

**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 6:20 P.M., JULY 26, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Thomas Finney, Alternates Stephen Ritchey, Kim Clark

ABSENT: Alternate 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 6:20 p.m.

ii. Discuss items on the regular agenda.

Principal Planner Garrett Langford stated that he did not have a City Council action update. He mentioned that the Boards and Commissions reapplication deadline is August 26, 2016 and said that there were no longer term limits.

iii. Adjourn

Chairman Lucas adjourned the Work Session at 6:22 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Lucas called the meeting to order at 6:22 p.m.

1. Update Report from Staff.

The update was provided during the Work Session.

B. CONSENT AGENDA

- 1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on July 12, 2016.**

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2. Consider and take action on a Final Plat for the First United Methodist Church Addition, located at 4405 Main Street, further described as a 13.06 +/- acres of land located in the Thomas Payne Survey, Abstract No. 1165, City of Rowlett, Dallas County, Texas.

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-1 vote. Vice Chairman Jonas Tune abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. 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 Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.

Mr. Langford presented a location map, provided background on the subject property, and summarized the request as removing 20 protected trees and saving 17 protected trees. He explained that this case did not require tree mitigation and presented a Tree Preservation Plan. Mr. Langford defined the open space and stated that they would not be required to provide detention. He said that staff recommends approval.

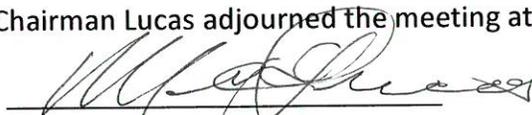
There was discussion amongst the Commission regarding the size of the protected trees.

The applicant, John Arnold, came forward and stated that he has tried to preserve as many trees as possible for the future development.

Commissioner Chris Kilgore made a recommendation to approve the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 6:32 p.m.


Chairman


Secretary