

**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 6:00 P.M., SEPTEMBER 27, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternate Stephen Ritchey

ABSENT: Commissioner Thomas Finney, Alternates Kim Clark, Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, 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 6:00 p.m.

ii. Discuss items on the regular agenda.

Garrett Langford, Principal Planner, announced that National Night Out would be held on October 4, 2016 and that the next Planning and Zoning Commission meeting would be held on October 11, 2016. He said that the follow up joint meeting with City Council is tentatively scheduled for November 1, 2016.

Mr. Langford provided a brief overview of the City of Rowlett's interactive map web navigation.

Chairman Michael Lucas proposed that Items C.3., C.4., and C.5. be presented and discussed together since they are all for the same subject property. The Commissioners agreed unanimously with this suggestion.

There was discussion amongst the Commission regarding the Concept Plan change within the meeting packet and the sewer issue being part of the engineering design phase.

Mr. Langford provided a brief overview of the Willow Wood property cases. He stated that C.3. was a requested amendment to the Planned Development for tree planting, C.4. was the replat, and C.5. was the Tree Survey/Mitigation Plan.

There was additional discussion amongst the Commission regarding detention.

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iii. Adjourn

Chairman Michael Lucas adjourned the Work Session at 6:17 p.m.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternate Stephen Ritchey

ABSENT: Commissioner Thomas Finney, Alternates Kim Clark Jason Berry

STAFF PRESENT: Assistant City Engineer Ty Thompson, Principal Planner Garrett Langford, Senior Planner Patricia Gottilly-Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

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

1. Update Report from Staff.

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 October 11, 2016.

B. CONSENT AGENDA

- 1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on September 13, 2016.**

- 2. Consider and take action on a Preliminary Plat for the Greenway at Liberty Grove Addition located at 5100 Lakeview Parkway, further described as being 2.58+/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.**

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

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C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a Replat of 6602 Windward View Drive further described as being Lots 2 and 3R, Block 1 of the Vue De Lac Addition, City of Rowlett, Dallas County, Texas.**

Katy Goodrich, Planner, came forward to present the case. She presented a location map, summarized the request, and displayed an image of the plat.

She stated that public hearing notifications were sent; one was received in favor and none were received in opposition. She said that staff recommends approval.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

- 2. Conduct a public hearing and make a recommendation on a request for a rezoning to a Planned Development with an underlying Limited Commercial/Retail (C-1) based zoning district to allow a self-storage facility. The subject property is located at 1800 & 1900 Castle Drive further described as being all of Lots 4 and 5, Block A of Bubbus Addition No. 1, City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map, summarized the rezoning request, displayed the Concept Plan, and provided detail on building access and parking. He presented conceptual elevations and pictures of the internal access concept.

He stated that public hearing notifications were sent; two were received in favor from the 200' notification area and one was received in opposition from the 500' courtesy notification area. He summarized the staff analysis and said that staff recommends approval.

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There was discussion amongst the Commission in regards to drainage implications, parking requirements, access, and the internal drive width.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

C. Easterwood
Owner of Fairfield Assets, Corp.
Rowlett Resident

Mr. Easterwood stated that he was in favor with the condition that the sewer line not be compromised.

Chairman Michael Lucas closed the public hearing.

Greg Peebles
3301 Fair Oak Drive
Rowlett, Texas 75089

Mr. Peebles expressed that he was opposed to a self-storage facility at this particular location.

Christina Smith
7414 Dartmouth
Rowlett, Texas 75089

Ms. Smith stated her opposition for the development and emphasized how difficult it would be to repurpose this particular building.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission in regards to the height of the development, the presence of water storage tanks, drainage design, and the size of the development.

Commissioner Chris Kilgore made a motion to recommend approval the request. Commissioner James Moseley seconded the motion. The motion passed with a 5-1 vote. Vice Chairman Jonas Tune voted in opposition.

- 3. Conduct a public hearing and make a recommendation on a request to amend Planned Development Ordinance #027-16 in order to modify the landscape entryway requirements. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

Patricia Gottilly-Roberts, Senior Planner, came forward to present the case. She provided a location map, gave detail on the entryway landscaping requirements, and presented the proposed Landscape Plan.

She stated that public hearing notifications were sent; five were received in opposition from both notification areas. She said that staff recommends approval of the request.

Following this presentation for Item C.3., Ms. Gottilly-Roberts conducted the presentation for Item C.4. Once the presentation concluded, the public hearing for this item was opened as specified below:

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**Cindy Rushing
2613 Club Meadow Drive
Garland, Texas
Owner of 7313 and 7317 Chiesa Road**

Ms. Rushing stated that she opposed the development due to the size of the homes and lots. She also expressed her opposition of the tree relocation request.

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No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Vice Chairman Jonas Tune made a motion to recommend approval the request. Commissioner Chris Kilgore seconded the motion. The motion passed with a 6-0 vote.

- 4. Conduct a public hearing and take action on a Preliminary Plat for Willow Wood Estates, located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424, and being a portion of Lot 1, Block 1, Crossroads Church, City of Rowlett, Dallas County, Texas.**

Ms. Gottilly-Roberts displayed a location map and summarized the replat request.

She said that public hearing notifications were sent; one was received in opposition and none in favor from the 200' notification area. She presented the Preliminary Replat and stated that staff recommends approval.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner James Moseley made a motion to approve the request. Vice Chairman Jonas Tune seconded the motion. The motion passed with a 6-0 vote.

- 5. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Willow Wood Estates. The subject property is located at 7900 Chiesa Road further described as being all of Tract 1 in the James Saunders Survey, Abstract No. 1424 and being a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

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Ms. Gottilly-Roberts provided a summary of the Tree Mitigation Plan and displayed a copy of the plan. She stated that staff recommends approval.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

- 6. Consider and take action on a Temporary Use Permit Request for a "Similar temporary use", specifically a mobile pet vaccination and nonsurgical neutering clinic, to be located at 2411 Hickox Road during the 3rd weekend of each month for 12 months.**

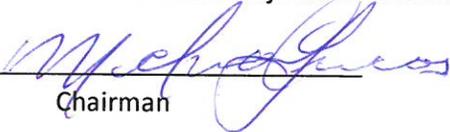
Ms. Goodrich presented a location map and summarized the request. She presented site photographs, a diagram of the sign locations, and an image of the sign photographs. She said that staff recommends approval.

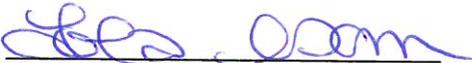
There was discussion amongst the Commission regarding other temporary uses similar to this request and some concerns were expressed.

Commissioner Lisa Estevez made a motion to approve the request. Commissioner Chris Kilgore seconded the motion. The motion passed with a 5-1 vote. Commissioner James Moseley voted in opposition.

C. ADJOURNMENT

Chairman Michael Lucas adjourned the meeting at 7:31 p.m.


Chairman


Secretary