

**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., JANUARY 23, 2018**

**WORK SESSION**

**PRESENT:** Chairman James Moseley, Commissioners Mark Engen, Caleb Baucom, Alternate John Cote.

**ABSENT:** Vice Chairman Thomas Finney, Commissioners Lisa Estevez, Kevin Moore, Stephen Ritchey, Alternates Wendy Bigony, Willie Nowell, Jr.

**STAFF PRESENT:** Urban Design Manager Daniel Acevedo, Community Services Manager Maria Martinez, 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 6:23 p.m.

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

Chairman James Moseley discussed changing the start time of the meetings to 7 PM and requested this item be placed on the next meetings work session for discussion.

Urban Design Manager Daniel Acevedo stated that the applicant submitted a revised Exhibit D for item C1, to address most of the items that were in opposition. Each Commissioner will have a copy of the revised exhibit on the dais.

There was some discussion on item C1 regarding the 15-foot easement, parking spaces, and Right of Way.

**iii. Adjourn.**

Chairman James Moseley adjourned the Work Session at 6:31 p.m.

**REGULAR SESSION**

**PRESENT:** Chairman James Moseley, Commissioners Mark Engen, Caleb Baucom, Alternate John Cote.

**ABSENT:** Vice Chairman Thomas Finney, Commissioners Lisa Estevez, Kevin Moore, Stephen Ritchey, Alternates Wendy Bigony, Willie Nowell, Jr.

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**STAFF PRESENT:** Urban Design Manager Daniel Acevedo, Community Services Manager Maria Martinez, Director of Parks and Recreation Angie Smith, Senior Planner Tara Bradley, Planner II 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 6:33 p.m.

**1. Update Report from Staff.**

There is no update report from staff.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of January 9, 2018.**

Commissioner Mark Engen made a motion to approve the Consent Agenda. Alternate John Cote seconded the motion. The motion passed with a 4-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Conduct a public hearing and make a recommendation on a rezoning request from Single Family-40 (SF-40) to a Planned Development (PD) with an underlying Commercial-1 (C-1) base zoning. The subject property is located at 6917 Miller Road, further described as being 0.2 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.**

Urban Design Manager Daniel Acevedo, presented the information and provided background on the request. He explained the applicant submitted revisions (Revised Exhibit D) to the original request. He presented a table and compared the differences from the original Planned Development Standards. He stated that public hearing notifications were sent out and staff recommended denial of this item based on not meeting the required conditions.

The Commission had questions regarding amount of parking spaces, access to parking, number of entrances to the facility, specific questions with regard to Paddle Point Park and ownership of the property.

David Holl – Owner/Applicant, presented additional information about his contract with the City and explained the program he offered and the benefits it provided.

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The public hearing was opened and closed with 2 speakers:

Jean McKenzie, 4621 Horizon Drive, Rowlett; spoke in favor of this item.

William Shaver, 6918 Miller Road, Rowlett; spoke in favor of this item.

Director of Parks and Recreation, Angie Smith came forward and provided information on the contract between the applicant and the City and answered some specific questions with regard to Paddle Point Park.

There was discussion amongst the Commissioners regarding amount of parking spaces, long term plans, and material of paving. Several members of the Commission had comments on this item.

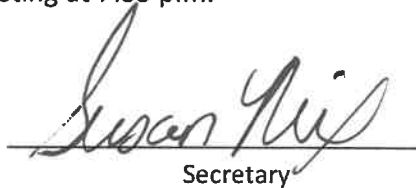
Commissioner Caleb Baucom made a motion to approve with the condition that the parking paving be non-pervious material. Commissioner Mark Engen seconded the motion. The motion passed with a 3-1 vote. Chairman James Moseley voted against the motion.

**D. ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 7:55 p.m.

  
Chairman

  
Secretary