

**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., OCTOBER 9, 2018**

**WORK SESSION**

**PRESENT:** Chairman James Moseley, Interim Vice Chairman Kevin Moore, Commissioners Lisa Estevez, John Cote, Mark Engen, Michael Lucas, Stephen Winton, Alternates Kellie McKee, Robert Swift.

**ABSENT:** Alternate Quinn Segars.

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

**1 CALL TO ORDER**

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Chairman James Moseley called the meeting to order at 6:18 p.m.

**1A Introduction of the newly appointed members and alternate members.**

The newly appointed Members and Alternate Members were introduced to the Planning and Zoning Commission and staff.

**1B Election of a Chair and Vice-Chair for the 2018-19 term.**

Chairman Moseley opened the floor for nominations for a Chairman for the coming year.

Commissioner John Cote made a motion to nominate James Moseley for Chairman of the Planning and Zoning Commission. Mark Engen seconded the motion. The motion passed unanimously.

Chairman Moseley then opened the floor for nominations for a Vice Chairman for the coming year.

Commissioner Mark Engen made a motion to nominate Kevin Moore for Vice Chairman of the Planning and Zoning Commission. Commissioner John Cote seconded the motion. The motion passed unanimously.

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- 1C Discuss an amendment to Chapter 77-704 of the Rowlett Development Code (RDC) to enact Article 211.006(f) of the Texas Local Government Code, providing that the affirmative vote of at least three-fourths of City Council be required to overrule a recommendation of denial from the Planning and Zoning Commission.**

Planning Manager, Daniel Acevedo, presented the information for this item. There was some discussion amongst the Commissioners and staff. A decision was made to move forward with this amendment.

- 1D Discuss an amendment to the Rowlett Development Code (RDC) Chapter 77-303.4 *Solar Panels*, to allow roof mounted solar panels to be visible from public view and mounted on any side of the roof with optimal solar orientation.**

Planning Manager, Daniel Acevedo, presented the information for this item. There was extended discussion amongst the Commissioners and staff. The consensus was to bring this item back at a later meeting for further discussion.

- 1E Discuss items on the regular agenda.**

There was no discussion of items for the regular agenda.

- 1F Adjourn.**

Chairman James Moseley adjourned the Work Session at 6:58 p.m.

**REGULAR SESSION**

**PRESENT:** Chairman James Moseley, Vice Chairman Kevin Moore, Commissioners Lisa Estevez, John Cote, Mark Engen, Michael Lucas, Stephen Winton, Alternates Kellie McKee, Robert Swift.

**ABSENT:** Alternate Quinn Segars.

**STAFF PRESENT:** Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Urban Designer Carlos Monsalve, Planner II

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Kameka Miller, Assistant City Engineer Jeff Cohen, Community Development Coordinator Susan Nix.

**2 CALL TO ORDER**

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Chairman James Moseley called the meeting to order at 7:00 p.m.

**2A Update Report from Staff.**

Daniel Acevedo, Planning Manager, came forward and thanked the returning members of the Commission for their service and welcomed the new members. He said staff looks forward to working with them over the next year.

**3 CONSENT AGENDA**

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**3A Consider the Minutes of the Planning and Zoning Commission Meeting of September 25, 2018.**

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote. Vice Chairman Kevin Moore abstained from the vote.

**4 ITEMS FOR INDIVIDUAL CONSIDERATION**

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**4A Conduct a public hearing and make a recommendation on a request by Dan Adhamy, Wedgewood Development, LLC, for a Planned Development (PD) Amendment of Ordinance 001-08 to allow for an 18,981 square foot, multi-tenant medical and professional office building. The 1.89 acre site is located at 6901 Rowlett Road, in the Reason Crist Survey, Abstract No. 225, Lot 2, Block 1 of the Springfield Plaza Addition, City of Rowlett, Dallas County, Texas.**

Senior Planner, Tara Bradley, presented the information for this item. She stated that staff recommends approval.

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There was no discussion amongst the Commission.

Dan Adhamy - Applicant, came forward and answered questions from the Commissioners regarding the facility and the PD Amendment.

The public hearing was opened and closed with 1 speaker.

Max Felber, 6802 Falcon Street, Rowlett; spoke regarding his concerns with parking.

There was discussion amongst Commissioners and staff regarding the landscape buffer, parking, and being in favor of this request.

Commissioner Michael Lucas made a motion to approve the request for this item. Commissioner Mark Engen seconded the motion. The motion for approval passed with a 7-0 vote.

- 4B Conduct a public hearing and make a recommendation on a request by Michael Holigan on behalf of the property owners, V.M.C. Mooney and Kathryn Marie Jerome, for a rezoning from Single Family Residential (SF-40) District to Form Based Urban Neighborhood (FB-UN) with a Major Warrant to allow front entry, front facing garages with the elimination of alleys. The 24.844 acre site is located at 3601 and 3802 Miller Road, in the William Crabtree Survey, Abstract No. 347, City of Rowlett, Dallas County, Texas.**

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

Brent Murphree - Applicant, with Kimley-Horn & Associates, came forwarded and presented additional information regarding the item. He explained he was representing the developer and the property owner.

The public hearing was opened and closed with 22 speakers:

Terry Millican, 3802 Hidden Valley Circle, Rowlett; spoke in opposition of this item.

Jeremy Perison, 3901 Hidden Valley Circle, Rowlett; spoke in opposition of this item.

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David Thomas, 3803 Hidden Valley Circle, Rowlett; spoke in opposition of this item.  
Richard Kull, 3801 Osage, Rowlett; spoke regarding adopting the comp plan first.  
Dale Graves, 202 Suntide Drive, Sunnyvale; spoke in favor of this item.  
Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.  
Irene Proce, 2906 Weems Way, Rowlett; spoke in opposition of this item.  
Patty Said, 2902 Weems Way, Rowlett; spoke in opposition of this item.  
Lisa Thompson, 3806 Miller Road, Rowlett; spoke in opposition of this item.  
Jeff Lott, 3801 Hidden Valley Circle, Rowlett; spoke in opposition of this item.  
Kathy Jerome (Property Owner), 3802 Miller Road, Rowlett; spoke in favor of this item.  
Sandy Maltese(Owner's Realtor), 3509 McFarland, University Park; spoke in favor of this item.  
John Shewmaker, 3101 Weems Way, Rowlett; spoke in opposition of this item.  
Susan Henchal, 3406 Birch Ct/4109 Scott Drive, Rowlett; spoke in opposition of this item.  
Rick Sheffield, 3610 Delia Street, Rowlett; spoke in favor of this item.  
Steve Knox, 3814 Amy Avenue, Rowlett; spoke in opposition of this item.  
Cecelia Cox, 3609 Scott Drive, Rowlett; spoke regarding her concerns with this item.  
Tara Seale, 3401 Scott Drive, Rowlett; spoke in opposition of this item.  
Kathy Welch (Executor of Estate) 3601 Miller Road, Rowlett; spoke in favor of this item.  
Paula Allen, 3902 Hidden Valley Circle, Rowlett; spoke in opposition of this item.  
Jonathan Oriley, 3810 Hidden Valley Circle, Rowlett; spoke in opposition of this item.  
Glenn Holloway, 3818 Amy Avenue, Rowlett; spoke in opposition of this item.

Michael Holigan - Developer, came forward and gave more information regarding the development. He also addressed traffic and flooding issues.

There was discussion amongst the Commissioners regarding whether this type of development is an appropriate use for this property. They also discussed flooding concerns, traffic, location and increased density.

Commissioner Michael Lucas made a motion to approve the request for this item. Commissioner John Cote seconded the motion. The motion for approval was denied with a 3-4 vote. Chairman Moseley, Vice Chairman Moore, Commissioners Winton and Engen voted against.

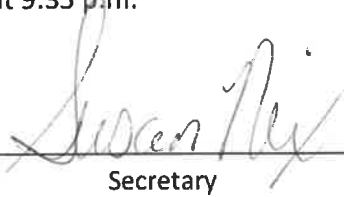
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5 ADJOURNMENT

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Chairman James Moseley adjourned the meeting at 9:35 p.m.

  
Chairman

  
Secretary