

**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., AUGUST 14, 2018**

WORK SESSION

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

ABSENT: Caleb Baucom and Alternate Willie Nowell, Jr.

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Senior Planner Sam Lawrence, Planner II Kameka Miller, Urban Designer Carlos Monsalve, Deputy City Secretary Stacey Chadwick

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.

Discussion was had regarding the rezoning of item C1.

iii. Adjourn.

Chairman James Moseley adjourned the Work Session at 6:46 p.m.

REGULAR SESSION

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

ABSENT: Caleb Baucom and Alternate Willie Nowell, Jr.

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Senior Planner Sam Lawrence, Planner II Kameka Miller, Urban Designer Carlos Monsalve, Assistant City Engineer Jeff Cohen, Deputy City Secretary Stacey Chadwick

A. CALL TO ORDER

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

1. Update Report from Staff.

Planning Manager Daniel Acevedo announced that revised public hearing notifications were mailed and published for 9103 Lakeview Parkway and 9301 Lakeview Parkway, which will come before the Commission on Tuesday, August 28, 2018.

B. CONSENT AGENDA

1. Consider the Minutes of the Planning and Zoning Commission Meeting of July 24, 2018.

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 5 – 1 vote. Commissioner Engen abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request by the SkorBurg Company for a zoning change from Single Family Residential SF-9 District to a Planned Development (PD) with a base zoning of Single Family Residential SF-5 District. The 5.924 acre site is generally located at 1 Woodside Drive, 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. (RDC-ZONE-000443-2018)

Senior Planner, Tara Bradley, presented the information for this item. She stated the public hearing notifications were sent out and staff recommended approval of this item with the condition for a continuous alley be provided in the rear of the lots.

Rich Darragh, applicant with The Skorburg Company – presented information regarding the item. He spoke regarding the changes that were made from the previous two times this has been presented to the Commission. He spoke regarding the changes to the lot sizes and driveway options.

Commissioners voiced concern regarding traffic congestion, the differences between J-swing and L-hook driveways and street trash disposal.

The public hearing opened at 7:27 p.m. and closed at 7:38 p.m. with four speakers.

1. Edward Hester, 7701 Pennridge Circle, Rowlett – spoke regarding traffic congestion, parking issues, and construction noise and congestion.
2. Stephen Winton, 7501 Pennridge Circle, Rowlett – spoke regarding a petition and requested no alley for the project.
3. Stanley Pollard, 3110 Sycamore Street, Rowlett – gave a history of the zoning for the area and traffic concerns.
4. Gloria Santoya, 7502 Pennridge Circle, Rowlett – spoke regarding traffic congestion.

The Commissioners continued their discussion regarding the width of the street, street signage, and the lot sizes.

Commission John Cote made a motion to deny the request. Commissioner Mark Engen seconded the motion. The motion for denial passed with a 6 – 0 vote.

- 2. Hold a public hearing and consider making a recommendation regarding a request by Tim and Deanna Sewell for a Special Use Permit (SUP) for the construction of an accessory structure on property zoned Single Family-40 (SF-40). The 0.66 acre site is generally located at 3913 Castle Drive further described as being Lot 2, Block A of the Misty Valley Addition, in the City of Rowlett, Dallas County, Texas. (File Number PR-000177-2018).**

Planner II, Kameka Miller, presented the information for this item. She stated the public hearing notifications were sent out and staff recommended approval of this item.

A member of the Commission questioned staff regarding the required setback.

Staff stated the setback would be corrected, if approved, with the setback requirement.

Tim and Deanna Sewell, applicants – presented information regarding the item. He stated the accessory structure would be built according to the required setback.

The public hearing opened and closed at 8:04 p.m. with no speakers.

A member of the Commission questioned the applicants about the other structures on the property.

Commission Mark Engen made a motion to approve the request. Commissioner Lisa Estevez seconded the motion. The motion for approval passed with a 6 – 0 vote.

- 3. Conduct a public hearing and make a recommendation on a request by RLG Consulting Engineers on behalf of Rahim Mawani for a zoning change from Form Based Code, Urban Village (FBC-UV) District to a Planned Development (PD) District with a base zoning of Commercial (C-2) District. The 3.8054 acre site is generally located in the tract of land located within J. Hart Survey, Abstract No. 111, City of Rowlett, Rockwall County, Texas and being all of a tract of land described in a Special Warranty Deed with Vendor's Lien to Rowlett Consolidated, LLC recorded in Instrument Number 20150000000346, Deed Records, Rockwall County, Texas. (RDC-ZONE-000418-2018)**

Senior Planner, Sam Lawrence, presented the information for this item. He stated the public hearing notifications were sent out and staff recommended approval of this item.

A member of the Commission questioned staff regarding the reduction of the screening wall.

Stuart Markussen, with RLG Consulting Engineers, Brad Bunnett, Project Developer, and Mark Cohen made themselves available for questions.

Members of the Commission questioned the applicants regarding the decrease in the rear buffer, the operating hours and potential noise from the proposed businesses, and spoke regarding each of the four lots.

The public hearing opened at 8:25 p.m. and closed at 8:28 p.m. with three speakers.

1. Stanley Pollard, 3110 Sycamore Street, Rowlett – spoke regarding this area being an area of extension of commercial use per the Comprehensive Plan Steering Committee.
2. Mary Catherine Escontrias, 9213 Willard, Rowlett – spoke in favor of the reduced rear buffer.
3. Billy Chaffin, 9310 Willard, Rowlett – spoke regarding the potential noise from a vehicle repair business.

Members of the Commission spoke regarding the need for a pedestrian friendly walkway/access from the existing neighborhood to the shopping center behind the neighborhood.

Commissioner John Cote made a motion to approve the request with the stipulation for a pedestrian access through the rear buffer wall. Commissioner Mark Engen seconded the motion. The motion for approval passed with a 6 – 0 vote.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 8:36 p.m.

