

**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 22, 2017**

WORK SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Stephen Ritchey, Jonas Tune, Kevin Moore, Alternates Caleb Baucom, Wendy Bigony

ABSENT: Chairman Michael Lucas, Commissioner Lisa Estevez, Alternate Mark Engen

STAFF PRESENT: Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Urban Design Manager Daniel Acevedo, Senior Planner Patricia Roberts, 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.

There was some discussion regarding items on the Consent Agenda.

iii. Adjourn.

Vice Chairman James Moseley adjourned the Work Session at 6:20 p.m.

REGULAR SESSION

PRESENT: Vice Chairman James Moseley, Commissioners Thomas Finney, Stephen Ritchey, Jonas Tune, Kevin Moore, Alternates Caleb Baucom, Wendy Bigony

ABSENT: Chairman Michael Lucas, Commissioner Lisa Estevez, Alternate Mark Engen

STAFF PRESENT: Assistant City Engineer Ty Thompson, Planning Manager Tony Felts, Urban Design Manager Daniel Acevedo, Senior Planner Patricia Roberts, 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.

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1. Update Report from Staff.

Planning Manager Tony Felts reminded the Commissioners of the deadline date to re-apply for Board appointments. He also announced that Tara Bradley will be promoted to Senior Planner effective August 24, 2017.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of August 8, 2017.**
- 2. Consider and take action on a Preliminary Plat request for Harborside Estates No. 3 located at 5099 Kirby Road further described as a being 3.416 +/- acre tract of land situated in the Oliver V. Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.**
- 3. Consider and take action on an Amending Plat 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 Kevin Moore made a motion to approve the Consent Agenda. Alternate Wendy Bigony seconded the motion. The motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a Replat of Lots 4 and 5, Block A, Bubbus Addition, No.1, located at 1800 and 1900 Castle Drive, City of Rowlett, Dallas County, Texas.**

Planning Manager, Tony Felts, presented the information and background for this item. Staff recommended approval of this item.

The public hearing was opened and closed with no speakers.

There was no discussion amongst the Commission.

Commissioner Kevin Moore made a motion to approve. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

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- 2. Consider and make a recommendation on a request for Alternative Building Materials. The subject property is located at 8101 Lakeview Parkway further described as being Lot 1, Block A, Amesbury Addition Phase III, Lot 1, Block A, City of Rowlett, Dallas County, Texas.**

Senior Planner Patricia Roberts, presented the information for this item. Staff recommends approval of this item.

Matthew Maly - Applicant, came forward and introduced himself.

There was no discussion among the Commission.

Alternate Caleb Baucom made a motion to approve. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

- 3. Consider and make a recommendation on a request for an Alternative Landscape Plan. The subject property is located at 8101 Lakeview Parkway further described as Lot 1, Block A, Amesbury Addition Phase III, City of Rowlett, Dallas County, Texas.**

Senior Planner Patricia Roberts, presented the information for this item. Staff recommends approval of this item.

There was discussion among the Commission regarding easements, location of trees and types of landscape material.

Commissioner Jonas Tune made a motion to approve. Alternate Caleb Baucom seconded the motion. The motion passed with a 7-0 vote.

- 4. Conduct a public hearing and take action on a Development Plan for Riverside Place, a retirement home/independent living facility. The subject property is located at 4205 Dalrock Road, further described as being a 5.4 +/- acre tract of land out of the William Crabtree Survey, Abstract #346, City of Rowlett, Dallas County, Texas.**

Planning Manager Tony Felts presented the information and background for this item. Staff recommended approval of this item.

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Marc Tolson, with Arrive Architect Group – Applicant, presented additional information. The public hearing was opened and closed with no speakers.

Several members of the Commission had questions on this item regarding parking, resident capacity, age requirements and use restrictions.

The public hearing was opened and closed with no speakers.

There was discussion among the Commission regarding this being a positive project and that these types of facilities are needed.

Commissioner Thomas Finney made a motion to approve. Alternate Wendy Bigony seconded the motion. The motion passed with a 7-0 vote.

- 5. Conduct a public hearing and make a recommendation on a request to rezone property from C-1 Limited Commercial/Retail to PD Planned Development with C-1 base zoning. The subject property is located at 4217 Rowlett Road, further described as being an 18.22 +/- acre tract of land out of the Thomas Collins Survey, Abstract #332, City of Rowlett, Dallas County, Texas.**

Planning Manager Tony Felts presented the information and background for this item. Staff recommended approval of this item.

The Commission had questions regarding building materials, the proposed changes, and a fence along the property line.

Jean Latsha, with Pedcor Investments – Applicant, presented additional information. The public hearing was opened and closed with no speakers.

Vice Chairman James Moseley asked the applicant to explain the Tax Credit program.

Several members of the Commission had comments of being in support of this item and commended the developer for favorable revisions.

Commissioner Jonas Tune made a motion to approve. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-1 vote. Alternate Caleb Baucom voted against the motion.

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D. ADJOURNMENT

Vice Chairman James Moseley adjourned the meeting at 7:44 p.m.


for Chairman


Secretary