

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY HALL ANNEX
4004 MAIN STREET, AT 6:30 P.M., JANUARY 9, 2018**

WORK SESSION

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, Kevin Moore, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternate John Cote.

ABSENT: Vice Chairman Thomas Finney, Alternates Wendy Bigony, Willie Nowell, Jr.

STAFF PRESENT: Urban Design Manager Daniel Acevedo, Community Services Manager Maria Martinez, Assistant City Engineer Ty Thompson, Senior Planner Tara Bradley, Planner II 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.

Chairman James Moseley announced that according to Robert's Rules of Order, discussion/debate is allowed after a motion is made, and the motion can be amended. This practice will be followed going forward.

There was no discussion of any items on the agenda.

iii. Adjourn.

Chairman James Moseley adjourned the Work Session at 6:21 p.m.

REGULAR SESSION

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, Kevin Moore, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternate John Cote.

ABSENT: Vice Chairman Thomas Finney, Alternates Wendy Bigony, Willie Nowell, Jr.

STAFF PRESENT: Urban Design Manager Daniel Acevedo, Community Services Manager Maria Martinez, Assistant City Engineer Ty Thompson, Senior Planner Tara Bradley, Planner II Kameka Miller, Development Services Coordinator Susan Nix

A. CALL TO ORDER

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY HALL ANNEX
4004 MAIN STREET, AT 6:30 P.M., JANUARY 9, 2018**

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

1. Update Report from Staff.

Urban Design Manager Daniel Acevedo stated that City Council will be meeting tonight to finalize the Strategic Plan. He also stated the two final candidates for the Community Development Director have been selected and the Planning and Zoning Commission will be invited to attend a meet and greet for each candidate. He mentioned that we are currently interviewing for a Senior Planner. He also wanted the Commissioners to know this will be Planner Kameka Miller's first time to present.

B. CONSENT AGENDA

Note: It was decided to vote separately for each item on the Consent Agenda.

1. Minutes of the Planning and Zoning Commission Meeting of November 28, 2017.

Commissioner Caleb Baucom made a motion to approve item B1 of the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote. Commissioner Moore abstained from the vote.

2. Consider and take action on a final plat request for Bayside West, 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 70.865 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the Elmore Eveens Survey, Abstract No. 438, City of Rowlett, Dallas County, Texas.

Commissioner Caleb Baucom made a motion to approve item B2 of the Consent Agenda. Commissioner Lisa Estevez 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 for a Minor Special Use Permit to allow solar panels on the front elevation of a roof. The subject property is located at 3204 Dalrock Road further described as being Lot 17, Block 1 of Chantilly Bay, City of Rowlett, Rockwall County, Texas.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY HALL ANNEX
4004 MAIN STREET, AT 6:30 P.M., JANUARY 9, 2018**

Planner II Kameka Miller, presented the information and background for this item. She explained why there was a need for a Special Use Permit. Public notifications were sent and staff recommends approval of this item.

The Commission had questions regarding how staff discovered the solar panels and the location of the panels.

Ethan Stephens, with Sun Pro Solar – Applicant’s Representative, presented additional information. The public hearing was opened and closed with no speakers.

There was discussion amongst the Commissioners regarding solar shingles, leaks from the panels, hail damage, location of the panels, home values, energy efficiency and aesthetics. Several members of the Commission had comments on this item.

Commissioner Caleb Baucom made a motion to approve. Commissioner Mark Engen seconded the motion. The motion passed with a 5-2 vote. Commissioner Kevin Moore and Lisa Estevez voted against the motion.

- 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 and background for this item. Public notifications were sent out and staff recommends approval of this item.

The Commission had questions regarding access to the property, location and flooding.

Rocky Luizzi – Owner/Applicant, presented additional information.

Randy Bartholomew, AIA – Architect, discussed requested variances and presented additional information.

The public hearing was opened and closed with 3 speakers:

Suzanne Athey, 418 Village Drive, Murphy; spoke in favor of this item.

Ray Kneggs, 3405 Enterprise Drive, Rowlett; spoke in opposition of this item.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY HALL ANNEX
4004 MAIN STREET, AT 6:30 P.M., JANUARY 9, 2018**

Randy Bartholomew, 4703 Creekwood Road, Austin; spoke in favor of this item.

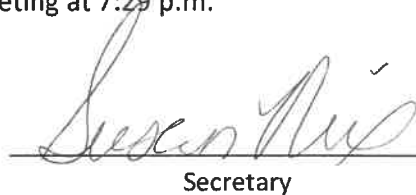
There was discussion amongst the Commission regarding access to the property, drainage, lack of employment opportunities, aesthetics and location.

Commissioner John Cote made a motion to approve. Commissioner Caleb Baucom seconded the motion. The motion passed with a 5-2 vote. Chairman James Moseley and Commissioner Kevin Moore voted against the motion.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:29 p.m.


Chairman


Secretary