

**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., MAY 22, 2018**

WORK SESSION

PRESENT: Chairman James Moseley, Kevin Moore, Lisa Estevez, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternates John Cote, Willie Nowell, Jr.

ABSENT: Vice Chairman Thomas Finney

STAFF PRESENT: Interim Director of Planning Services Daniel Acevedo, Senior Planner Tara Bradley, Senior Planner Sam Lawrence, Community Development Coordinator Susan Nix, Assistant City Manager Mark McAvoy, City Attorney Julie Doshier

i. Call to Order.

Chairman James Moseley called the Work Session to order at 6:45 p.m.

ii. Discuss items on the regular agenda.

Chairman James Moseley asked to move item B2 from the Consent Agenda to Items for Individual Consideration. He also discussed the clarification of preliminary plats.

Commissioners had questions for staff regarding the changes made to item C2.

iii. Adjourn.

Chairman James Moseley adjourned the Work Session at 6:51 p.m.

REGULAR SESSION

PRESENT: Chairman James Moseley, Kevin Moore, Lisa Estevez, Stephen Ritchey, Mark Engen, Caleb Baucom, Alternates John Cote, Willie Nowell, Jr.

ABSENT: Vice Chairman Thomas Finney

STAFF PRESENT: Interim Director of Planning Services Daniel Acevedo, Senior Planner Tara Bradley, Senior Planner Sam Lawrence, Community Development Coordinator Susan Nix, Assistant City Manager Mark McAvoy, City Attorney Julie Doshier

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Note: Alternate Willie Nowell Jr. was the only Alternate Member who participated in the deliberations and voting.

A. CALL TO ORDER

Chairman James Moseley called the Regular Meeting to order at 7:01 p.m.

1. Update Report from Staff.

Interim Director of Planning Services Daniel Acevedo announced that a Special Project Intern was recently hired and will be helping with code amendments. He also announced a new Urban Designer has been hired and will be starting on June 4th.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 8, 2018.

Commissioner Mark Engen made a motion to approve the Consent Agenda. Commissioner Stephen Ritchey seconded the motion. The motion passed with a 6-0 vote. Commissioner Lisa Estevez abstained from the vote.

2. Consider and take action on a preliminary plat request for Downtown East Rowlett, located at 4000 Main Street, further described as being a part of 45.879 +/- acres tract of land situated in the William Crabtree Survey, Abstract No. 347, and the Van Tassel Survey, Abstract No. 1499 for 9.46 +/- acres in the City of Rowlett, Dallas County, Texas.

This item was pulled for Individual Consideration.

Daniel Acevedo, Interim Director of Planning Services, presented information for this item. Staff recommended approval.

A motion was made by Commissioner Caleb Baucom, seconded by Commissioner Mark Engen, to approve the item as presented. The motion carried with a unanimous vote of 7-0.

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C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. 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 approval of this item with conditions for an alley in the rear as opposed to slip streets in the front.

Rich Darragh, with The Skorburg Company – Applicant, presented additional information regarding the item. He explained the changes regarding the slip street.

There was some discussion amongst the Commission and Staff regarding the alley changes, lot sizes and a traffic study.

The public hearing was opened and closed with 2 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.

There was discussion amongst the Commission regarding housing needs, not being in favor of the alley, sidewalk provisions to schools, creek flooding, traffic, and lot sizes.

Commissioner Caleb Baucom made a motion to deny the request. Commissioner Kevin Moore seconded the motion. The motion for denial passed with a 5-0 vote. Commissioner Lisa Estevez and Alternate Willie Nowell, Jr. abstained from the vote.

- 2. Conduct a public hearing and make a recommendation on a rezoning request from Commercial/Retail Highway (C-3) to Form Based Code-Urban Village (FBC-UV) for the subject property located at 3815 President George Bush Highway further being described as being**

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17.99 +/- tract of land situated in the H. Van Tassel Survey, Abstract No. 1499 and M.J. Riley Survey, Abstract No. 1261, City of Rowlett, Dallas County, Texas.

Interim Director of Planning Services, Daniel Acevedo, presented the information for this item. He stated that public hearing notifications were sent out and staff recommended denial of this item based on no traffic information.

Chris Willhite, with Cross Development – Applicant, presented additional information regarding the item.

The public hearing was opened and closed with 6 speakers.

Veda Kull, 3801 Osage Drive, Rowlett; spoke in opposition of this item.

Richard Kull, 3801 Osage Drive, Rowlett; spoke in opposition of this item.

Larry Beckham, 9313 Willard Street, Rowlett; spoke in opposition of this item.

Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.

Jeff Winget, 7506 Wilshire Drive, Rowlett; spoke in opposition of this item.

Ken Romaine, 3001 Larkin Lane, Rowlett; spoke in opposition of this item.

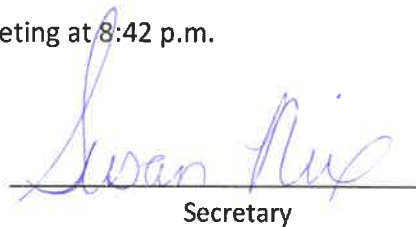
There was discussion amongst the Commission regarding traffic, limited commercial space, location, lack of employment opportunities, and no staff or citizen support.

Commissioner Kevin Moore made a motion to deny the request. Commissioner Mark Engen seconded the motion. The motion for denial passed with a 6-0 vote. Commissioner Lisa Estevez abstained from the vote.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 8:42 p.m.


Chairman


Secretary