

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:15 P.M., SEPTEMBER 13, 2016**

**WORK SESSION**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark

**ABSENT:** Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Jason Berry

**STAFF PRESENT:** Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:15 p.m.

**ii. Discuss items on the regular agenda.**

Garrett Langford, Principal Planner, provided an update regarding City Council action items from the September 6, 2016, agenda. He also announced that National Night Out would be held on October 4, 2016.

Daniel Acevedo, Urban Design Manager, provided a brief overview of Item C.1., and stated that staff was recommending approval. There was discussion amongst the Commission regarding lot sizes and the concept.

No additional Regular Meeting agenda items were discussed.

**iii. Adjourn**

Chairman Lucas adjourned the Work Session at 6:20 p.m.

**REGULAR MEETING**

**A. CALL TO ORDER**

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Chairman Lucas called the Regular Meeting to order at 6:30 p.m.

**1. Update Report from Staff.**

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Garrett Langford, Principal Planner, announced that National Night Out would be held on October 4, 2016 and the next Planning and Zoning Commission meeting would be held on September 27, 2016.

**B. CONSENT AGENDA**

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1. **Consider action to approve the minutes of the Planning and Zoning Commission meeting on August 23, 2016.**
  
2. **Consider and take action on a Preliminary Plat for Country Way Addition, located at 3641 and 3661 Elm Grove Road, further described as 17.269 +/- acres in the James Eidson Survey, Abstract No. 437, Dallas County, Texas.**

Commissioner James Moseley made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. **Conduct a public hearing and make a recommendation on a rezoning request from Single Family-40 (SF-40) to a Planned Development (PD) with an underlying Single Family-7 (SF-7) and Limited Commercial (C-1) base zoning. The subject property is located at 6917 Miller Road, further described as being 4.028 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.**

Mr. Acevedo came forward to present the case. He presented a location map and provided background on the property and the development process. He presented information regarding vision for the area as outlined in Active Living Area E-5. He stated the subject property does not the minimum size to be considered for Form Based Code Zoning which is 20 acres. He presented the concept plan, the development standards that the applicant was requesting in their PD, and stated that staff recommends approval.

Mr. Acevedo said that public hearing notifications were sent; one was received in opposition and two were received in favor from the 200' notice and none were received from the 500' courtesy notification. There was discussion amongst the Commission regarding the potential height of the development.

Chairman Michael Lucas opened the public hearing.

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The following speaker came forward:

**Michael Coker**  
**3111 Canton Street**  
**Dallas, Texas**  
**Applicant's Representative**

Mr. Coker came forward and stated that he was there on behalf of the applicant and there to answer any questions that the Commissioners may have.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was additional discussion amongst the Commission regarding concerns with C-1 zoning, property ownership, the relationship with Paddle Point Park, and frontage on the lake.

Alternate Kim Clark made a motion to recommend approval of the rezoning request with the condition that the future development cannot exceed two-stories in height. Commissioner Chris Kilgore seconded the motion. The motion passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

- 2. Consider and take action on an Alternative Landscape Plan application for El Pollo Loco located at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Katy Goodrich, Planner, came forward to present the case. She provided background on the subject property, the zoning, and the request. She presented a Landscape Plan and designated the location of the tree relocation.

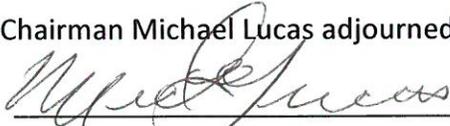
Commissioner Chris Kilgore made a motion to approve the item. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

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D. ADJOURNMENT

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Chairman Michael Lucas adjourned the meeting at 6:55 p.m.

  
Chairman

  
Secretary