



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 24, 2019

6:45 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, John Cote, Alternates Kellie McKee, Robert Swift and Quinn Segar

ABSENT: Commissioner Stephen Winton

STAFF PRESENT: Director of Community Development Munal Mauladad, Assistant Director of Community Development Daniel Acevedo, Assistant City Engineer Jeff Cohen, Land Use Administrator Tara Bradley, Planner II Kameka Miller and Deputy City Secretary Stacey Chadwick

1. CALL TO ORDER

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

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

Assistant Director, Daniel Acevedo clarified questions for Item 5B regarding the public hearing, planning standards, and Vinson Road.

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

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

3. CITIZENS' INPUT

1. Randy Munsey, 2845 Vinson – spoke regarding traffic and the current infrastructure on Vinson Road.

Note: Alternates Kellie Mckee and Robert Swift were the only alternate members that participated in the vote.

4. CONSENT AGENDA

- 4A.** Consider the Minutes of the Planning and Zoning Commission Meeting of September 10, 2019.

Commissioner Estevez made a motion to approve the Consent Agenda. Commissioner Engen seconded the motion. The motion passed with at 6 – 1 vote. (Cote abstained)

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A.** Consider and take action on a Preliminary Plat for Chaha Garden Addition. The 2.864 acre site is located at 3713 Chaha Road, City of Rowlett, Dallas County, Texas.

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

Commission Cote made a motion to recommend approval of this item. Alternate McKee 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 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. **(This item was tabled at the September 10, 2019 meeting)**

Commissioner Moseley stated there would not be a public hearing for this item as the public hearing occurred at the September 10, 2019 meeting.

Assistant Director, Daniel Acevedo presented the information for this item. He stated the item was tabled from the September 10, 2019 meeting. He stated staff recommends approval of this item.

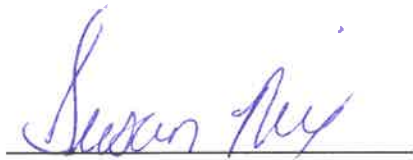
Preston Walhood, Warner Land Advisors, LP, Development Manager presented information for this item. Spoke regarding the diversity in lot size, square footage, upgrades to infrastructure, traffic impact analysis and fire sprinkler requirements.

The Commission had questions for staff and Mr. Walhood regarding infrastructure, traffic flow concerns and impact, flood control, fire sprinkler requirements, and lot coverage.

Commissioner Estevez made a motion to recommend approval of this item as presented by staff. Vice Chair Moore seconded the motion. Commissioner Engen amended the motion to decrease the maximum square footage allowance for the Casita lots from 2,500 square feet to 2,000 square feet. Vice Chair Moore seconded the amended motion. The motions were approved with a 5 - 2 vote. (Moseley and McKee voting against.)

6. ADJOURNMENT

Commission Chair James Moseley adjourned the meeting at 8:04 p.m.



Secretary



Chairman

