



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, February 11, 2020

6:00 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, Robert Swift, Alternate Quinn Segars.

ABSENT: Commissioner Kellie McKee

STAFF PRESENT: Director of Community Development Munal Mauladad, Assistant Director of Community Development Daniel Acevedo, Land Use Administrator Tara Bradley, Urban Designer Carlos Monsalve, Planner I Connor Roberts, and Community Development Coordinator Susan Nix.

1. CALL TO ORDER

Commission Chair James Moseley called the meeting to order at 6:01 p.m.

2. WORK SESSION (6:00 P.M.)* Times are approximate.

2A. Present the draft Landscape Ordinance.

Director of Community Development Munal Mauladad provided background of the existing Landscape Ordinance and then presented details regarding the proposed Landscape Ordinance.

Commission Chair James Moseley adjourned the Work Session at 6:56 p.m.

CONVENE INTO THE COUNCIL CHAMBERS (7:01 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 January 28, 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. Consider a Replat of Lot 1, Block A, of the Heritage Church Addition to Lots 1R-17, Block A, of the Heritage Estates Addition. The 4.422-acre site is located approximately 150 feet southeast of the intersection of Auburn Drive and Miller Road, in the City of Rowlett, Dallas County, Texas.

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

There was no discussion amongst the Commission.

Commissioner Mark Engen made a motion to approve the Replat. Commission Vice-Chair Lisa Estevez seconded the motion. The motion was approved with a 7 – 0 vote.

5B. Consider approval of a Final Plat for Northaven Phase II. The property is located at 3200 Hickox Road, being 27.886 acres of land in the Reason Crist Survey, Abstract 225, City of Rowlett, Dallas County, Texas.

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

There was no discussion amongst the Commission.

Commissioner Robert Swift made a motion to approve the Final Plat. Commissioner Stephen Winton seconded the motion. The motion passed with a 7 – 0 vote.

- 5C. Conduct a public hearing and consider making 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 garage offset and allow for garages to be aligned with the front of the home on 31 of the 78 Estate lots. 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 staff recommends denial of this item due to this project not meeting the intent of the Form Based Code.

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

The public hearing was opened and closed with no speakers.

Members of the Commission voice concerns regarding the placement of the garages. They asked for clarification why this request was not favorable to the City. Assistant Director of Community Development, Daniel Acevedo explained this request is disruptive from an Urban Design Concept. There was some discussion regarding the Minor Warrant and how it relates to the Major Warrant.

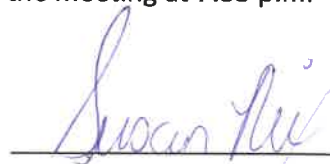
Commissioner John Cote made a motion to deny the item as presented. Commissioner Mark Engen seconded the motion. The motion for denial was approved with a 7 – 0 vote.

6. **ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 7:33 p.m.



Commissioner Chair



Secretary

