



## 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.*

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Tuesday, May 14, 2019

6:30 P.M.

Municipal Building

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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.

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

**ABSENT:** Commissioner Michael Lucas

**STAFF PRESENT:** Director of Community Development Munal Mauladad, Urgan Designer Carlos Monsalve, Assistant City Engineer Jeff Cohen, Community Development Coordinator Susan Nix.

**1. CALL TO ORDER**

Commissioner Chair James Moseley called the meeting to order at 6:30 p.m.

**2. WORK SESSION (6:45 P.M.) \* Times listed are approximate.**

**3. DISCUSS CONSENT AGENDA ITEMS**

There was discussion regarding item 4B on the consent agenda. The Commissioners had questions regarding each of the items for Individual Consideration

Chairman Moseley adjourned the Work Session at 6:45 p.m.

**Note:** *Alternate Robert Swift was the only alternate member that participated in the vote.*

**CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M.)**

#### **4. CONSENT AGENDA**

**4A.** Consider the Minutes of the Planning and Zoning Commission Meeting of April 23, 2019.

**4B.** Consider approval of a Preliminary Plat for the Beehive Addition. The 1.89 acre site is located at 8409 Chiesa Road, City of Rowlett, Dallas County, Texas.

Commissioner John Cote made a motion to approve the Consent Agenda. Vice Chairman Kevin Moore seconded the motion. The motion passed with a 7 – 0 vote.

#### **5. ITEMS FOR INDIVIDUAL CONSIDERATION**

**5A.** Conduct a public hearing and take action on replat of a portion of Lot 1, Block C of the Bayside East Addition to Lots 1R, 2R, and 3R, Block C, of the Sunset Hospitality Addition. The 3.076 acre site is located at 8701 Sunset Boulevard in the City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Urban Designer presented the information for this item. He stated that staff recommends approval of the replat.

The public hearing opened at 7:02 p.m. and closed at 7:03 p.m. with one speaker:

1. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in favor of the item.

There was no discussion amongst the Commission.

Commissioner John Cote made a motion to recommend approval of this item. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 – 0 vote.

**5B.** Conduct a public hearing and make a recommendation to City Council on a request by John Hammond for a rezoning from Single Family Residential (SF-40) district and Planned Development (PD) district for Single Family (SF-7) and Limited Commercial/ Retail (C-1) uses to Form-Based Urban Village (FB-UV) District. The 25.426 acre site is located at 3399 Chiesa Road City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Urban Designer presented the information for this item. He stated that staff recommends denial of the rezoning request.

Sam Lawrence, with Narrowpath LLC, came forward and presented additional information regarding the proposed development.

In efforts to seek legal counsel on issues raised by Mr. Lawrence citing legal concerns regarding applicability of the updated Comprehensive Plan to the request, specifically citing Section 53.002 of the Texas Local Government Code, and Section 77-805 and 77-106 of the Rowlett Development Code, Chairman Moseley recommended the item be tabled.

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

- 5C.** Conduct a public hearing and make a recommendation to City Council on a request by Uyen Tran for a rezoning from Limited Commercial/Retail (C-1) District to Form-Based Urban Village (FB-UV) District. The 1.039 acre site is located at 3299 Chiesa Road, City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Urban Designer presented the information for this item. He stated that staff recommends denial of the rezoning request.

Sam Lawrence, with Narrowpath LLC, came forward and presented additional information regarding the proposed development.

In efforts to seek legal counsel on issues raised by Mr. Lawrence citing legal concerns regarding applicability of the updated Comprehensive Plan to the request, specifically citing Section 53.002 of the Texas Local Government Code, and Section 77-805 and 77-106 of the Rowlett Development Code, Chairman Moseley recommended the item be tabled.

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

- 5D.** Conduct a public hearing and make a recommendation to City Council on a request by Scott Davis for a rezoning from Planned Development (PD) District for Light Manufacturing (M-1) Uses to Light Manufacturing (M-1) District. The 2.959 acre site is located at 2601 Lawing Lane, City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Urban Designer presented the information for this item. He stated that staff recommends approval of the rezoning.

Sam Lawrence, with Narrowpath LLC, came forward and presented additional information regarding the proposed development.

The public hearing opened at 7:29 p.m. and closed at 7:31 p.m. with one speaker:

2. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke regarding his concerns, but in favor of the item.

There was discussion amongst the Commission in being in favor of this item.

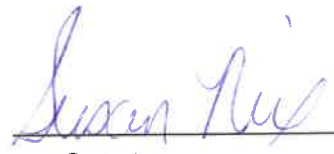
Commissioner Mark Engen made a motion to recommend approval of this item. Commissioner Lisa Estevez seconded the motion. The motion was approved with a 7 – 0 vote.

**6. ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 7:32 p.m.



Chairman



Secretary