



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, June 23, 2020

6:15 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.

Due to the public health emergency and to conform with the social distancing requirements, the Planning and Zoning Commission meetings will be held via teleconferencing. The public can view live on the City's website (<https://www.ci.rowlett.tx.us/397/Streaming-Video>) or via RTN16.

PRESENT (REMOTELY): Commission Chair James Moseley, Commission Vice-Chair Lisa Estevez, Commissioners John Cote, Kellie McKee, Mark Engen, and Alternate Quinn Segar

ABSENT: Commissioners Robert Swift and Stephen Winton.

STAFF PRESENT (REMOTELY): Director of Community Development Munal Mauladad, Land Use Administrator Tara Bradley, Planning Specialist Alex Koenig, Planner I Connor Roberts, Assistant City Engineer Jeff Cohen, City Secretary Laura Hallmark and Community Development Coordinator Susan Nix

1. CALL TO ORDER

Commission Chair James Moseley called the meeting to order at 6:16 p.m.

2. WORK SESSION (6:15 P.M.)* Times listed are approximate.

To provide comment for the meeting, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please state whether your comment is regarding a specific agenda item or a general comment to the Commission. Your comment will be read into the record during the meeting (must be within the 3-minute time limit). There will be no comments taken during the meeting.

2A. Discuss Agenda Items.

Land Use Administrator Tara Bradley gave a brief review of each of the items on the agenda for Individual Consideration.

Commission Chair James Moseley adjourned the Work Session at 6:27 p.m.

CONVENE REGULAR SESSION (6:30 P.M.)*

3. CITIZENS' INPUT

No comments were received for Citizens' Input.

4. CONSENT AGENDA

4A. Consider the Minutes of the Planning and Zoning Commission Meeting of June 9, 2020.

Commissioner Engen made a motion to approve the Consent Agenda. Commissioner McKee seconded the motion. The motion passed with a 6 – 0 vote.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

5A. Take action on a request by Kiew Kam, Triangle Engineering, on behalf of property owner Ibrahim Ballout, Ballout Real Estate LLC. for a replat of Lots 1R and 2R, Block A of Bubbus Addition No. 1. The 3.718-acre site is located at 7800 Rowlett Road, in the City of Rowlett, Dallas County, Texas

Planner I Connor Roberts presented the information for this item. He stated that staff recommends approval of the Replat.

Commissioner Cote made a motion to approve the replat. Commissioner McKee seconded the motion. The motion passed with a 6 – 0 vote.

5B. Consider and make a recommendation to City Council regarding an Alternative Landscaping Plan to modify the Primary and Secondary entryway and masonry wall requirement for a proposed Single-Family Development. The 17.07-acre site is located at 2,601 feet east of the Intersection of Rowlett Road and Big A Road in the City of Rowlett, Dallas County, Texas.

Land Use Administrator Tara Bradley presented the information for this item. She stated staff recommends approval of the request to modify the masonry wall with the condition that the applicant provide a wrought iron or decorative fence; and recommends denial of the request to reduce the entryway.

Patrick Filson with Kirkman Engineering, presented additional information regarding the requests.

There was discussion from the Commissioners regarding the flood plain, the reduction in landscape requirements, the preference for a decorative fence and the entryway reductions.

Commission Vice-Chair Estevez made a motion for approval to the Alternative Landscape Plan as requested with the condition that the applicant provide wrought iron fencing. Commissioner Engen seconded the motion. The motion passed with a 4 -2 vote. Commissioners Cote and Mckee voting against.

- 5C. Conduct a public hearing and make a recommendation to City Council for a request by Adam Shiffer, Skorburg Company, to rezone the subject property from Single-Family Residential (SF-40) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses to develop the site with 88 single-family homes and 3 common area lots. The 19.89-acre site is located on the southeast corner of Rowlett Road and Miller Road, in the City of Rowlett, Dallas County, Texas

Land Use Administrator Tara Bradley presented the information for this item. She stated staff recommends denial of the request due to it not being compatible with the Future Land Use Plan. She also stated the applicant has not provided sufficient traffic information.

Assistant City Engineer Jeff Cohen presented additional information regarding roadways and traffic. He also discussed the floodplain, specifically related to the Drainage Study.

John Arnold with Skorburg Company, presented additional information regarding the rezoning request and the Planned Development.

Commissioner Cote asked the developer for some clarification to comments made during the presentation. Commissioner Vice-Chair Esteves and Commissioner Cote asked Assistant City Engineer Jeff Cohen for clarification on the impacts of the development on the flood plain.

Chairman Mosely asked the developer for clarification regarding the alley requirement and proposal for front-entry garages.

The public hearing was opened and closed with seven speakers and two written comments:

1. Property Owner, 3802 Miller Road, Rowlett; spoke in favor of this item.
2. Patty Said, 2902 Weems Way, Rowlett; spoke in opposition of this item.
3. Gail Fischer, 3314 Mistletoe Lane, Rowlett; spoke in opposition of this item.
4. Laura Skola, 3803 Hidden Valley Circle, Rowlett; spoke in opposition of this item.
5. Gayle Millican, 3802 Hidden Valley Circle, Rowlett; spoke in opposition of this item.

6. Terry Millican, 3802 Hidden Valley Circle, Rowlett; spoke in opposition of this item.
7. John Skola, 3803 Hidden Valley Circle, Rowlett; spoke in opposition of this item.

Comments read into the record:

1. Elizabeth & Jeff Horseman, 2905 Weems Way, Rowlett; opposed to this item
2. Dennis & Stacy O'Riley, 3810 Hidden Valley Circle, Rowlett; opposed to this item.

Commissioners Engen, McKee, Segars, Cote, Vice-Chair Esteves, and Chairman Mosley all shared dissent regarding the proposal's non-compliance with the Future Land Use Plan and the proposed density.

Commissioner Cote made a motion to recommend denial the request to City Council. Commissioner Engen seconded the motion. The motion for denial passed with a 6 – 0 vote.

- 5D.** Conduct a public hearing and make a recommendation to City Council on a request by David Meyerowitz 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 1.013-acre site is located approximately 150 feet south of Hickox Road and on the north side of Larkin Lane, in the City of Rowlett, Dallas County, Texas.

Planner I Connor Roberts presented the information for this item. He stated staff recommends approval of this SUP as requested.

The public hearing was opened and closed with no speakers and one written comment:

Comment read into record:

1. Ken & Regina Romaine, 3001 Larkin Lane, Rowlett; opposed to this item

There was discussion amongst the Commissioners regarding correcting the run off concerns by placing gutters. The applicant was agreeable to this request.

Commissioner Cote made a motion to approve the SUP with the condition to add gutters in order to direct the run off water to the rear of the property. Commissioner McKee seconded the motion. The motion passed with a 6 – 0 vote.

- 5E.** Conduct a public hearing and make a recommendation to City Council for a request by Kevin Harrell, Skorburg Company, on behalf of property owner Brian Hyatt, Corner Assembly of God, to rezone the subject property from Single-Family Residential (SF-10) District and Limited Office (O-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses to develop the site with 99 single-family homes and 2 common area lots. The 21.65-acre site is

located on the west side of Dalrock Road, approximately 760 feet south of Schrade Road, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator Tara Bradley presented the information for this item. She stated staff recommends denial of the request due to it not being compatible with the Future Land Use Plan. She also stated the proposed development would result in conflicting densities with the surrounding land use pattern, and that a remnant parcel of SF-10 zoning would have limited possibilities of developing.

Assistant City Engineer Jeff Cohen presented additional information regarding roadways, traffic, and drainage considerations.

Adam Buczek with Skorburg Company, presented additional information regarding the rezoning request and the Planned Development.

1. Gail Fischer, 3314 Mistletoe Lane, Rowlett; spoke in favor of this item.
2. Brian Hiatt, Pastor, Cornerstone Church; spoke in favor of this item.

Comments read into record:

1. Mikaela Wilson; in favor of this item.
2. Megan Wilson; in favor of this item.
3. Cindy Milwee; in favor of this item.
4. Carolyn Brumfield; in favor of this item.
5. Yesenia Rodriguez; in favor of this item.
6. Vickie Summers; in favor of this item.
7. Donna Davis, 5022 Shady Glenn Drive, Garland, TX; in favor of this item.
8. Eric Wade, 8213 Martha Lane, Rowlett; opposed to this item.
9. Matt Hiatt, 8210 Woodside Road, Rowlett; in favor of this item.
10. Randon Crowell, 3406 Bridgewater Drive; Rowlett; opposed to this item.
11. Grant Windahl, 2704 Lakewood, Rowlett; opposed to this item.
12. Karl Boss; in favor of this item.
13. Heather Boss; in favor of this item.
14. Monica Sloan-Simmons; in favor of this item.
15. Pamela Asbell; opposed to this item.
16. John Asbell; opposed to this item.
17. Sally Gregory; in favor of this item.
18. Barbara & Kerry Hogan, 4210 Tradewind Drive, Rowlett; in favor of this item.
19. Sharon Moreno; in favor of this item.
20. Terry Shuck; in favor of this item.
21. David Mayne; in favor of this item.
22. Michael Allen, 4113 Martha Lane, Rowlett; opposed to this item.

23. Lisa Hiatt, 8200 Schrade Road, Rowlett; in favor of this item.
24. Rachel Herald, Paul Place, Rowlett; opposed to this item.
25. Louise Carter, 8510 Chesham Drive, Rowlett; in favor of the item.
26. Debbie Mayne; in favor of this item.
27. Jennifer Sauceman; in favor of this item.
28. Joan Beck; in favor of this item.
29. Rick Bentley; in favor of this item.

Commissioners Engen, Segars, Cote, Vice-Chair Esteves, and Chairman Mosley expressed concerns regarding the proposed density and variances to the base zoning of SF-5. Chairman Mosley continued with his support for the preservation of the tree canopy as presented by the applicant.

Commissioner Cote made a motion to recommend denial for the request. Commissioner Vice-Chair Estevez seconded the motion. The motion for denial passed with a 6 – 0 vote.

6. **ADJOURNMENT**

Commissioner Chair James Moseley adjourned the meeting at 10:02 p.m.


Commissioner Chair


Secretary