom made a motion, seconded by Commissioner Jonas Tune, to approve the item with the following amendments: north of Dennis Street not to have reserved parking, south of Dennis Street reserved parking will be allowed. The motion failed with a 2-5 vote. Vice Chairman James Moseley, Commissioners Lisa Estevez, Thomas Finney, Kevin Moore, and Stephen Ritchey voted against the motion.

Commissioner Lisa Estevez made a motion to deny. Alternate Caleb Baucom seconded the motion. The motion to deny passed with a 4-3 vote. Commissioners Thomas Finney, Jonas Tune and Kevin Moore were opposed.

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D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 8:04 p.m.


Chairman


Secretary