

**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., FEBUARY 13, 2018**

**WORK SESSION**

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

**ABSENT:** Vice Chairman Thomas Finney, Commissioner Caleb Baucom, Alternates Wendy Bigony, Willie Nowell, Jr.

**STAFF PRESENT:** Community Services Manager Maria Martinez, Senior Planner Tara Bradley, Planner II Kameka Miller, Deputy City Secretary Stacey Chadwick, Assistant City Engineer Ty Thompson.

**i. Call to Order.**

Chairman James Moseley called the Work Session to order at 6:15 p.m.

**ii. Discuss the start time of future Planning and Zoning Meetings**

There was a brief discussion on changing the start time of future Planning and Zoning meeting. The Commission voted unanimously in favor of changing the start time of future meetings to 7PM and the work session will begin at 6:45PM, unless there is special business that needs to be conducted, at which time the work session may start earlier.

**iii. Discuss Items on the Regular Agenda**

There was some discussion regarding item B2.

**iv. Adjourn.**

Chairman James Moseley adjourned the Work Session at 6:24 p.m.

**REGULAR SESSION**

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

**ABSENT:** Vice Chairman Thomas Finney, Commissioner Caleb Baucom, Alternates Wendy Bigony, Willie Nowell, Jr.

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**STAFF PRESENT:** Community Services Manager Maria Martinez, Senior Planner Tara Bradley, Planner II Kameka Miller, Deputy City Secretary Stacey Chadwick, Assistant City Engineer Ty Thompson.

**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.**

Community Services Manager Maria Martinez gave the staff update regarding staff changes.

**B. CONSENT AGENDA**

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- 1. Minutes of the Planning and Zoning Commission Meeting of January 23, 2018.**
- 2. Consider and take action on a Preliminary Plat request for Homestead at Liberty Grove at Phase 2, located at 9401 Princeton Road further described as a 26.8 +/- acre tract of land situated in the James M. Hamilton, Abstract No. 544, City of Rowlett, Dallas County, Texas.**
- 3. Consider and take action on a preliminary plat request for The Shoppes at Lakeview, located at 4725, 4802 and 4808 Lakeview Parkway and 5201 Industrial Drive further described as being a total of 3.68 +/- acre tract of land situated in the T. Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas.**

Commissioner Lisa Estevez made a motion to approve the Consent Agenda. Alternate John Cote seconded the motion. The motion passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Consider and make a recommendation on a request for Alternative Building Materials. The subject property is located at 3314 Waterford Drive, further described as being Lot 6, Block A, of the Waterford Estates Subdivision, City of Rowlett, Dallas County, Texas**

Kameka Miller came forward and provided background information on the request. Staff recommended denial of this item.

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There was discussion amongst the Commission regarding cementitious fiber board plank (hardie siding) being considered masonry and the material being utilized for single family residential home.

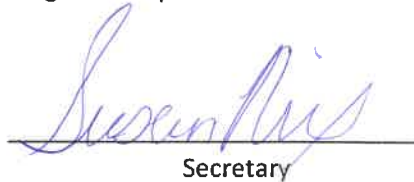
Commissioner Kevin Moore made a motion to approve this item. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

**D. ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 6:59 p.m.

  
Chairman

  
Secretary