

**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., JUNE 26, 2018**

**WORK SESSION**

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

**ABSENT:** Commissioner Caleb Baucom, Alternate Willie Nowell, Jr.

**STAFF PRESENT:** Interim Director of Planning Services Daniel Acevedo, Senior Planner Tara Bradley, Urban Designer Carlos Monsalve, Planner II Kameka Miller, Community Development Coordinator Susan Nix, Assistant City Engineer Jeff Cohen

**i. Call to Order.**

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

Chairman Moseley announced that Vice Chairman Thomas Finney has resigned. He mentioned there are a few months left until re-appointments so tonight we will take nominations to appoint an interim Vice Chairman.

Chairman Moseley opened the floor for nominations for an interim Vice Chairman.

Alternate John Cote nominated Commissioner Kevin Moore for Interim Vice Chairman. There were no other nominations. Kevin Moore is now the Interim Vice Chairman of the Planning and Zoning Commission.

**ii. Update Report from Staff**

Daniel introduced Carlos Monsalve the new Urban Designer. He mentioned that we have selected a new Community Development Director that will be starting next Monday.

He discussed Upcoming Code Amendments and they will be staggered two at a time for discussion at each of the upcoming work sessions through September. He stated the importance of attending the upcoming meetings.

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

There was no discussion on any items.

**iv. Adjourn.**

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

**REGULAR SESSION**

**PRESENT:** Chairman James Moseley, Interim Vice Chairman Kevin Moore, Commissioners Lisa Estevez, Stephen Ritchey, Mark Engen, Alternates John Cote

**ABSENT:** Commissioner Caleb Baucom, Alternate Willie Nowell, Jr.

**STAFF PRESENT:** Interim Director of Planning Services Daniel Acevedo, Senior Planner Tara Bradley, Urban Designer Carlos Monsalve, Planner II Kameka Miller, Community Development Coordinator Susan Nix, Assistant City Engineer Jeff Cohen.

**A. CALL TO ORDER**

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Chairman James Moseley called the Regular Meeting to order at 7:02 p.m.

**1. Update Report from Staff.**

Interim Director of Planning Services Daniel Acevedo introduces new Urban Designer Carlos Monsalve. He also announced a new Community Development Director has been hired and will start on June 2<sup>nd</sup>. He notes that new code amendments are in the development process. He announces there is a Comprehensive Plan Steering Committee June 28<sup>th</sup> addressing land uses.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of May 22, 2018.**

Commissioner Mark Engen made a motion to approve the Consent Agenda. Interim Vice Chairman Kevin Moore seconded the motion. The motion passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Consider and take action on a Preliminary Plat request for Rise Corner, located at 5314 Chiesa further described as a 10.275 +/- acre tract of land situated in the James Saunders Survey, Abstract No. 1424 and James W. Gardner, Abstract No. 526, City of Rowlett, Dallas County, Texas.**

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Senior Planner, Tara Bradley, presented the information for this item. She stated that staff recommends the approval of the preliminary plat, and concludes her presentation.

Bill Fisher—Applicant—presented additional information regarding the property. He answered concerns presented by the Commission regarding through-road access to the south of the property.

There was some discussion amongst the Commission and Staff regarding on-site tree mitigation and traffic patterns in front of the site.

Chairman Mosely addressed an issue with the visual quality of presentation slides.

There was a discussion amongst the Commission regarding the benefits and necessity of the project.

Alternate John Cote made a motion to approve the request. Commissioner Stephen Ritchey seconded the motion. The motion for approval passed with a 6-0 vote.

**D. ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 7:12 p.m.

  
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Chairman

  
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Secretary