



## 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 28, 2019

6:00 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, Stephen Winton, Alternates Quinn Segars, Kellie McKee, Robert Swift

**ABSENT:** Commissioner John Cote

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

**1. CALL TO ORDER**

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

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

- 2B.** The Planning and Zoning Commission shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding agenda item 5A. (30 minutes)

In Executive Session at 6:01 p.m. Out at 6:23 p.m.

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

**3A. DISCUSS AGENDA ITEMS**

There was no discussion regarding any agenda items.

Staff discussed an amendment that was made to the Minutes of the Planning and Zoning Commission Meeting of May 14, 2019.

Chairman James Moseley announced that Commissioner Michael Lucas had resigned from the Planning and Zoning Commission.

Chairman Moseley adjourned the Work Session at 6:25 p.m.

**Note: Alternates Kellie Mckee and Quinn Segars were the only alternate members 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 May 14, 2019.**

Vice Chairman Kevin Moore made a motion to approve the Minutes with the amendment as discussed in the work session. Alternate Kellie McKee seconded the motion. The motion passed with a 7 – 0 vote.

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

##### **5A. 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 and 6917 Miller Road, City of Rowlett, Dallas County, Texas.**

Daniel Acevedo, Planning Manager presented the information for this item. He reminded the Commissioners this item was tabled from the previous meeting. He stated that this item conflicts with the Future Land Use Plan and that staff recommends denial of the zoning request.

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

The Commissioners had questions with concerns regarding traffic, number of townhomes, density and appropriation of land use.

The public hearing opened at 7:50 p.m. and closed at 8:04 p.m. with two speakers:

1. Bart Reeder, Developer of Canterbury Cove; spoke in opposition of this item.
2. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of the item.

There was discussion amongst the Commissioners regarding not being in support of this item.

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

- 5B.** Conduct a public hearing and make a recommendation to City Council on a request by Claymore Engineering, on behalf of Bob Cresswell, for a zoning change from Planned Development (PD) District for Single Family Residential (SF-7) Uses to Single Family Residential (SF-40) District. The 83.25 acre site is located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road in the City of Rowlett, Dallas County, Texas.

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

Drew Donosky, with Claymore Engineering, came forward and presented additional information regarding the proposed development.

The public hearing opened at 8:17 p.m. and closed at 8:17 p.m. with no speakers:

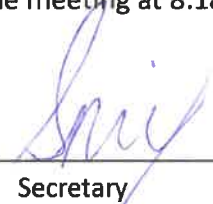
There was discussion amongst the Commissioners regarding being in favor of this item.

Vice Chairman Kevin Moore made a motion to recommend approval of this item. Commissioner Mark Engen seconded the motion. The motion was approved with a 7 – 0 vote.

**6. ADJOURNMENT**

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

  
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Chairman

  
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Secretary

