



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, September 10, 2019

5:30 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 Mark Engen, Lisa Estevez, Stephen Winton, Alternates Quinn Segars, Kellie McKee

ABSENT: Commissioner John Cote, Alternate Robert Swift

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

Note: *Alternates Kellie McKee and Quinn Segars were the only alternate members that participated in the vote.*

1. CALL TO ORDER

Commissioner Chair James Moseley called the meeting to order at 5:33 p.m.

2. WORK SESSION (5:30 P.M.) * Times listed are approximate.

2A. Discuss procedural changes due to recent legislative action.

Director of Community Development, Munal Mauladad presented the information for this item. Discussion circled around changes as they pertain to House Bill 3167, and Senate Bill 944. There was some discussion amongst the Commissioners and staff. Assistant Director, Daniel Acevedo, presented additional information for this item. There was extended discussion and questions

amongst the Commissioners and staff regarding acceptable methods of communication, and approval process during meeting, and citizens input.

2B. Discuss attendance of APATX19 (November 6-8) Conference.

Assistant Director, Daniel Acevedo, and Director, Munal Mauladad, presented the information for this item. The opportunity was presented for the Commissioners to go to the American Planning Association conference in Waco, TX in November. There was some discussion amongst the Commissioners and staff.

2C. Discuss agenda items.

Assistant Director, Daniel Acevedo let the Commissioners know that Item 5J was withdrawn by the applicant. There was some discussion on items 5D, 5E, 5F, 5G and 5H.

Chairman Moseley adjourned the Work Session at 6:53 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:02 P.M.)

3. CITIZEN'S INPUT

At this time, three-minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully-completed request card to the Secretary of the Planning and Zoning Commission prior to the beginning of the Citizens' Input portion of the Commission meeting. No action can be taken by the Commission during Citizens' Input.

There were no speakers.

4. CONSENT AGENDA

4A. Consider approval of the Minutes of the Joint Meeting of City Council and Planning and Zoning Commission on August 20, 2019.

Vice Chairman Kevin Moore made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6–0 vote. Commissioner Mark Engen abstained from the vote.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A.** Take action on a Vacation Plat for a portion of Lot 1, Block B of the Altman Addition No. 1. The 0.1716-acre site is located at the southeast corner of Pennridge Circle and Chiesa Road, City of Rowlett, Dallas County, Texas.

Planner II, Kameka Miller presented the information for this item. She stated that staff recommends approval of the Vacation Plat.

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to approve the Vacation Plat. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 – 0 vote.

- 5B.** Take action on a Final Plat of Lot 1, Block 1 of the Soliz Estate Residential Section 1. The 1.686-acre site is located at the southeast corner of Pennridge Circle and Chiesa Road, City of Rowlett, Dallas County, Texas.

Planner II, Kameka Miller presented the information for this item. She stated that staff recommends approval of the Final Plat.

There was no discussion amongst the Commission.

Commissioner Stephen Winton made a motion to approve the Final Plat. Vice Chair Kevin Moore seconded the motion. The motion was approved with a 7–0 vote.

- 5C.** Take action on a request by Kiew Kam, Triangle Engineering, on behalf of property owner VFC properties 33, LLC for a replat of Bubbus Addition. The 3.718-acre site is located at 7800 Rowlett Road, in the City of Rowlett, Dallas County, Texas.

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

There was no discussion amongst the Commission.

Alternate Quinn Segars made a motion to approve the request. Commissioner Lisa Estevez seconded the motion. The motion was approved with a 7–0 vote.

- 5D.** Take action on a request by Levi Long, HP Civil Engineering, on behalf of owner Bayside Residential, LLC for Lots 75R-81R, Block A of Bayside West Phase I, being a replat of lots 75-81,

and 82X, Block A, Bayside West Phase I. The 1.462-acre site is located at the northeastern corner of Sunset Boulevard and Hermosa Drive, in the City of Rowlett, Dallas County, Texas.

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

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to approve the request. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7–0 vote.

- 5E.** Conduct a public hearing and make a recommendation to City Council regarding a request by B5 Industrial Group, on behalf of property owner Simmons Development, for a Major Warrant to increase the allowable maximum wall sign size from 30 square feet to 126.33 square feet, on property zoned Form-Based Urban Village (FB-UV) District. The 2.21-acre site is located at 4604 Industrial Street, in the City of Rowlett, Dallas County, Texas.

Urban Designer, Carlos Monsalve presented the information for this request. He stated that staff recommends denial of the Major Warrant as it creates further non-conformity within a strategic district.

Lisa Renfro, Applicant, came forward and presented additional information regarding the request.

The public hearing opened at 7:25 p.m. and closed at 7:28 p.m. with two speakers:

1. Daniel Simmons, Property owner; spoke in favor of this item
2. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.

There was discussion amongst the Commissioners regarding conforming with the code and supporting the City staff's recommendation.

Commissioner Mark Engen made a motion to deny the Major Warrant. Alternate Quinn Segars seconded the motion. The motion was for denial was approved with a 5–2 vote. Commissioners Stephen Winton and Lisa Estevez voting against the motion.

- 5F.** Conduct a public hearing and make a recommendation to City Council regarding a request by Canterbury Cove, for a Major Warrant from Appendix 2.1 of the Form Based Code, to increase the allowable maximum dwelling area for Casita lots from 1,400 square feet to 2,600 square feet, on property zoned Form-Based New Neighborhood (FB-NN) District. The

21.8-acre site is located north of the intersection of Miller and Chiesa Roads, in the City of Rowlett, Dallas County, Texas.

Urban Designer, Carlos Monsalve presented the information for this request. He stated that staff recommends approval of the Major Warrant with the condition that the maximum dwelling unit area for Casita lots be limited to 2,000 square feet.

Bart Reeder, Applicant, came forward and presented additional information regarding the request, specifically to the customization of home sizes and dimensions.

The public hearing opened at 7:54 p.m. and closed at 7:56 p.m. with one speaker:

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

There was discussion amongst the Commissioners regarding square footage and housing diversity as it relates to the form-based neighborhood.

Commissioner Lisa Estevez made a motion to approve the Major Warrant with the condition that the maximum dwelling area of the Casita lots is limited to 2,000 square feet. Alternate Quinn Segars seconded the motion. The motion was approved with a 5–2 vote. Vice Chair Kevin Moore and Commissioner Stephen Winton voting against the motion.

- 5G.** Conduct a public hearing and make a recommendation to City Council on a request by Warner Land Advisors, LP, for an amendment to a Planned Development (PD) District for the Trails at Cottonwood Creek (ORD-026-12) to modify development standards for a 765-unit residential development. The 228-acre site is located at the northeast corner of Vinson Road and Stonewall Road, in the City of Rowlett, Dallas County, Texas.

Assistant Director of Community Development, Daniel Acevedo presented the information for this request. He explained that this Planned Development had already been approved in 2012. He explained the applicant is requesting several modifications and provided specific information for each modification. He stated that staff recommends approval of the amendment for the modifications, with the exception of the minimum garage setbacks.

The Commissioners had question for staff regarding the street widths, garage setbacks and who is responsible for roadways leading to the development.

Preston Wallhood with Warner Land Advisors, LP, came forward and presented additional information regarding the request, stating that they are willing to remove the garage setback request if staff does not see that as appropriate at this time.

The Commissioners had questions for the developer to confirm that they were willing to do away with the 10' garage adjustment request.

The public hearing opened 8:25 p.m. and closed at 8:37 p.m. with five speakers:

1. Cheryl Williams, 10324 Liberty Grove Road; spoke in opposition to the increase in homes.
2. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.
3. Brenda Rezinsky, 3495 Stonewall Road, Rowlett; spoke in opposition of this item.
4. Mike Krantz, 8413 Victory Street, Rowlett; spoke in opposition to the increase in homes.
5. Shelby Stanley, 3502 Stonewall Road, Wylie; spoke in opposition of this item citing concerns for flooding along the creek.

There was discussion amongst the Commissioners regarding dwelling sizes, the increased density of the project, garage setbacks, alley conditions, and the possibility to table the item in order to further discuss the specifics of each change. There were also questions for staff in regards to infrastructure, road improvements, and road impact pertaining to traffic studies.

Commissioner Mark Engen made a motion to table this request to the next available Planning & Zoning meeting. Alternate Quinn Segars seconded the motion. The motion was approved with a 6-1 vote.

- 5H.** Conduct a public hearing and make a recommendation to City Council by John Arnold, for a request to rezone the subject property from Single Family Residential (SF-40) District to a Planned Development (PD) District for Single Family Residential (SF-5) Uses to develop the site with single family homes. The 8.843-acre site is located at 3601 Miller Road, in the City of Rowlett, Dallas County, Texas.

Assistant Director of Community Development, Daniel Acevedo presented the information for this request. He stated that staff recommends denial of the request as the proposed development and associated variances are not compatible with the existing built environment of the Future Land Use Plan.

The Commissioners had questions for staff regarding traffic flow along Miller Road, and the properties located within the flood plain.

John Arnold with Skorburg, came forward and presented additional information regarding the request, traffic studies, and shared precedent images of proposed product.

The Commissioners had questions for the applicant regarding reclamation of flood plain, wildlife studies, lot sizes, dwelling unit sizes, and ROW buffer screening.

The public hearing opened 9:15 p.m. and closed at 9:22 p.m. with three speakers:

1. Susan Henshaw, 3406 Birch Court, Rowlett; spoke in opposition of this item citing concerns for downstream flooding.
2. Stanley Pollard, 3110 Sycamore Street, Rowlett; spoke in opposition of this item.
3. Dennis O'Reily, 3810 Hidden Valley Circle, Rowlett; spoke in opposition of this item.

Assistant City Engineer, Jeffery Cohen, discussed a current study on erosion and creek stability as it pertains to Long Branch Creek and the properties along Scott Drive. Study goes from Kirby Road and stops south of Miller Road.

The Commissioners had questions for the applicant regarding his being open to pave streets and turn lanes, traffic studies, the reclamation, erosion controls and its impact on down stream flow.

There was further discussion amongst the Commissioners regarding lot sizes, dwelling unit sizes, the quality of the product, and potential of a significant increase in traffic.

Commissioner Lisa Estevez made a motion to approve the request. Commissioner Stephen Winton seconded the motion. The motion was approved with a 5-2 vote.

- 5I.** Conduct a public hearing and make a recommendation to City Council regarding a request by Sam Lawrence, Narrowpath, LLC., on behalf of property owner, Justin Scroggs, to rezone the subject property from Planned Development-Light Manufacturing (PD-M-1) District to Light Manufacturing (M-1) District. The 2.031-acre site is located at 2601 Lawing Lane in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley presented the information for this request and provided some background on the property. She stated that staff recommends approval for the rezoning.

Sam Lawrence, with Narrowpath, LLC., came forward and gave additional information and explained the reason for this zoning request.

The public hearing opened at 9:44 p.m. and closed at 9:46 p.m. with one speaker:

1. Paul Harper, 2809 Singleton Drive, Rowlett; spoke in favor of this item.

There was discussion amongst the Commission regarding being in support of this request.

Vice Chair Kevin Moore made a motion to approve the request. Commissioner Mark Engen seconded the motion. The motion was approved with a 7-0 vote.

5J. Conduct a public hearing and make a recommendation to City Council on a request by Jennifer Burns, on the behalf of property owner, Walter Guillaume, for a zoning change from General Office (O-2) District to Form-Based Urban Village (FB-UV) District. The 11.002-acre site is located east of the intersection of Main Street and President George Bush Turnpike, north of the Rowlett Community Center, in the City of Rowlett, Dallas County, Texas.

NO ACTION TAKEN – THIS ITEM WAS WITHDRAWN BY THE APPLICANT

6. **ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 9:48 p.m.


Chairman

Secretary