

**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., FEBRUARY 12, 2019**

WORK SESSION

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

ABSENT: Commissioner Lisa Estevez, Alternate Robert Swift.

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

1 CALL TO ORDER

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

1A Discuss the City of Rowlett Comprehensive Plan update of the Realize Rowlett 2020 Comprehensive Master Plan.

Wendy Shabay from Freese and Nichols gave a presentation on the final draft of the Comprehensive Plan. She discussed the purpose for the update and the main areas that were addressed. She then explained the next steps moving forward.

1B Discuss Items on the regular agenda.

There was no discussion.

1C Adjourn.

Chairman James Moseley adjourned the Work Session at 6:57 p.m.

REGULAR SESSION

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

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

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ABSENT: Commissioner Lisa Estevez, Alternate Robert Swift.

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

2 CALL TO ORDER

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

2A Update Report from Staff.

There was no update report from staff.

3 CONSENT AGENDA

3A Consider the Minutes of the Planning and Zoning Commission Meeting of January 22, 2019.

Commissioner John Cote made a motion to approve the Consent Agenda. Vice Chairman Kevin Moore seconded the motion. The motion passed with a 7-0 vote.

4 ITEMS FOR INDIVIDUAL CONSIDERATION

4A Consider a Preliminary Plat of 8900 Lakeview Parkway Retail. The property is located at 8900 Lakeview Parkway, being 3.801 acres of land in the J. Hart Survey, Abstract No. 111, City of Rowlett, Rockwall County, Texas.

Urban Designer, Carlos Monsalve presented the information for the Preliminary Plat.

There was no discussion or questions amongst the Commissioners.

Vice Chairman Kevin Moore made a motion to approve the Plat. Commissioner Michael Lucas seconded the motion. The motion was approved with a 7-0 vote.

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- 4B Consider a Final Plat of the Rowlett Veterinary Addition. The property is located at 4424 Lakeview Parkway, being 0.68 acres of land in the Thomas Payne Survey, Abstract 1165, City of Rowlett, Dallas County, TX.**

Urban Designer, Carlos Monsalve presented the information for the Final Plat.

There was no discussion or questions amongst the Commissioners.

Commissioner Michael Lucas made a motion to approve the Final Plat. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7-0 vote.

- 4C Conduct a public hearing and make a recommendation to City Council regarding a request by Chris Kizziar on behalf of Juan Hernandez for a Major Warrant to allow a monument sign on property zoned Form Based Urban Village (FB-UV) District. The 0.3491 acre site is located at 4210 Industrial Street further described as being Lot 20 Block 5 of the Rowlett Business Park 2, in the City of Rowlett, Dallas County, Texas.**

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

Chris Kizziar, Applicant, came forward and gave additional information. He answered the Commissioners questions regarding orientation, location and visibility of sign. The public hearing was opened and closed with no speakers.

There was discussion amongst the Commissioners being in favor of this item.

Commissioner Mark Engen made a motion to approve the Major Warrant. Commissioner John Cote seconded the motion. The motion was approved with a 7-0 vote.

- 4D Conduct a public hearing and make a recommendation to City Council regarding a request by Kiew Kam, Professional Engineer, on behalf of the applicant Nishad Kolothody for a Special Use Permit (SUP) to allow Vehicle Service and Repair Light on property zoned Limited Commercial/Retail (C-1) District. The 0.836 acre site is located at 7800 Rowlett Road, City of Rowlett, Dallas County, Texas.**

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

Kiew Kam, Triangle Engineering, came forward and gave additional information. He answered the Commissioners questions regarding retaining walls and elevation.

The public Hearing was opened and closed with 1 speaker:

C. Easterwood, came forward with questions regarding access to his property.

There was discussion amongst the Commissioners regarding this type business being a good use for this location and not impacting future development.

Commissioner John Cote made a motion to approve Special Use Permit for a duration. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7-0 vote.

5 ADJOURNMENT

Chairman James Moseley adjourned the meeting at 7:41 p.m.



Chairman



Secretary