

**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., JANUARY 22, 2019**

**WORK SESSION**

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

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

**1 CALL TO ORDER**

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Chairman James Moseley called the meeting to order at 6:00 p.m.

- 1A Discuss an amendment to the Rowlett Development Code (RDC) Sections 77-402.A.2A *General Measurement Rules and Exceptions*, 77-1103 *Definitions*, 77-301 *Table of Allowed Uses*, and 77-303.C.3.A.5 *Accessory Uses and Structures*, as well as Articles 2.3 *New Neighborhood (NN) Standards*, 2.4 *Urban Village (UV) Standards*, 2.5 *Rural Neighborhood (RN) Standards*, 2.6 *Urban Neighborhood (UN) Standards*, Article 6 *Definitions*, Appendices 1.1 *Table of Allowable uses*, and 2.1 *Building Types* of the Form-Based Code (FBC) to establish use and regulations for Secondary Residential Structures.**

Planner II, Kameka Miller presented the information for this item. There was some discussion amongst the Commissioners and staff. Urban Designer, Carlos Monsalve came forwarded and presented additional information for this item. There was extended discussion and questions amongst the Commissioners and staff regarding set back and lot coverage. The consensus was to conduct another work session to discuss development requirements.

- 1B Discuss an amendment to the Rowlett Development Code (RDC) Section 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.**

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Planning Manager, Daniel Acevedo presented the information for this item. There was some discussion amongst the Commissioners and staff. The consensus was to conduct another work session to discuss proposed amendment language.

**1C Discuss Items on the regular agenda.**

There was no discussion.

**1D Adjourn.**

Chairman James Moseley adjourned the Work Session at 7:04 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.

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

**2 CALL TO ORDER**

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Chairman James Moseley called the meeting to order at 7:06 p.m.

**2A Update Report from Staff.**

There was no update report from staff.

**3 CONSENT AGENDA**

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**3A Consider the Minutes of the Planning and Zoning Commission Meeting of January 8, 2019.**

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

**4 ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 4A Consider and take action on a request by, Dave Holl, for the extension of a Temporary Use Permit (TUP) allowing the placement of five metal storage containers for a duration of two years on property zoned Planned Development (PD) for Single Family (SF-7) Use. The 4.014 acre site is located at 6917 Miller Road further described as being Tract 21 of the James Hobbes Survey Abstract 571, in the City of Rowlett, Dallas County, Texas.**

Planner II, Kameka Miller, presented the information for this item. She stated that staff recommends denial of the extension of a Temporary Use Permit.

Dave Holl, Property Owner, came forward and gave additional information. He answered the Commissioners questions regarding the progress of his buildings and timelines.

There was discussion amongst the Commissioners and staff regarding the application process, building timelines, delays with this project, the location of the containers and the kayak program.

Commissioner Mark Engen made a motion to approve the extension of the Temporary Use Permit for a duration of two years. Commissioner Michael Lucas seconded the motion. The motion for approval was denied with a 3-4 vote. Vice Chairman Kevin Moore, Commissioners Winton, Cote and Estevez voted against.

Commissioner John Cote made a motion to deny the extension of the Temporary Use Permit. Commissioner Lisa Estevez seconded the motion. The motion for denial was approved with a 4-3 vote. Chairman Moseley, Commissioners Engen and Lucas voted against.

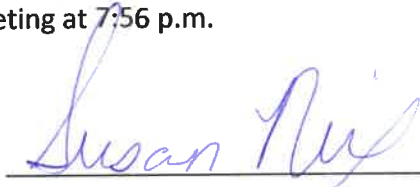
**5 ADJOURNMENT**

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Chairman James Moseley adjourned the meeting at 7:56 p.m.

  
Chairman

  
Secretary