

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL ANNEX CONFERENCE ROOM
4004 MAIN STREET, AT 7:00 P.M., NOVEMBER 13, 2018**

WORK SESSION

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, John Cote, Mark Engen, Michael Lucas, Stephen Winton, Alternates Kellie McKee, Robert Swift, Quinn Segars.

ABSENT: Vice Chairman Kevin Moore

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

1 CALL TO ORDER

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

1A Discuss items on the regular agenda.

There was discussion between the Commissioners and staff regarding both Preliminary Plats, items 3A and 3B, on the Consent Agenda.

Planning Manager, Daniel Acevedo, announced that three applications were withdrawn after the notifications were sent out.

There was discussion regarding tree surveys and flood plain areas for items 4A and 4B on the Regular Agenda.

1B Adjourn.

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

REGULAR SESSION

Note: Alternate Kellie McKee was the only alternate member who participated in the vote.

PRESENT: Chairman James Moseley, Commissioners Lisa Estevez, John Cote, Mark Engen, Michael Lucas, Stephen Winton, Alternates Kellie McKee, Robert Swift, Quinn Segars.

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2 CALL TO ORDER

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

2A Update Report from Staff.

Daniel Acevedo, Planning Manager, announced that three applications were withdrawn after the notifications were sent out.

3 CONSENT AGENDA

3A Consider the Minutes of the Planning and Zoning Commission Meeting of October 23, 2018.

3B Consider approval of a Preliminary Plat of the Residences of Long Branch. The property is located at 4217 Rowlett Road, and is approximately 18.221 acres of land in the Thomas Collins Survey, Abstract 332, Page 510, Tract 22, City of Rowlett, Dallas County, Texas.

3C Consider approval of a Preliminary Plat for Magnolia Landing. The property is located at 3621, 3713, 3717, and 3937 Hickox Road, being 33.021 acres of land in the Reason Crist Survey, Abstract 225, Tract 88, 89, and 95, Dallas County, Rowlett, TX.

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

4A Consider and make a recommendation on a request by Jean Latsha, Pedcor Investments-2017-CLCI, L.P., for a Tree Removal Permit application on property

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zoned Planned Development (PD) District for Limited Commercial/Retail (C-1) and Multifamily Suburban (MF-S). The subject property is located at 4217 Rowlett Road.

Planner II, Kameka Miller, presented the information for this item. She stated that staff recommends approval of the Tree Removal Permit.

Ron Ramirez, with Evolving Texas, came forward and gave additional information regarding the trees and their locations.

There was no discussion amongst the Commission.

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

- 4B Consider and make a recommendation on a request by Stephen Sulli, Rise Residential Construction, on the behalf of property owner, Melissa Fisher, for a Tree Mitigation Plan and related Tree Removal Permit application on property zoned Planned Development (PD) with a base zoning of General Commercial/Retail (C-2), for the Lakeview Senior Living Development. The 10.27 acre site is located at 7420 Lakeview Parkway.**

Senior Planner, Tara Bradley, presented the information and some background for this request. She stated staff recommended that the applicant mitigate for the removed trees by paying half into the reforestation fund and replant the remaining 80.75 caliper inches.

Stephen Sulli, with Rise Residential, came forward presented additional information regarding the removed trees. He stated that he removed the trees without the required permit.

Herbert Meeks, with Meeks Design Group, came forward and presented information regarding the landscape plan.

There was discussion amongst the Commissioners and staff regarding the landscape plan and location of trees.

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Commissioner Lisa Estevez made a motion to approve the Tree Removal Permit based on staff's recommendation. Commissioner Stephen Winton seconded the motion. The motion for approval passed with a 5-2 vote. Commissioners John Cote and Lisa Estevez voting against.

- 4C Conduct a public hearing and make a recommendation on a request by Roger Stacey for a Special Use Permit (SUP) to allow solar panels on the front roof elevation, on property zoned Planned Development (PD) for Single Family Residential Uses. The 0.042-acre site is located at 3609 Shelley Lane, Dallas County, Texas.**

Planner II, Kameka Miller, presented the information for this item. She stated that staff recommends approval of this item.

There was discussion amongst the Commissioners and staff regarding the location of the panels, visibility from street and if the shingle will lay flat or be elevated.

Roger Stacy, Property Owner, came forward and answered questions regarding the visibility, location and type of shingles.

The public hearing was opened and closed with no speakers.

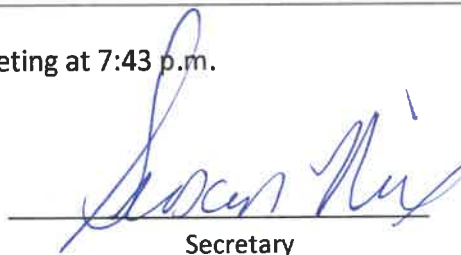
There was some discussion amongst the Commissioners.

Commissioner John Cote made a motion to approve the request with the condition that no wires are exposed. Commissioner Mark Engen seconded the motion. The motion for approval passed with a 6-1 vote. Commissioner Lisa Estevez voting against.

5 ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:43 p.m.


Chairman


Secretary