

**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 23, 2018**

**WORK SESSION**

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

**ABSENT:** Alternate Robert Swift.

**STAFF PRESENT:** Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Community Development Coordinator Susan Nix.

**1 CALL TO ORDER**

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

**1A Discuss items on the regular agenda.**

Chairman Moseley made an announcement concerning the Attendance Policy and what is expected from Board and Commission members.

Planning Manager, Daniel Acevedo, announced that Council decided to wait until after the Comprehensive Plan was adopted before moving forward with the Super Majority Vote item. He also mentioned the Planning and Zoning Commission will meet only once in both November and December.

There was no discussion of items for the regular agenda.

**1B Adjourn.**

Chairman James Moseley adjourned the Work Session at 6:54 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, Quinn Segars.

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**ABSENT:** None

**STAFF PRESENT:** Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, 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, mentioned to the Commissioners that there will be a joint meeting with Council in November to review the Comprehensive Plan draft.

**3 CONSENT AGENDA**

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**3A Consider the Minutes of the Planning and Zoning Commission Meeting of October 9, 2018.**

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

**4 ITEMS FOR INDIVIDUAL CONSIDERATION**

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**4A Conduct a public hearing and make a recommendation on a request by Matt Moore, Claymoore Engineering, on the behalf of property owner Brian M. Wertz, for a Special use Permit (SUP) to allow a restaurant with a drive through facility on property zoned General Commercial/Retail (C-2). The 0.809 acre site is located at 3316 Lakeview Parkway, Block 1, Lot 3, in the Boyd and Kneggs Business Park Replat, City of Rowlett, Dallas County, Texas.**

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

There was no discussion amongst the Commission.

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Jared Helmberger, with ClayMoore Engineering, came forward and introduced himself.

Brian Wertz – Property Owner, came forward and answered questions regarding what other tenants were envisioned. He also addressed indoor seating and parking.

The public hearing was opened and closed with no speakers.

There was discussion amongst the Commissioners regarding this facility being an appropriate use for the property. They also discussed being in favor of this request.

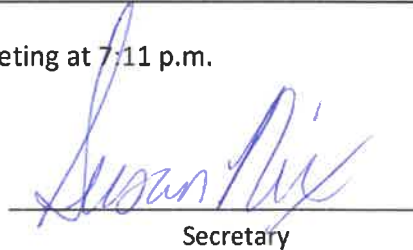
Vice Chairman Kevin Moore made a motion to approve the request for the Special Use Permit. Commissioner Mark Engen seconded the motion. The motion for approval passed with a 7-0 vote.

**5 ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 7:11 p.m.

  
Chairman

  
Secretary

