

**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 28, 2018**

WORK SESSION

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

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

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Community Development Coordinator Susan Nix.

i. Call to Order.

Chairman James Moseley called the Work Session to order at 6:46 p.m.

ii. Discuss items on the regular agenda.

Daniel Acevedo explained that item B2 will be moved from Consent to an item for Individual Consideration.

There was discussion regarding item C2. Daniel explained that this item is two separate requests for the same property and will require a motion for both requests.

iii. Adjourn.

Chairman James Moseley adjourned the Work Session at 6:52 p.m.

REGULAR SESSION

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

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

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Community Development Coordinator Susan Nix.

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A. CALL TO ORDER

Chairman James Moseley called the Regular Meeting to order at 7:00 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 August 14, 2018.

Commissioner Lisa Estevez made a motion to approve the minutes. Commissioner Mark Engen seconded the motion. The motion passed with a 6-0 vote.

2. Consider approval of a Replat of the Bubbus Addition. The property is approximately 3.717 acres of a tract of land located in the Reason Crist Survey, Abstract 225, Rowlett, Dallas County, Texas

Planning Manager, Daniel Acevedo, presented the information for this item and stated that staff recommends approval.

There was no discussion amongst the Commission.

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

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request by Brad Williams of Winstead PC, on the behalf of the property owners, Emmanuel Snoy, Charles-Albert Snoy, and Maric Pascale Snoy for; 1) A change in zoning from Form Based Urban Village District (FB-UV) to General Commercial/Retail (C-2) on approximately 6.0 acres and 2) A Special Use Permit (SUP) to permit a drive-through restaurant on approximately 1.3 acres of the 6.0 acres. The property is generally located north of Lakeview Parkway west of Scenic Drive, in the Josiah Hart

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Survey, Abstract No. 111, and in the Zalcon Center 1 Addition, Block A, Lot 2, City of Rowlett, Rockwall County, Texas.(RDC-ZONE-000416-2018 and RDC-ZONE-000413-2018).

Senior Planner, Tara Bradley, presented the information for this item. She stated that staff recommends the approval of both the rezoning and the SUP, this concluded her presentation.

Brad Williams, applicant with Winstead, PC – presented additional information regarding the item.

Commissioner Mark Engen had a question regarding lights after closing time.

Matthew Parmelee, with Golden Tree Restaurants, came forward and explained the lights will be on a timer and can be set to turn off at any time.

The public hearing was opened and closed with 8 speakers.

Matthew Hargrove, 9110 Chimneywood Drive, Rowlett; spoke in opposition of this item.

Lisa Helms, 9014 Chimneywood Drive, Rowlett; spoke in opposition of this item.

Thomas Helms, 9014 Chimneywood Drive, Rowlett; spoke in opposition of this item.

Gordon Edwards, Owner, 7001 Preston Road, Dallas; spoke in favor of this item.

John Teel, 9010 Chimneywood Drive, Rowlett; spoke in favor of this item.

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

Stephen Flores, 9313 Chimneywood Drive, Rowlett; spoke in opposition of this item.

Robert Vickers, 9006 Chimneywood Drive, Rowlett; spoke in favor of this item.

There was discussion amongst the Commissioners being in favor of the zoning request.

Commissioner Lisa Estevez made a motion to approve the zoning request for this item.

Commissioner Mark Engen seconded the motion. The motion for approval passed with a 6-0 vote.

There was discussion amongst the Commissioners regarding the SUP request. Several of the Commissioners had concerns and questions regarding the cut through access from Silverlake Drive, traffic studies, other traffic related issues, ventilation requirements, and the screen wall height.

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Several of the Commissioners commended the developer on providing such a thorough presentation, and meeting with and addressing the homeowner's concerns.

Alternate John Cote made a motion to approve the SUP request for this item with the following conditions; 1) The restaurants and drive-thru close no later than 10:00 p.m. 2) The Silverlake connector is not developed until a traffic analysis is conducted and issues addressed. Commissioner Lisa Estevez seconded the motion. The motion for approval with conditions did not pass with a 2-4 vote. James Moseley, Kevin Moore, Stephen Ritchey, and Mark Engen voted against.

Alternate John Cote made a motion to approve the SUP request for this item with the following conditions; 1) The restaurants and drive-thru close no later than 10:00 p.m. 2) The Silverlake connector is not developed. Vice Chairman Kevin Moore seconded the motion. The motion for approval with conditions passed with a 5-1 vote. Stephen Ritchey voted against.

D. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 8:31 p.m.


Chairman


Secretary