



## PLANNING AND ZONING COMMISSION MINUTES

*Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.*

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Tuesday, February 26, 2018

7:00 P.M.

City Hall Council Chambers

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

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

**ABSENT:** Commissioner Stephen Winton

**STAFF PRESENT:** Director of Community Development Munal Mauladad, Assistant City Manager Mark McAvoy, Planning Manager Daniel Acevedo, Urban Designer Carlos Monsalve, Planner II Kameka Miller, Deputy City Secretary Stacey Chadwick.

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

**1. CALL TO ORDER**

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

**2. CONSENT AGENDA**

**2A.** Consider the Minutes of the Planning and Zoning Commission Meeting of February 12, 2019.

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Mark Engen seconded the motion. The motion passed with a 6 – 1 vote (Estevez Abstained)

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

**3A.** Conduct a public hearing and make a recommendation to City Council, for the City of Rowlett Comprehensive Plan Update.

Director of Community Development, Munal Mauladad presented the information for the Rowlett Comprehensive Plan Update.

The public hearing opened at 7:18 p.m. and closed at 7:24 p.m. with one speaker.

1. Mick Donnelly, 4600 Hickox Road – spoke in favor of this item

Commissioner Mark Engen made a motion to approve the Rowlett Comprehensive Plan Update. Commissioner John Cote seconded the motion. The motion was approved with a 7 – 0 vote.

- 3B.** Consider and make a recommendation to City Council on a request by Bobby Corgan, Corgan and Associates, on behalf of property owner, Martin Molloy, for an Alternative Building Materials (ABM) request to allow Ipe (Hardwood) Siding on up to 10% of each exterior façade, on property zoned Single Family Residential (SF-10) District. The 0.507 acre site is located at 6121 New Forest Drive, City of Rowlett, Rockwall County, Texas.

Planning Manager, Daniel Acevedo presented the information for this request.

Applicant Martin Molloy, 6121 New Forest, Rowlett, spoke regarding the alternate building material request and the durability of the Ipe siding.

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

Commissioner John Cote made a motion to approve the Alternative Building Material request. Commissioner Lisa Estevez seconded the motion. The motion was approved with a 7 – 0 vote.

- 3C.** Consider and make a recommendation to City Council 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 (5314 Chiesa).

Planning Manager, Daniel Acevedo presented the information for this request.

Developer Stephen Sulli, 1305 Savannah Drive, Plano, spoke regarding the mitigated trees and presented plan drawings.

There was discussion regarding the tree credit being applied to the replanting of trees.


Commissioner Kevin Moore made a motion to approve the Tree Mitigation Plan and the related Tree Removal Permit application. Commissioner Mark Engen seconded the motion. The motion was approved with a 7 – 0 vote.

**4. ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 7:52 p.m.



Chairman



Secretary

