

**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., DECEMBER 11, 2018**

WORK SESSION

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

ABSENT: Commissioner Michael Lucas, Alternate Quinn Segars.

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Sam Lawrence, Urban Designer Carlos Monsalve, Community Development Coordinator Susan Nix.

1 CALL TO ORDER

Chairman James Moseley called the meeting to order at 6:29 p.m.

1A Discuss items on the regular agenda.

Chairman James Moseley asked to have item 3D moved from the Consent Agenda to Individual Consideration.

Planning Manager, Daniel Acevedo, reminded the Commissioners there was a joint work session on Thursday regarding the Comprehensive Plan. He also gave a brief overview of item 3B.

There was discussion between the Commissioners and staff regarding the Final Plat, item 3C and the Preliminary Plat, item 3D on the Consent Agenda.

There was discussion between the Commissioners and staff regarding items 4A and 4B on the Regular Agenda.

1B Adjourn.

Chairman James Moseley adjourned the Work Session at 7:00 p.m.

REGULAR SESSION

Note: Alternate Robert Swift was the only alternate member who participated in the vote.

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2 CALL TO ORDER

Chairman James Moseley called the meeting to order at 7:02 p.m.

2A Update Report from Staff.

Daniel Acevedo, Planning Manager, announced that there will be a joint Planning and Zoning and City Council work session with the Comprehensive Plan Steering Committee on Thursday to review the Comprehensive plan update and draft.

3 CONSENT AGENDA

3A Consider the Minutes of the Planning and Zoning Commission Meeting of November 13, 2018.

3B Consider approval of the Planning and Zoning Commission Calendar for the upcoming 2019 year.

3C Consider approval of a Final Plat for Northaven Phase I. The property is located at 3200 Hickox Road, being 34.049 acres of land in the Reason Crist Survey, Abstract 225, Tracts 121 and 121.1, City of Rowlett, Dallas County, TX.

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Stephen Winton seconded the motion. The motion passed with a 6-0 vote. Commissioner Kevin Moore abstained.

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- 3D Consider an extension to an approved Preliminary Plat of the Kayak Crossing Addition. The property is located at 6917 Miller Road, being 4.028 acres of land in the James Hobbs Survey, Abstract 571, City of Rowlett, Dallas County, Texas.**

Planning Manager, Daniel Acevedo, presented the information for this item. He stated that staff recommends approval for a full 24-month extension.

Commissioner Lisa Estevez made a motion to approve the item. Commissioner Mark Engen seconded the motion. The motion passed with a 6-1 vote. Commissioner Moore voting against.

4 ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A Conduct a public hearing and make a recommendation to City Council regarding a request by Allen Whitwell, Architects, on behalf of the applicant Michael Richards for a Special Use Permit (SUP) to allow Vehicle Service and Repair, Light on property zoned Planned Development (PD) District for Limited Commercial/Retail (C-1) Uses. The 1.336 acre site is located at 7001 Rowlett Road, City of Rowlett, Dallas County, Texas.**

Senior Planner Sam Lawrence, presented the information for this item. He stated that staff recommends approval of the Special Use Permit.

Michael Richards, with Tint World, came forward and gave additional information regarding the services this business will offer and addressed environmental hazard concerns.

The public hearing was opened and closed with no speakers.

Chairman James Moseley expressed not being in favor of this type of business being appropriate for the location requested. There was no other discussion amongst the Commissioners.

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Commissioner Lisa Estevez made a motion to approve the Special Use Permit. Commissioner Kevin Moore seconded the motion. The motion for approval passed with a 6-1 vote. Chairman Moseley voting against.

- 4B Conduct a public hearing and make a recommendation to City Council regarding a request by Thomas Jones for a rezoning from a Planned Development (PD) District for Limited Commercial/Retail (C-1) Use to Planned Development (PD) District for General Commercial (C-1) Use to allow an Assisted Living and Memory Care Facility. The 1.89 acre site is located at 8400 and 8409 Chiesa Road, City of Rowlett, Dallas County, Texas.**

Senior Planner, Sam Lawrence, presented the information and some background for this request. He stated staff recommends approval with the reduction of south and east building setback lines and increased landscape buffering.

There was discussion amongst the Commissioners and staff regarding the landscape buffers, elevations, drainage, aesthetics and timelines for phasing.

Tom Jones, with Beehive Homes, came forward presented additional information regarding the development.

Sailaja Ganga, Property Owner, came forward and answered the Commissioners questions regarding the different type residencies for each building, parking issues and accreditations.

The public hearing was opened and closed with no speakers.

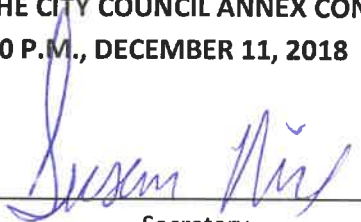
Commissioner Mark Engen made a motion to approve the rezoning request based on staff's recommendation for landscaping. Commissioner Stephen Winton seconded the motion. The motion for approval passed with a 7-0 vote.

5 ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:57 p.m.

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Chairman


Secretary

