



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, January 28, 2020

7:00 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: Commission Chair James Moseley, Commission Vice-Chair Lisa Estevez, Commissioners Mark Engen, John Cote, Stephen Winton, Kellie McKee, Robert Swift, Alternate Quinn Segars

STAFF PRESENT: Assistant Director of Community Development Daniel Acevedo, Land Use Administrator Tara Bradley, Urban Designer Carlos Monsalve, Planner I Connor Roberts, Assistant City Engineer Jeff Cohen and Deputy City Secretary Stacey Chadwick.

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

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

1. 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.

2. CONSENT AGENDA

2A. Consider the Minutes of the Planning and Zoning Commission Meeting of January 14, 2020.

Commissioner John Cote made a motion to approve the Consent Agenda. Commission Vice-Chair Lisa Estevez seconded the motion. The motion passed with a 7 – 0 vote.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Conduct a public hearing and make a recommendation to City Council for a request by Jim Douglas to rezone the subject property from Form-Based Commercial Center (FB-CC) District to Planned Development (PD) District for Single Family Residential (SF-10) Uses to develop the site with 166 single family homes. The 58.83-acre site is located on the south side of Liberty Grove Road and approximately 1,037 feet east of President George Bush Turnpike (PGBT) Frontage Road, in the City of Rowlett, Dallas County, Texas.

Mr. Acevedo presented the information for this item. He stated staff recommends denial of this request.

Applicant Jim Douglas, 2309 Avenue K, Plano, came forward to provide additional information regarding the project.

The public hearing opened at 7:19 p.m. and closed at 7:22 p.m. with two speakers:

1. Riki Harper, Rowlett Housing Finance Corporation – spoke concerning affordable housing
2. Robert McCarrier, 9705 Waterview Parkway – spoke in opposition of this project

Members of the Commission voice concerns regarding the project including traffic issues, the property not being used as designated and varying from the Comprehensive Plan.

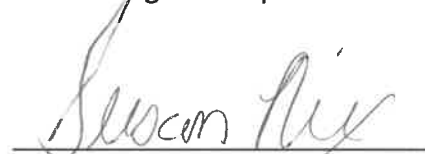
Commission Vice-Chair Lisa Estevez made a motion to deny the item as presented. Commissioner John Cote seconded the motion. The motion was approved with a 7 – 0 vote.

4. ADJOURNMENT

Commission Chair James Moseley adjourned the meeting at 7:28 p.m.



Commissioner Chair



Secretary