



# City of Rowlett

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

## Meeting Minutes

### City Council

### Planning and Zoning Commission

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write 4000, Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.*

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Thursday, March 27, 2014

6:00 P.M.

Municipal Building –  
4000 Main Street

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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.

**Council Present:** Mayor Gottel, Councilmember Dana-Bashian, Councilmember Bobbitt, Deputy Mayor Pro Tem Gallops, and Councilmember Phillips

**Commission Present:** Chairman Sheffield, Commissioner Landry, Commissioner Crawley, Commissioner Lucas, Commissioner Tune, Commissioner Farrow, and Alternate Moseley

**1. CALL TO ORDER**

**1A.** City Council

Mayor Gottel called the meeting to order at 6:02 p.m.

**2. EXECUTIVE SESSION (6:00 P.M.)\*Times listed are approximate**

**2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss the North Shore Master Plan in relation to a proposed rezoning request generally located at 7400 and 7600 Liberty Grove Road. (30 minutes)

Council immediately convened in Executive Session. Out at 6:30 p.m.

**3. WORK SESSION (6:30 P.M.)\***

**3A. CALL TO ORDER - Planning and Zoning Commission**

After a short break, Council reconvened at 6:38 p.m.

Chairman Sheffield called the meeting to order at 6:38 p.m.

City Manager Brian Funderburk took this opportunity to introduce Marc Kurbansade, the new Director of Development Services.

**3B. Staff and the consultant team led by Jacobs will provide the City Council and the Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 – North Shore Master Plan Process. (120 minutes)**

Erin Jones, Director of Development Services, explained this was the third and final joint meeting regarding the North Shore Master Plan.

Reno Marsh, member of the North Shore Advisory Committee, stated the committee recommended approval of this plan.

Arti Harcheker, Urban Design Consultant, and Mark Bowers, with Jacobs reviewed the vision framework and summarized the Form Based Code (FBC) amendments – Commercial Center, Urban Neighborhood, Rural Neighborhood and two new building types – flex employment and rural estate. She also reviewed the establishment of new street types and restructuring of the FBC to allow standards to relate to building types as well as districts. Discussion included open space and major/minor warrant process for trade-off between open space and building heights as well as tree mitigation standards.

They further explained the plans for the North and South areas including the Comprehensive Plan, the Illustrative Master Plan, the Regulating Plan, allowed building types, street types, open spaces and transitions between zoning types.

A short break was taken at 8:18 and the meeting reconvened at 8:26 p.m.

Discussion continued regarding the north and south areas. Staff explained the next steps are a public hearing for the Planning and Zoning Commission on April 8<sup>th</sup> with another public hearing for the City Council on April 15<sup>th</sup>.

Councilmembers and Commissioners thanked staff, the advisory committee and the consultants for their hard work and diligence throughout this process. They were also thankful for the public involvement throughout the process, especially the inclusion of the area property owners.

**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

No action taken.

**4. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 8:43 p.m.

Chairman Sheffield adjourned the meeting at 8:43 p.m.