



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.

Tuesday, March 26, 2019

7:00 P.M.

Municipal Building

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: Chairman James Moseley, Vice Chairman Kevin Moore, Commissioners John Cote, Michael Lucas, Mark Engen, Lisa Estevez, Stephen Winton, Alternates Robert Swift, Quinn Segars, Kellie McKee

ABSENT: No Absences

STAFF PRESENT: Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Assistant City Engineer Jeff Cohen, Urban Designer Carlos Monsalve, Senior Planer Tara Bradley, Planner II Kameka Miller, Community Development Coordinator Susan Nix.

1. CALL TO ORDER

Commissioner Chair James Moseley called the meeting to order at 6:00 p.m.

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

- 2A.** Discuss an amendment to Sections 77-508(D) Additional Standards for Single Family and Two-Family Residential and 77-401 Table of Dimensional Requirements of the Rowlett Development Code as well as Appendix 2.1 Building Types of the Form Based Code to establish and amend development standards for Secondary Residential Structures. (20 minutes)

Planner II, Kameka Miller presented the information for this item. There was some discussion amongst the Commissioners and staff. Urban Designer, Carlos Monsalve came forward and presented additional information for this item. There was extended discussion and questions amongst the Commissioners and staff regarding set back, lot coverage and parking.

- 2B.** Discuss an amendment to Sections 77-507 and Section 77-508 of the Rowlett Development Code (RDC), which regulates commercial and residential exterior elevation façade materials. (30 minutes)

Urban Designer, Carlos Monsalve presented the information for this item. There was some discussion amongst the Commissioners and staff. The consensus was for a sub-committee of this Commission to work with staff and then to conduct another work session to discuss proposed amendment language.

- 2C.** Discuss an amendment to Section 77-303 D4 of the Rowlett Development Code (RDC), to allow roof mounted solar panels to be visible from public right-of-way (ROW) and mounted on any side of the roof with optimal solar orientation. (15 minutes)

Planning Manager, Daniel Acevedo presented the information for this item. He addressed the findings from the analysis that was done as a result of the concerns the Commissioners had from the previous meeting. There was discussion amongst the Commissioners and staff regarding some of the language proposed and colorization.

Chairman Moseley adjourned the Work Session at 7:03 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:08 P.M.)

3. CONSENT AGENDA

- 3A.** Consider the Minutes of the Planning and Zoning Commission Meeting of February 26, 2019.

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Mark Engen seconded the motion. The motion passed with a 6 – 0 vote (Winton Abstained)

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A.** Conduct a public hearing and take action on a request by Skorburg Company, to replat Lot 1, Block A of the Pearson Addition to Lot 1R and Lots 2 through 28, Block A, of the Woodside Estates, on property zoned Planned Development (PD) for Single Family Uses. The 5.924 acre site is located at 1 Woodside Road in the City of Rowlett, Dallas County, Texas.

Senior Planner, Tara Bradley presented the information for this item. She stated that staff recommends approval of the replat.

The public hearing opened at 7:11 p.m. and closed at 7:19 p.m. with two speakers:

1. Gloria Santoyo, 7502 Pennridge Circle, Rowlett; spoke in opposition of this item
2. Isabel Marquez, 7610 Pennridge Circle, Rowlett; spoke in opposition of this item.

There was no discussion amongst the Commission.

Commissioner Michael Lucas made a motion to approve the replat. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 – 0 vote.

- 4B.** Conduct a public hearing and make a recommendation to City Council on a request by the Skorburg Company, on the behalf of property owner, Don Valk, for a rezoning from Limited Commercial/Retail (C-1) District to Planned Development (PD) District for Single Family Uses. The 7.838 acre site is located at the Southwest Corner of Miller Road and Rowlett Road, in the City of Rowlett, Dallas County, Texas.

Planning Manager, Daniel Acevedo presented the information for this request. He stated that staff recommends denial of the Planned Development because it conflicts with the future land use goal of the Comprehensive Plan.

Collier Bailey, with Skorburg Company, came forward and presented additional information regarding the proposed development.

Assistant City Engineer, Jeff Cohen came forward and answered the Commissioners questions regarding roadways, cut outs and traffic concerns.

John Arnold, with Skorburg Company, came forward and gave additional information on front entry garages and setbacks.

The public hearing opened at 7:57 p.m. and closed at 7:57 p.m. with no speakers.

There was discussion amongst the Commission regarding not being in support of this product due to the land use conflicting with the Comprehensive Plan.

Commissioner John Cote made a motion for denial. Commissioner Mark Engen seconded the motion. The motion was for denial was approved with a 7 – 0 vote.

- 4C.** Consider and make a recommendation to City Council, on a request by Kien Tran, Liberty Dermatology Properties, LLC, for a Tree Removal Permit application on property zoned General Commercial/Retail (C-2). The 1.008 acre site is located at 7105 Lakeview Parkway, City of Rowlett, Texas

Senior Planner, Tara Bradley presented the information for this tree removal request. She stated that staff recommends approval for the request.

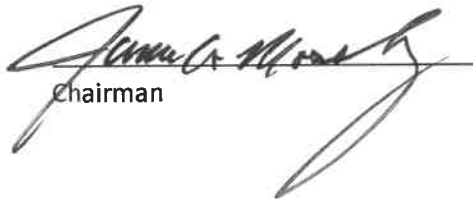
Cameron Bickert, - Architect, 3700 Mapleshade Ln. #1105, Plano, TX, came forward and presented additional information regarding the proposed landscape plan.

There was discussion amongst the Commission and staff regarding the proposed mitigation plan and location of trees to be removed. The Commission discussed tabling this item for further review between the landscape architect and staff.


Commissioner Michael Lucas made a motion to table this item. Commissioner John Cote seconded the motion. The motion was approved with a 7 – 0 vote.

5. ADJOURNMENT

Commission Chair James Moseley adjourned the meeting at 8:18 p.m.



Chairman



Secretary