



## 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, July 23, 2019

6:45 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 Lisa Estevez, Mark Engen, John Cote, Stephen Winton, Alternates Quinn Segars, Kellie McKee, Robert Swift

**STAFF PRESENT:** Director of Community Development Munal Mauladad, Planning Manager Daniel Acevedo, Senior Planner Tara Bradley, Urban Designer Carlos Monsalve, Planner II Kameka Miller, Planning Intern Connor Roberts, Community Development Coordinator Susan Nix.

**1. CALL TO ORDER**

Commissioner Chair James Moseley called the meeting to order at 6:45 p.m.

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

**3. DISCUSS AGENDA ITEMS**

There was no discussion regarding any agenda items.

Chairman Moseley adjourned the Work Session at 6:47 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 July 9, 2019.**

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Stephen Winton seconded the motion. The motion passed with a 6 – 0 vote. Commissioner Lisa Estevez abstained.

**5. ITEMS FOR INDIVIDUAL CONSIDERATION**

**5A. Conduct a public hearing and make a recommendation to City Council on a request by Richard Buquet with Habitat for Humanity, on behalf of property owners, Amy and Austin Entrop, for a rezoning from Single Family Residential (SF-8) District to a Planned Development (PD) District for Single Family Residential (SF-5) Uses. The 2.63 acre site is located at 8700 Dalrock Road, in the City of Rowlett, Dallas County, Texas.**

Daniel Acevedo, Planning Manager presented the information for this item. He presented the site data, surrounding land use and the proposed site plan considerations. He stated public notifications were sent. The amount received in opposition exceeded the 20% triggering the requirement for a super majority vote from City Council. He stated that the City's strategic plan values the necessity for a diverse housing stock catering to a myriad of niches. Although the proposed zoning is not consistent with the existing zoning pattern, the single-family use is. The proposed request, if approved, would offer our veterans affordable housing options via this Habitat for Humanity program.

There was discussion amongst staff and the Commissioners regarding waivers for garages, egresses, development options with existing zoning.

Rich Buquet, Executive Director of Greater Garland Area Habitat for Humanity, came forward with a presentation. He gave a brief explanation of his background and the background of the Habitat for Humanity. He explained if this proposed request is approved it would offer our veterans affordable housing. He showed pictures of other similar developments. He discussed materials, lot sizes, square footage and specific programs that will be utilized to build the homes. He also explained how they will be funded.

Bruce Hargraves, Vice President of the Board of Housing Finance Corporation, came forward and explained they will be the lender for the property.

Peter Oliveira, with Greater Garland Area Habitat for Humanity, came forward and introduced himself.

The public hearing opened at 8:04 p.m. and closed at 9:28 p.m. with 36 speakers:

1. Rita Patrick, 8205 Quail Glenn Court, Rowlett; spoke in opposition. Her concerns were the proposed zoning does not meet RDC SF-5 and the proposed subdivision will be more dense and smaller in scale to the adjacent properties.
2. Igor Firzon, 8106 Sawgrass Lane, Rowlett; spoke in opposition. He was opposed to the change in zoning.
3. Stephen Larwa, 8114 Sawgrass Lane, Rowlett; spoke in opposition. He was concerned with the value of his home being lowered and this project being inconsistent with the future land use plan.
4. Chris Gutierrez, 9102 Pheasant Run Drive, Rowlett; spoke in opposition. He said this property does not correct an error or meet the challenge of a changing condition.
5. Debra Goss, 8723 Dalrock Road, Rowlett; spoke in opposition of the item.
6. John Goss, 8723 Dalrock Road, Rowlett; spoke in opposition of the item.
7. Praveen Jose, 8113 Sawgrass Lane, Rowlett; spoke in opposition of the item.
8. Linda Richard, 8710 Pheasant Run Drive, Rowlett; spoke in opposition of the item.
9. Robby Blacker, 8102 Sawgrass Lane, Rowlett; spoke in opposition of the item.
10. Elaine Blacker, 8102 Sawgrass Lane, Rowlett; spoke in opposition. She gave a 3-minute presentation based on why the Council members should oppose this development plan based on Future Land Use Plan goals.
11. Danny Sobities, 8206 Quail Hollow Court, Rowlett; spoke in opposition of this item for multiple reasons.
12. Kathy Sobities, 8206 Quail Hollow Court, Rowlett; spoke in opposition of this item she is against the zoning change.
13. Jeff Smith, 8210 Quail Glenn Court, Rowlett; spoke in opposition of this item.
14. Monica Tirado, 8110 Sawgrass Lane, Rowlett; spoke in opposition of this item.
15. Edward Tirado, 8110 Sawgrass Lane, Rowlett; spoke in opposition of this item.
16. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.
17. Diane Lemmons, 7409 Harbor Drive, Rowlett; spoke in opposition of this item.
18. Steven Camp, 9006 Quail Ridge Drive, Rowlett; spoke in opposition of this item.
19. Jennifer Camp, 9006 Quail Ridge Drive, Rowlett; spoke in opposition of this item.
20. Joni Skoglund, 9226 Oak Hollow Drive, Rowlett; spoke in favor of this item.
21. Russell Duckworth, 9206 Pheasant Run Drive, Rowlett; spoke in opposition of this item.
22. Carol Peterson, 9206 Pheasant Run Drive, Rowlett; spoke in opposition of this item. She is against the proposed development.
23. Randy Patrick, 8205 Quail Glenn Court, Rowlett; spoke in opposition of this item.
24. Mathew Wilson, 8210 Sawgrass Lane, Rowlett; spoke in opposition. He referred to a publication by Stanford GSB titled "Who Wants Affordable Housing in their Backyard?" He indicated that he had handed out a copy of this publication to the Commission before the meeting. He did speak regarding area median incomes and how it relates to home pricing, specifically his opinion on how this project will affect these numbers.

25. J. Uriel Quinones, 8110 Sawgrass Lane, Rowlett; spoke in opposition of this item.
26. David Brook, 8006 Edenmore Lane, Rowlett; spoke in opposition. He spoke regarding if the initial program is limited to veterans how will that be monitored on a resale of the home. He also mentioned if an exception to the standards as approved for this lot, anti-discrimination laws would likely prohibit turning down future request.
27. Mark Wardlaw, 8809 Pheasant Run Drive, Rowlett; spoke in opposition of this item.
28. Desiree Poore, 8101 Sawgrass Lane, Rowlett; spoke in opposition of this item.
29. Vicki Nelson, 8201 Quail Court, Rowlett; spoke in opposition. She does like the concept and agrees we should do things for our Veterans. She does not feel this is a good location for this project because it is not near amenities for veterans and she believes it will cause problems for her neighborhood.
30. Kent Jones, 8102 Wexford Lane, Rowlett; spoke in opposition of this item. He spoke with concerns on flooding and water drainage. He also discussed transportation for disabled veterans.
31. David Whitley, 8721 Dalrock Road, Rowlett; spoke in opposition of this item. He spoke in concerns with the easement that will be taken away from him.
32. Jeffrey Owens, 8013 Stonehaven Lane, Rowlett; spoke in opposition of this item. He is supportive of Veterans and the Habitat program. He does not agree with this being a good location for this project. He also does not agree with their being multiple waivers from the SF-5 zoning.
33. James Curacks, 8901 Pheasant Run, Rowlett; spoke in opposition of this item. He mimicked the sentiments of the other speakers.
34. Tom Simon, 9005 Quail Ridge Drive, Rowlett; spoke in opposition of this item. He thanked the Commissioners for taking the time to listen to all the comments and wanted the Commissioners to consider if this is a good project for Rowlett.
35. Frank Acri, 8910 Quail Ridge Drive, Rowlett; spoke in opposition of this item.
36. Pam Peavy, 8202 Lighthouse Drive, Rowlett; spoke in opposition of this item.

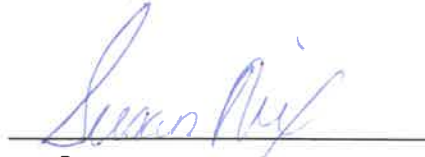
There was discussion amongst the Commissioners regarding the location not being best for this project, traffic concerns, no amenities nearby for the veterans, no garages, building materials, and how this relates to the Comprehensive Plan. The Commissioners felt this was a good program but was not a good fit for the area.

Commissioner John Cote made a motion to recommend denial of this item. Commissioner Mark Engen seconded the motion. The motion to deny was approved with a 7-0 vote.

## 6. **ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 9:49 p.m.

  
Chairman

  
Secretary

