



## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE 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, November 12, 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 Lisa Estevez, Mark Engen, John Cote, Stephen Winton, Kellie McKee, Alternates Quinn Segars, Robert Swift

**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, Urban Designer Carlos Monsalve, Planner II Kameka Miller and Community Development Coordinator Susan Nix

**1. CALL TO ORDER**

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

**2. CITIZENS' 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.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider a recommendation to the City Council regarding the Land Use Assumptions and the Capital Improvements Plans in the 2019 Impact Fee Update Study.

Assistant City Engineer Jeff Cohen introduced Pete Kelly and Andrew Simonton with Kimley Horn. Pete Kelly gave a brief overview and recap from the previous meeting and explained the role of the Capital Improvement Advisory Committee. He gave a presentation and discussed in detail the proposed impact fees and how they are calculated.

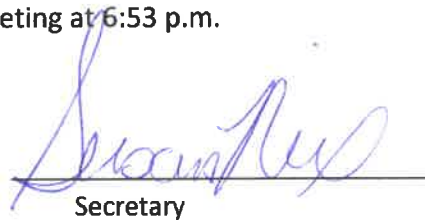
There was discussion amongst the Committee members regarding roadways, in comparison with neighboring cities and varying growth rates.

Commissioner Mark Engen made a motion to make a recommendation to City Council to adopt the Land Use Assumptions and Capital Improvement Plans as presented. He also motioned regarding roadway impact fees, specifically increasing apartment fees from 97% of maximum assessable fee to 100% maximum, and that Council should consider whether the percentage of maximum fee for offices and restaurants should be increased. Commissioner Lisa Estevez seconded the motion. The motion was approved with a 7 - 0 vote.

#### 4. ADJOURNMENT

Chairman James Moseley adjourned the meeting at 6:53 p.m.

  
Chairman

  
Secretary



## 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, November 12, 2019

7:00 P.M.

Municipal Building

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

**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, Urban Designer Carlos Monsalve, Planner II Kameka Miller and Community Development Coordinator Susan Nix

**1. CALL TO ORDER**

Commissioner Chair James Moseley called the meeting to order at 7:00 p.m.

**2. CITIZENS' INPUT**

1. Stanley Pollard, 3110 Sycamore, Rowlett; Spoke regarding Item 4B.
2. Karen Donnelly, 4600 Hickox, Rowlett; Spoke regarding Item 4B.
3. Mick Donnelly, 4600 Hickox, Rowlett; Spoke regarding Item 4B.
4. Geraldine Hughes, 3601 Leeward, Rowlett; Spoke regarding multi-family developments.

**3. CONSENT AGENDA**

**3A. Consider the Minutes of the Planning and Zoning Commission Meeting of October 22, 2019.**

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

#### 4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A. Conduct a public hearing and make a recommendation to City Council on a request by Steve Goldberg, Cogent Realty Advisors, LLC., for an amendment to a Planned Development (PD) District for the College Park Addition (ORD-2-5-81B) to allow for Single Family Residential Uses and modify development standards on the subject property. The 0.70 acre site is 187 feet west of the intersection of Chiesa Road and Stanford Street, City of Rowlett, Dallas County, Texas. **(This item has been postponed to January 28 2019)**

**\*NO ACTION TAKEN – ITEM POSTPONED\***

- 4B. Consider and take action on a Preliminary Plat for Merritt Villas Addition. The 11.003 acre site is located north of the intersection of Hickox Road and Merritt Road, City of Rowlett, Dallas County, Texas.

Assistant Director of Community Development, Daniel Acevedo presented the information for this item. He stated that staff recommends approval of the Preliminary Plat.

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

- 4C. Conduct a public hearing and make a recommendation on a request by Rogelio Martinez, Colimas Company, on behalf of the property owner, Carla J. Adams, for a Special Use Permit (SUP) for an accessory building on property zoned Single Family Residential (SF-8) District. The 0.50 acre site is bounded by Dalrock Road, Quail Ridge Drive, and Quail Creek Drive, City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley presented the information for this item. She stated that staff recommends approval of the Special Use Permit.

Rogelio Martinez, applicant, came forward and presented additional information regarding the structure.

The public hearing opened at 7:30 p.m. and closed at 7:31 p.m. with no speakers.

There were questions from the Commissioners to the applicant verifying the setbacks and siding material to be used.

Commissioner Lisa Estevez made a motion to recommend approval of this item. Commissioner Kellie McKee seconded the motion. The motion was approved with a 7 - 0 vote.

- 4D.** 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 a Planned Development (PD) District for mixed-use development with single family, multi-family and retail uses. The 25.426-acre site is located at the northwest corner of Chiesa Road and Miller Road, City of Rowlett, Dallas County, Texas.

Assistant Director of Community Development, Daniel Acevedo presented the information for this item. He stated that staff recommends approval of the rezoning and that the proposed development is compatible with the Future Land Use Plan.

Sam Lawrence, Narrowpath, LLC., came forward and presented additional information regarding the project. He addressed questions from the Commissioners regarding the planned uses for this project, phasing, lot sizes, set backs, traffic and the screening wall.

The public hearing opened at 8:09 p.m. and closed at 8:23 p.m. with four speakers:

1. Stanley Pollard, 3110 Sycamore Street, Rowlett: spoke in opposition of this item.
2. Michael Foresee, 6709 Barolo Drive, Rowlett; spoke with concern to traffic and infrastructure.
3. John Hammond, Property Owner; came forward and offered additional information regarding the project.
4. Bart Reeder, 3399 Chiesa Road, Rowlett; spoke in opposition of this item.

There was discussion amongst the Commissioners and staff regarding the mixed-use buildings, traffic, right of ways and roadway construction timelines.

Assistant City Engineer, Jeff Cohen came forward and gave additional information regarding the construction timelines for the roadways.

Commissioner Mark Engen made a motion to recommend approval of this item. Commissioner Lisa Estevez seconded the motion. The motion to approve was denied with a 3 - 4 vote. Vice Chair Kevin Moore, Commissioners Stephen Winton, Kellie McKee, and John Cote voting against.

## **5. ADJOURNMENT**

Chairman James Moseley adjourned the meeting at 8:39 p.m.

  
Chairman

  
Secretary