



## 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, January 14, 2020

7:00 P.M.

Municipal Building

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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:** Commissioner Chair James Moseley, Commissioners Lisa Estevez, Mark Engen, John Cote, Stephen Winton, Kellie McKee, Robert Swift, Alternate Quinn Segars

**STAFF PRESENT:** Assistant Director of Community Development Daniel Acevedo, Land Use Administrator Tara Bradley, Urban Designer Carlos Monsalve, Planner I Connor Roberts, Community Development Coordinator Susan Nix.

**CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M.) \***

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

Land Use Administrator, Tara Bradley came forward and introduced new staff member Connor Roberts, Planner I.

**1. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully-completed request card to the Secretary of the Planning and Zoning Commission prior to the beginning of the Citizens' Input portion of the Commission meeting. No action can be taken by the Commission during Citizens' Input.*

There were no speakers.

**2. CONSENT AGENDA**

**2A.** Consider the Minutes of the Planning and Zoning Commission Meeting of December 18, 2019.

Commissioner Stephen Winton made a motion to approve the Minutes with a name correction on item 5B. Commissioner Mark Engen seconded the motion. The motion passed with a 7 – 0 vote.

### **3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 3A.** Consider and take action on a Final Plat for the Bee Hive Addition. The 1.89 acre site is located west of Chiesa Road, between Liberty Grove Road and Rock Valley Drive, City of Rowlett, Dallas County, Texas.

Urban Designer, Carlos Monsalve presented the information for this item. He stated staff recommends approval with the condition that the private drainage easement language be corrected prior to filing the plat for record.

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to recommend approval with the condition that the private drainage easement language be corrected prior to filing the plat for record. Commissioner Kellie McKee seconded the motion. The motion was approved with a 7 - 0 vote.

- 3B.** Conduct a public hearing and make a recommendation to City Council regarding a request by Bryan Burger, Burger Engineering, LLC, for an amendment to Planned Development (PD-C-2) District (ORD-003-06) to increase the maximum permitted building area and decrease the parking requirement. The 1.5-acre site is located on the north side of Lakeview Parkway and approximately 437 feet east of Kenwood Drive, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley came forward and presented the information for this item. She stated staff recommends approval of the request.

Bryan Burger, with Burger Engineering, LLC, came forward and presented additional information for this item.

There were questions from the Commissioners regarding parking spaces and drive thru business percentages. They also discussed being in favor of this item.

The public hearing was opened and closed with no speakers.

Commissioner John Cote made a motion to approve the item as presented. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 – 0 Vote.

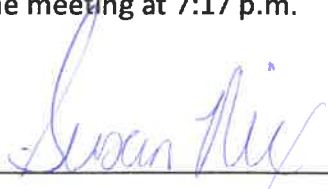
**4. ADJOURNMENT**

Commissioner Chair James Moseley adjourned the meeting at 7:17 p.m.



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Commissioner Chair



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Secretary

