

**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 7:00 P.M., FEBRUARY 27, 2018**

**WORK SESSION**

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

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

**STAFF PRESENT:** Interim Director of Community Development Daniel Acevedo, Senior Planner Tara Bradley, Planner II Kameka Miller, Senior Planner Sam Lawrence, Community Development Coordinator Susan Nix, Chief of Police Mike Brodnax.

**i. Call to Order.**

Chairman James Moseley called the Work Session to order at 6:26 p.m.

**ii. The Planning and Zoning Commission shall convene into Executive Session pursuant to the Texas Government Code, §551.076 (Deliberation Regarding Security Devices/Personnel) and §418.183(f) (Confidentiality of Information Relating to Emergency Response Providers) to deliberate information and receive training related to the Rowlett Police Department's tactical plan for preventing and responding to terrorism or related criminal activity. (30 minutes)**

The Commission convened into Executive Session at 6:26 p.m.

Executive Session was closed by Chairman James Moseley at 6:47 p.m.

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

There was no discussion of any items on the agenda.

**iv. Adjourn.**

Chairman James Moseley adjourned the Work Session at 6:47 p.m.

**REGULAR SESSION**

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

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**STAFF PRESENT:** Interim Director of Community Development Daniel Acevedo, Senior Planner Tara Bradley, Planner II Kameka Miller, Senior Planner Sam Lawrence, Community Development Coordinator Susan Nix.

**A. CALL TO ORDER**

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Chairman James Moseley called the Regular Meeting to order at 7:00 p.m.

**1. Update Report from Staff.**

Daniel Acevedo gave the staff update. He introduced the City's new Senior Planner, Sam Lawrence, to the Commission. He stated the Planning department is working on a printed set of codes for each Commissioner to keep at the Dais. He also mentioned the Comprehensive and Strategic Plan updates are currently being held.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of February 13, 2018.**

Commissioner Kevin Moore made a motion to approve the Consent Agenda. Commissioner Mark Engen seconded the motion. The motion passed with a 6-0 vote. Commissioner Caleb Baucom abstained from the vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Consider and take action on a Temporary Use Permit Request for a "Similar temporary use", specifically, storage containers, to be located at 6917 Miller Road further being described as 4.014 acres in the James Hobbes 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 request is only for the three green storage containers to be temporarily stored on the property, this does not include the two red containers that are currently located on the property. Staff recommended approval with the condition that all five storage containers be removed at the time the Paddle Point Parking lot is complete.

David Holl – Owner/Applicant, presented additional information regarding the storage containers.

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There was discussion amongst the Applicant and the Commissioners regarding construction timelines, container usage, the Kayak Program and the additional two containers.

There was discussion amongst the Commission regarding the Temporary Use Permit should only apply to the three (green) containers and that the City will need to address the other two (red) containers separately.

Commissioner Mark Engen made a motion to approve the Temporary Use Permit for the three green containers. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-1 vote. Alternate John Cote voted against the motion.

- 2. Conduct a public hearing and make a recommendation to City Council on a rezoning request from Single Family Residential (SF-10) to Limited Office (O-1). The subject property is located at 3710 President George Bush Highway further being described as 0.7691 +/- acres in the Thomas Lumley Survey, Abstract #789, City of Rowlett, Dallas County, Texas.**

Senior Planner, Tara Bradley, presented the information for this item. She stated that public hearing notifications were sent out and staff recommended approval of this item.

Shaun Dierksen – Applicant, came forward and gave additional information regarding the item.

Several members of the Commission had questions regarding business hours, number of employees, and the type of screening wall.

The public hearing was opened and closed with no speakers.

Commissioner Caleb Baucom made a motion to approve. Commissioner Mark Engen seconded the motion. The motion passed with a 7-0 vote.

- 3. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for Creekside Substation. The subject property is located at 5310 Chiesa Road further being described as 4.37 +/- acres in the JW Gardener Survey, Abstract No. 526, City of Rowlett, Dallas County, Texas.**

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

Karl Crawley – Applicant, came forward and gave additional information regarding the request.

The public hearing was open and closed with no speakers.

There was no discussion among the Commission.

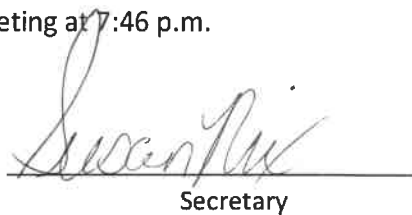
Commissioner Lisa Estevez made a motion to approve. Alternate John Cote seconded the motion. The motion passed with a 7-0 vote.

**D. ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 7:46 p.m.

  
Chairman

  
Secretary