



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.

Tuesday, April 9, 2019

6:45 P.M.

Municipal Building

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, Michael Lucas, Mark Engen, Lisa Estevez, Stephen Winton, Alternates Robert Swift, Quinn Segars, Kellie McKee

ABSENT: Commissioner John Cote

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planer Tara Bradley. Community Development Coordinator Susan Nix.

Note: *Alternate Quinn Segars was the only alternate member who participated in the vote.*

1. CALL TO ORDER

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

2. WORK SESSION (6:45 P.M.) * Times listed are approximate.

3. DISCUSS CONSENT AGENDA ITEMS

There was discussion regarding item 5A on the agenda and if this type of request should be revised in the Rowlett Development Code.

Chairman Moseley adjourned the Work Session at 6:59 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:01 P.M.)

4. CONSENT AGENDA

- 4A.** Consider the Minutes of the Planning and Zoning Commission Meeting of March 26, 2019.

Vice Chairman Kevin Moore made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7 – 0 vote.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A.** Consider approval of a Preliminary Plat, a waiver of the requirement to provide alleys, and a reduction of right-of way width from 60 feet to 50 feet for Princeton Estates. The 3.884 acre site is located at 7618 and 7626 Princeton Road, being 3.884 acres of land in the Hanse Hamilton Survey, Abstract 548, City of Rowlett, Dallas County, Texas.

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

John Klinke, with Strand Engineering, came forward and answered the Commissioners questions regarding dimensions of paved areas.

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to approve the Preliminary Plat and the waiver as requested. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 – 0 vote.

- 5B.** Consider and make a recommendation to City Council, on a request by Kien Tran, Liberty Dermatology Properties, LLC, for a Tree Removal Permit application on property zoned General Commercial/Retail (C-2). The 1.008 acre site is located at 7105 Lakeview Parkway, City of Rowlett, Texas.

Senior Planner, Tara Bradley presented the information for this request. She mentioned this item was tabled from a previous meeting. She presented the revised Tree Survey and Tree Preservation plan. She then stated that staff recommends approval of this request.

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

Vice Chairman Kevin Moore made a motion for approval. Commissioner Michael Lucas seconded the motion. The motion was approved with a 7 – 0 vote.

- 5C. Conduct a public hearing and make a recommendation to City Council on an amendment to Section 77-303 D4 of the Rowlett Development Code (RDC), to allow roof mounted solar panels to be visible from public right-of-way (ROW) and mounted on any side of the roof with optimal solar orientation.

Planning Manager, Daniel Acevedo presented the information for this item. He stated that staff recommends approval of the proposed amendment.

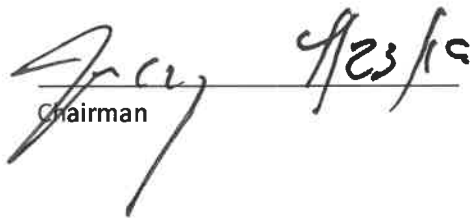
There was discussion amongst the Commission regarding being in support of this item.

The public hearing opened at 7:19 p.m. and closed at 7:19 p.m. with no speakers:

Commissioner Lisa Estevez made a motion to recommend approval of this item. Commissioner Mark Engen seconded the motion. The motion was approved with a 7 – 0 vote.

6. **ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 7:20 p.m.


Chairman


Secretary

