

**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., APRIL 10, 2018**

WORK SESSION

PRESENT: Chairman James Moseley, Vice Chairman Thomas Finney, Commissioners Lisa Estevez, Kevin Moore, Mark Engen, Caleb Baucom, Alternates John Cote, Willie Nowell, Jr.

ABSENT: Commissioner Stephen Ritchey

STAFF PRESENT: Interim Director of Community Development Daniel Acevedo, Senior Planner Tara Bradley, Planner II Kameka Miller, Community Development Coordinator Susan Nix, Assistant City Manager Mark McAvoy, Director of Public Works Shawn Poe.

i. Call to Order.

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

ii. Receive presentation from the Community Investment Advisory Board on 2018 bond election. (30 min)

Shawn Poe, Director of Public Works, provided an update on the 2015 bond projects as well as details for the upcoming 2018 bond package up for election in May. He stated the dates of the upcoming public meetings.

iii. Discuss the ten guidelines outlined in Section 77-805 regarding making decisions on rezoning requests.

Daniel Acevedo, Interim Director of Community Development, provided a brief overview on each of the ten guidelines in section 77-805. – Rezoning for Approval Criteria. He explained staff reviews project based on the Approval Criteria.

iv. Discuss items on the regular agenda.

There was no discussion of any items on the agenda.

v. Adjourn.

Chairman James Moseley adjourned the Work Session at 7:01 p.m.

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REGULAR SESSION

PRESENT: Chairman James Moseley, Vice Chairman Thomas Finney, Commissioners Lisa Estevez, Kevin Moore, Mark Engen, Caleb Baucom, Alternates John Cote, Willie Nowell, Jr.

ABSENT: Commissioner Stephen Ritchey

STAFF PRESENT: Interim Director of Community Development Daniel Acevedo, Senior Planner Tara Bradley, Planner II Kameka Miller, Community Development Coordinator Susan Nix, Assistant City Manager Mark McAvoy.

A. CALL TO ORDER

Chairman James Moseley called the Regular Meeting to order at 7:04 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 February 27, 2018.

Commissioner Caleb Baucom made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote. Vice Chairman Thomas Finney abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a Special Use Permit Request. The subject property is located at 5810 Miller Heights Drive described as being 0.5129 +/- acres in the Daniel's Subdivision, Lot 1, Block 1, Abstract #789 Thomas Lumley Survey, 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.

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Matt Daniel – Owner/Applicant, came forward and gave additional information regarding the item

The public hearing was opened and closed with no speakers.

There was discussion amongst the Commissioners regarding being in support of this request.

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

- 2. Conduct a public hearing and make a recommendation on a request for a rezoning from Single Family Residential-SF-9 to Planned Development with an underlying base zoning of Single Family Residential-SF-5. The subject property is located at 1 Woodside Drive further being described as being 5.924 acres of land+/- acres in the J. W. Gardener Survey Abstract No. 526 & James Saunders Survey, Abstract No. 1424, Lot 1, Block 1 of the Pearson Addition, 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 denial of this item.

There was some discussion amongst the Commission and Staff regarding parking, lot depths and number of lots affected by rezoning.

Rich Darragh, with The Skorburg Company – Applicant, presented additional information regarding the item.

The public hearing was opened and closed with 3 speakers.

Gloria Santoyo, 7502 Pennridge Circle, Rowlett; spoke in regard to her concerns.

Stephen Winton, 7501 Pennridge Circle, Rowlett; spoke in opposition of this item.

Jennifer Davenport, 7609 Pennridge Circle, Rowlett; asked a question regarding how set backs are measured.

There was discussion amongst the Commission regarding square footage of the homes, setbacks, driveway dimensions and garages.

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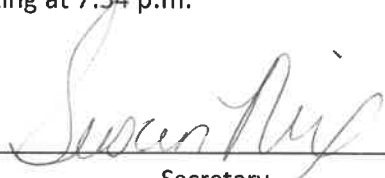
Commissioner Caleb Baucom made a motion to approve the recommendation of denial. Vice Chairman Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:54 p.m.



Chairman



Secretary