

**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., OCTOBER 24, 2017**

**WORK SESSION**

**PRESENT:** Chairman James Moseley, Commissioners Lisa Estevez, Kevin Moore, Caleb Baucom, Alternate John Cote.

**ABSENT:** Vice Chairman Thomas Finney, Commissioners Stephen Ritchey, Mark Engen, Alternates Wendy Bigony, Willie Nowell, Jr.

**STAFF PRESENT:** Planning Manager Tony Felts, Assistant City Engineer Ty Thompson, Senior Planner Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix

**i. Call to Order.**

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 item C1.

**iii. Adjourn.**

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

**REGULAR SESSION**

**PRESENT:** Chairman James Moseley, Commissioners Lisa Estevez, Kevin Moore, Caleb Baucom, Alternates John Cote.

**ABSENT:** Vice Chairman Thomas Finney, Commissioners Stephen Ritchey, Mark Engen, Alternates Wendy Bigony, Willie Nowell, Jr.

**STAFF PRESENT:** Planning Manager Tony Felts, Assistant City Engineer Ty Thompson, Senior Planner Tara Bradley, Planner I Kameka Miller, Development Services Coordinator Susan Nix

**A. CALL TO ORDER**

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

**1. Update Report from Staff.**

Planning Manager Tony Felts reminded the Commissioners that the Planning and Zoning training for newly appointed members will be held on November 1<sup>st</sup> in the City Hall Conference room, all members are invited to attend. He mentioned upcoming items of interest:  
Camp Fear at Pecan Grove Park, Friday, October 27<sup>th</sup>.  
National Prescription Take Back Event at RCC, Saturday, October 28<sup>th</sup> from 10 to 2.

Chairman Moseley mentioned an upcoming event:  
Recycling Event at Rowlett High School, November 4<sup>th</sup>.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of October 10, 2017.**

Commissioner Kevin Moore made a motion to approve the Consent Agenda. Commissioner Lisa Estevez 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 take action on a Development Plan for 24 Hour Fitness, a fitness facility. The subject property is located at 5505 Rowlett Road, further described as being all of Lot 7, Block A, Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Planning Manager Tony Felts, presented the information for this item. Staff recommends approval of this item.

There were questions from the Commission regarding the signs on the west façade.

Cohen Purvis - Applicant, came forward and introduced himself. He explained to the Commission the location of the illuminated signs and said they would meet any sign regulations necessary. The public hearing was opened and closed with no speakers.

There was no discussion amongst the Commission.

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

- 2. Conduct a public hearing and make a recommendation on a request for a rezoning from General Commercial/Retail-C-2 and Planned Development to Planned Development (PD). The subject properties are located at 3318 Lakeview Parkway further being described as 0.15 +/- acres out of Lot 3, Block 1, Boyd and Kneggs Business Park, 5101 Rowlett Road further being described as 2.5 +/- acres in the U Matthusen, Abstract No. 1017, and 3301 Enterprise Drive further being described as Lot 6, Block 1, Rowlett Business Park, City of Rowlett, Dallas County, Texas.**

Senior Planner Tara Bradley, presented the information for this item. She presented a table comparing the difference from the existing zoning to the proposed Plan Development. Staff recommends approval for this item.

There was some discussion amongst the Commission and staff regarding easements.

T.R. Bartholomew, with Bartholomew, AIA Co. - Applicant, presented additional information.

Several members of the Commission had questions and comments on this item regarding building materials, parking spaces and the number of storage facilities in Rowlett and the surrounding areas.

The public hearing was opened and closed with 2 speakers:

Ray Kneggs, 1006 Broadmoor Lane, Rowlett; Spoke in favor of this item so long as the building was 100% masonry.

Randy Barnett, 19111 Windmill Lane, Dallas; Mr. Barnett explained he is the representative for the Hat Creek Burger Company which is opening a restaurant that will back up to this property. He spoke with concerns of the building materials and would prefer masonry, for a better visual appeal.

There was discussion amongst the Commission regarding the material not being masonry, the number of this type of facilities already existing and excessive exceptions requested.

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Commissioner Caleb Baucom made a motion to approve this item with the stipulation to have an 8-foot solid masonry screening wall on the northern property line. There was no second to this motion.

Alternate John Cote made a motion to table this item until the November 28, 2017 Planning and Zoning Commission meeting. Commissioner Lisa Estevez seconded the motion. The motion failed with a 2-3 vote. Chairman James Moseley, Commissioners Caleb Baucom and Kevin Moore voted against the motion.

Commissioner Kevin Moore made a motion to deny. Commissioner Lisa Estevez seconded the motion. The motion to deny passed with a 3-2 vote. Commissioner Caleb Baucom and Alternate John Cote voted against the motion.

- 3. Conduct a public hearing and make a recommendation on a request for a rezoning from General Commercial/Retail (C-2) and Single Family Residential-(SF-9) to Planned Development (PD). The subject property is located at 5314 Chiesa Road further being described as 4.37+/- acres in the JW Gardener Survey, Abstract No. 526, City of Rowlett, Dallas County, Texas.**

Senior Planner Tara Bradley, presented the information for this item. She presented a table comparing the difference from the existing zoning to the proposed Plan Development. Staff recommends approval for this item.

Karl Crawley - Applicant, presented additional information and provided photos. The public hearing was opened and closed with 2 speakers:

Daniel Lewis, 5110 Chiesa Road, Rowlett; Spoke regarding his concern of the location of power poles going to the substation.

Roger Baggerman, 4109 Bermuda, Rowlett; Spoke regarding a concern with access.

There was some discussion amongst the Commission regarding being in favor of this item.

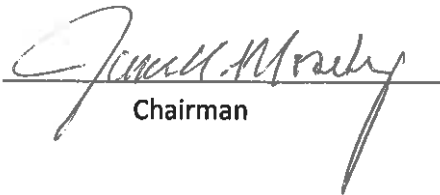
Commissioner Caleb Baucom made a motion to approve. Alternate John Cote seconded the motion. The motion passed with a 5-0 vote.

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D. ADJOURNMENT

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Chairman James Moseley adjourned the meeting at 7:47 p.m.

  
Chairman

  
Secretary