

**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., AUGUST 8, 2017**

**WORK SESSION**

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

**ABSENT:** Chairman Michael Lucas, Commissioners Jonas Tune, Stephen Ritchey, Alternates Mark Engen, Wendy Bigony

**STAFF PRESENT:** Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Senior Planner Patricia Roberts, Planner II Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix, Community Services Manager Maria Martinez, Environmental Health Manager Chuck Dumas

**i. Call to Order.**

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

**ii. Receive a presentation on the Rental Inspection Program**

Community Services Manager Maria Martinez and Environmental Health Manager Chuck Dumas gave an overview of the Rental House Program. They outlined that the purpose of this program is for health and safety concerns and to ensure minimum standards are being met by home owners. Mrs. Martinez mentioned many other cities have already adopted these types of programs and Mr. Dumas discussed the time line for implementation of the program.

**iii. Discuss items on the regular agenda.**

No items were discussed.

**iv. Adjourn.**

Vice Chairman James Moseley adjourned the Work Session at 6:28 p.m.

**REGULAR SESSION**

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

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**A. CALL TO ORDER**

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Vice Chairman James Moseley called the Regular Meeting to order at 6:31 p.m.

**1. Update Report from Staff.**

There was no update from Staff.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of July 25, 2017.**

**2. Consider and take action on a Final Plat for Manors on Miller, further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.**

Commissioner Lisa Estevez made a motion to approve the Consent Agenda. Alternate Caleb Baucom seconded the motion. The motion passed with a 5-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**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.**

Planning Manager Tony Felts presented the information and background for this item. He explained the developer had made some changes to the site plan before presenting to City

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Council, and City Council determined that substantial changes were made to the proposal. He further explained that City Council voted to remand the item back to Planning and Zoning Commission for further review. Mr. Felts states that public notifications were sent out and notices sufficient to constitute owners of 22.1% of the land within 200 feet were received back in protest, which will require a super majority vote from Council to approve the request for rezoning. Staff recommends approval of this item.

Gary Lacey, with Amtex Development - Applicant, presented additional information.

Nicholas Cate, Architectural Representative, presented the revised site plan.

Michael Clark with VHA Property Management, explained how Area Median Income is determined as well as renter requirements.

Sean Merrill with Brown & Gay Engineers – Engineer, presented the traffic study.

Vice Chairman Moseley opened the public hearing.

Nick Lamb, 7220 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Ann Gilbreath, 5611 Rowlett Road #1208 (Sunset MHP), Rowlett; spoke in favor of this item.

Kelley Johnson, 4701 Chiesa Road, Rowlett; spoke in opposition of this item.

Gary Alexander, 7401 Atlantic Drive, Rowlett; spoke in opposition of this item.

Theresa Jara, 4509 Chiesa Road #27, Rowlett; spoke in favor of this item.

Ed Neal, 4509 Chiesa Road #27, Rowlett; spoke in favor of this item.

Rocky Cook, 7609 Lindsey Drive, Rowlett; spoke in opposition of this item.

Lorraine Ficarra, 4613 Miramar Drive, Rowlett; spoke in opposition of this item.

Sheryl Johnston, 4002 Thornhill Way, Rowlett; spoke in favor of this item.

Suzanne Chisolm, 4002 Thorn Hill Way, Rowlett; spoke in favor of this item.

Terri Braziel, 7110 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Asa Cascavilla, 4101 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Ron Bradley, 4509 Chiesa Road #19, Rowlett; spoke in favor of this item.

Philip Cascavilla, 6830 La Costa, Rowlett; spoke in opposition of this item.

Cindy Viana, 7217 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Roxie Keys, 4117 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Barbara Kelly, 7118 Stone Meadow Circle, Rowlett; spoke in opposition of this item.

Marlene Meeks, 4509 Chiesa Road #5, Rowlett; spoke in favor of this item.

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

Kris Jones, 7404 Catamaran Road, Rowlett; spoke in opposition of this item.

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Jenni Velazquez, 7709 Coral Way, Rowlett; spoke in opposition of this item.  
James Morris, 7227 Stone Meadow Circle, Rowlett; spoke in opposition of this item.  
Gerald Freeman, 8701 Lakeside Drive, Rowlett; spoke in opposition of this item.  
Randon Crowell, 3406 Bridgewater Drive, Rowlett; spoke in opposition of this item.  
Cynthia Marquez, 7906 Lindsey Drive, Rowlett; spoke in opposition of this item.  
Gary Hodges 4802 Lindsey Drive, Rowlett; spoke in opposition of this item.  
Mary Hodges 4802 Lindsey Drive, Rowlett; spoke in opposition of this item.  
Richard Andro, 2210 Stone Hollow Drive, Rowlett; spoke in opposition of this item.  
Elana Andro, 2210 Stone Hollow Drive, Rowlett; spoke in opposition of this item.  
Julie Hunter, 2310 Crestview Lane, Rowlett; spoke in opposition of this item.  
Paul Bellah, 7517 Lagoon Drive, Rowlett; spoke in opposition of this item.  
Wayne Rasor, 7309 Harbor Drive, Rowlett; spoke in opposition of this item.

Vice Chairman Moseley closed the public hearing.

There was discussion amongst the Commission regarding public opposition, significant changes to the site plan and the location of the project.

Alternate Caleb Baucom made a motion to recommend denial. Commissioner Kevin Moore seconded the motion. The motion passed with a 4-1 vote. Commissioner Thomas Finney voted against the motion.

**D. ADJOURNMENT**

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Vice Chairman James Moseley adjourned the meeting at 8:52 p.m.

  
Chairman

  
Secretary