



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.

Wednesday, December 18, 2019

6:30 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: Commissioner Chair James Moseley, Commissioners Lisa Estevez, Mark Engen, John Cote, Stephen Winton, Kellie McKee, Robert Swift, Alternate Quinn Segars

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

1. CALL TO ORDER

Commissioner Chair James Moseley called the meeting to order at 6:30 p.m.

2. WORK SESSION (6:30 P.M.)* Times are approximate.

2A. Election of a Vice-Chair.

Commissioner Chair James Moseley opened the floor for nominations for a Vice Chair for the remainder of the year.

Commissioner John Cote made a motion to nominate Lisa Estevez for Vice Chair of the Planning and Zoning Commission. The motion passed unanimously.

2B. Discuss agenda items.

There was discussion on item 4B on the consent agenda. The Commissioners had questions regarding 5A, 5B and 5D items for individual consideration.

Commissioner Chair James Moseley adjourned the Planning and Zoning Work Session at 6:58 p.m.

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

3. 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.

4. CONSENT AGENDA

4A. Consider the Minutes of the Planning and Zoning Commission Meeting of November 26, 2019.

4B. Consider approval of the Planning and Zoning Commission Calendar for 2020.

Commissioner John Cote made a motion to approve the Consent Agenda. Commissioner Stephen Winton 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 regarding a request by Marc English, Sapphire Bay Land Holdings, LLC, for approval of a Regulating Plan and associated Major Warrants from the Form Based Code Urban Village Standards, as they relate to parking allocation, continuous building frontage, open space and right of way frontage, on property zoned Form-Based Bayside Special District (FB-BS) District. The 116.93-acre site is located south of Interstate 30 (IH-30), in the City of Rowlett, Dallas County, Texas.

Assistant Director, Daniel Acevedo presented the information for this item. He stated staff recommends approval of the Major Warrants as presented.

Marc English, with Sapphire Bay Land Holdings, LLC, came forward and introduced himself.

The public hearing was opened at 7:18 p.m. and closed at 7:21 p.m. with 1 speaker:

1. Matthew Hiles, W3 Luxury Living, Rowlett; spoke in opposition of this item.

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to recommend approval of the four Major Warrants and the regulating plan. Commissioner Stephen Winton seconded the motion. The motion was approved with a 7 - 0 vote.

- 5B.** Conduct a public hearing and make a recommendation to City Council regarding a request by Mike Martinie, on behalf of DHI Communities, and Walter Guillaume, First Baptist Church of Rowlett, to rezone the subject property from General Office (O-2) District and Commercial/Retail Highway (C-3) District to Planned Development (PD) District for Commercial/Retail Highway (C-3) District uses and Form-Based Urban Village (FB-UV) District uses. The 28.93-acre site is located at the northeast corner of Main Street and President George Bush Turnpike, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley came forward and presented the information for this item. She stated staff recommends approval of the request.

Cole Hedgecox, Pastor for First Baptist Church Rowlett, came forward to provide additional information regarding the project.

Walter Guillaume, Applicant – Pastor for First Baptist Church Rowlett, came forward to provide additional information regarding the planned development and their relationship with the developer. He also discussed communication with the community.

The public hearing was opened at 7:57 p.m. and closed at 8:09 p.m. with 5 speakers:

1. Tony Acri, 4800 Edgewater Drive, Rowlett; Spoke in opposition of this item.
2. Jim Dunleavy, 2110 Indian Trail, Rowlett; Spoke in favor of this item.
3. Greg Peebles, 3301 Fair Oak Drive, Rowlett; Spoke in opposition of this item.
4. Rachael Britton, 1906 Westminister Drive, Rowlett; Spoke in favor of this item.
5. Mike Britton, 1906 Westminister Drive, Rowlett; Spoke in favor of this item.

There was no discussion amongst the Commission.

Commissioner John Cote made a motion to approve the item as presented. Vice-Chair Lisa Estevez seconded the motion. The motion for approval was denied by vote of 3-4. Commission Chair James Moseley, Commissioners Stephen Winton, Kellie Mckee and Robert Swift voting against.

- 5C.** Conduct a public hearing and make a recommendation to City Council on a request by Rhodes Surveying, on behalf of property owner Ross Mussina, for a Special Use Permit (SUP) to allow an

accessory structure exceeding 500 square feet on property zoned Single Family Residential (SF-40) District. The 4.1-acre site is located approximately 129 feet north of Bellaire Lane and on the northside of Chiesa Road, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley came forward and presented the information for this item. She stated staff recommends approval of this request.

Ross Mussina, Applicant, came forward and presented additional information regarding the request. He answered questions from the Commissioners and addressed concerns of the speakers.

The public hearing was opened at 8:23 p.m. and closed at 8:26 p.m. with 2 speakers:

1. Fred Boley, 8200 Rock Valley Drive, Rowlett; Spoke regarding his concerns.
2. Patrick Turner, 8204 Rock Valley Drive, Rowlett; Spoke regarding his concerns.

There was no discussion amongst the Commission.

Commissioner John Cote made a motion to approve the item as presented. Commissioner Kellie McKee seconded the motion. The motion was approved by vote of 7-0.

- 5D.** Conduct a public hearing and make a recommendation to City Council regarding a request by Monk Consulting Engineers, Inc., on behalf of property owner Patricia Granville Holcomb, for a Major Warrant from Sections 2.8.6.c.iv and 2.8.6.e.2 of the Form Based Code (FBC) to reduce the minimum required window transparency from 60 percent to 24 percent on public fronting facades and from 30 percent to 10 percent on the remaining facades on property zoned Form-Based Commercial Center (CC) District. The 2-acre site is located on the northeast corner of Old Merritt Road and Liberty Grove Road, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley came forward and presented the information for this item. She stated staff recommended denial of the Major Warrant and recommended the following: Increase the transparency on the south and east facades fronting the public rights-of-way to 40 percent and increase the transparency to 20 percent on the north and west elevations.

Charles Voight, with Monk Consulting Engineers, Inc., came forward and presented additional information regarding the request.

The Commissioners had questions for staff regarding details on window locations, phases and transparency percentages.

The public hearing was opened and closed with no speakers.

There was discussion amongst the Commissioners on being in favor of this item if the developer can meet the conditions recommended by staff.

Vice-Chair Lisa Estevez made a motion for approval based on the following changes: The south and east elevations will be increased by 40 percent transparency and the west and north elevations will be increased by 20 percent transparency. Commissioner Mark Engen 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 Skorburg Company, on behalf of property owners Leslie and Tommy Kearney, for a Major Warrant to Appendix 2.1 of the Form-Based Code to eliminate the required 20-foot garage offset from the front building line and allow for garages to be aligned with the front of the home. The 33-acre site is located along Castle Drive, between Miles Road and Merritt Road, in the City of Rowlett, Dallas County, Texas.

Urban Designer, Carlos Monsalve presented the information for this item. He stated that staff recommends denial of the Major Warrant.

John Arnold, with Skorburg Company, came forward and presented additional information for this item.

There were questions from the Commission regarding garages and setbacks.

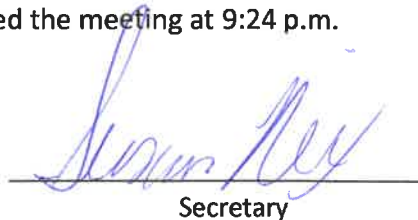
Commissioner John Cote made a motion to deny the request. Commissioner Robert Swift seconded the motion. The motion for denial was approved with a 7-0 vote.

6. **ADJOURNMENT**

Commissioner Chair James Moseley adjourned the meeting at 9:24 p.m.



Commissioner Chair



Secretary

