

**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., NOVEMBER 28, 2017**

WORK SESSION

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternate John Cote, Willie Nowell, Jr.

ABSENT: Vice Chairman Thomas Finney, Commissioner Kevin Moore, Alternate Wendy Bigony.

STAFF PRESENT: Planning Manager Tony Felts, Community Services Manager Maria Martinez, Interim Assistant City Manager Mark McAvoy, Assistant City Engineer Ty Thompson, Senior Planner Tara Bradley, 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 the financial impact of rezoning properties from Commercial to other zonings and some discussion regarding the building materials.

Planning Manager Tony Felts announced this will be his last meeting to attend that Friday will be his last day with the City. He said in his absence Maria Martinez will continue to be acting as interim Neighborhood Services and Daniel Acevedo will be the interim Director of Planning.

iii. Adjourn.

Chairman James Moseley adjourned the Work Session at 6:26 p.m.

REGULAR SESSION

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternate John Cote, Willie Nowell, Jr.

ABSENT: Vice Chairman Thomas Finney, Commissioner Kevin Moore, Alternate Wendy Bigony.

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A. CALL TO ORDER

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

1. Update Report from Staff.

There was no update report from staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 14, 2017.

Alternate John Cote made a motion to approve the Consent Agenda with a correction to the minutes. Commissioner Stephen Ritchey 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 request to rezone properties from General Commercial/Retail-C-2 and Single Family Residential-SF-9 to Planned Development-PD. The subject properties are located at 5314 Chiesa and 7500 Lakeview Parkway described as being 10.83 +/- acres in the James W. Gardener Survey, Abstract #526 and J. Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas.**

Senior Planner Tara Bradley, presented the information for this item. Staff recommends approval of this item.

The Commission had questions regarding access to the property and age requirements.

Melissa Fisher, with Rise Residential – Applicant, presented additional information.

Glen Kistenmacher, with Kistenmacher Engineering – Engineer, discussed ingress/egress.

Bill Fisher, Sonoma Housing Advisors - Development Consultant, presented additional information regarding access to the property.

The public hearing was opened and closed with 2 speakers:

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Jim Wilson, 8402 Green Point Drive, Rowlett; spoke in favor of this item.

Rick Sheffield, 3610 Delia Street, Rowlett; spoke in favor of this item.

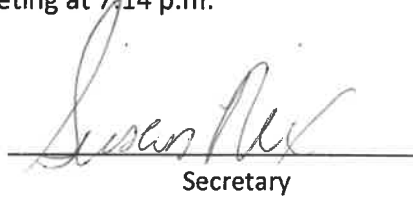
There was discussion amongst the Commission regarding being in support of this item and that these types of facilities are needed.

Commissioner Lisa Estevez made a motion to approve with the removal of item 1, in the landscape section of the development standards, to be replaced with section 77-504 of the Rowlett Development Code. Commissioner John Cote seconded the motion. The motion passed with a 6-1 vote. Commissioner Caleb Baucom voted against the motion.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:14 p.m.


Chairman


Secretary