



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, July 14, 2020

6:45 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, Stephen Winton, Robert Swift and Alternate Quinn Segar

ABSENT: Commission Vice-Chair Lisa Estevez,

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 6:45 p.m.

2. WORK SESSION (6:45 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.

There was no discussion.

Commission Chair James Moseley adjourned the Work Session at 6:47 p.m.

CONVENE REGULAR SESSION (7:00 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 23, 2020.

Commissioner Cote made a motion to approve the Consent Agenda. Commissioner Engen seconded the motion. The motion passed with a 6 – 0 vote (Commissioner Winton abstained).

5. ITEMS FOR INDIVIDUAL CONSIDERATION

5A. Conduct a public hearing and make a recommendation to City Council on a request by Cypress Creek Rowlett, LP, to rezone the approximately 14.30-acre tract from Limited Office Commercial (O-1) District to Planned Development (PD) District for Multi-Family-Suburban (MF-S) Uses in order to develop the site with a 248 unit apartment complex. The subject property is located on the northeast corner of Old Rowlett Road and Big A Road, in the City of Rowlett, Dallas County, Texas.

Land Use Administrator Tara Bradley presented detailed information for this item. Assistant City Engineer Jeff Cohen presented additional information regarding drainage and traffic considerations. Tara Bradley stated that staff recommends denial of the request as it is incompatible with the surrounding areas and the Comprehensive Plan. She also stated the proposed multi-family does not offer a suitable transition between lower density residential uses and higher intensity commercial uses.

Rick Sheffield - Executive Director of the Rowlett Housing and Finance Corporation, spoke regarding the need for affordable housing and the lack of zoning for these type of developments.

Casey Bump with Bonner Carrington, presented additional information regarding the rezoning request and the Planned Development.

Commissioner Cote asked Rick Sheffield and the developer for clarification of the effect of this development on the tax revenue.

The public hearing was opened and closed with one speaker and twenty-eight written comments.

1. Tom Eldridge, 6001 Iris Drive, Rowlett; spoke in opposition of this item.

Comments read into record:

1. Stephen Matz; opposed to this item.
2. Martha Matz; opposed to this item.
3. Amy Walkowicz; opposed to this item.
4. Kevin Pravitz, 3506 Tulip Lane, Rowlett; opposed to this item.
5. Bridget Morehead; opposed to this item.
6. Jon & Geraldine Holley; opposed to this item.
7. Amy Howard; opposed to this item.
8. Andrea Johnston Murillo, 3409 Lily Lane, Rowlett; opposed to this item.
9. Shannon Friesen, 5910 Independence Ct., Rowlett; opposed to this item.
10. Susan Moore; Rowlett; opposed to this item.
11. Andy Stryk; opposed to this item.
12. Charles Hinton, 3506 Aster Lane, Rowlett; opposed to this item.
13. Bianca Gilliam; opposed to this item.
14. Joy Bernard; oppoed to this item.
15. Amy Carter; opposed to this item.
16. Lauren Franks, 5813 Iris Drive, Rowlett; opposed to this item.
17. Clyde & Nancy Potts; opposed to this item.
18. Teresa Alonzo Pavelka, 6310 Teresa Lane, Rowlett; opposed to this item.
19. Jerry Donovan; opposed to this item.
20. Barbara Massey Smith, 3416 Beech Street, Rowlett; opposed to this item.
21. Cheryl Brown; opposed to this item
22. John Weedon, 5701 Freedom Lane, Rowlett; opposed to this item.
23. Robert Kittrell; opposed to this item.
24. Richard & Cindy Gomez, 6114 Azalea Drive, Rowlett; opposed to this item.
25. Kathy McNeel; opposed to this item.
26. Jared Weston, 3508 Lily Lane; opposed to this item.
27. Joe Quinn; opposed to this item.
28. Alicia Brown; oppoed to this item.

The Commissioners expressed concerns regarding the large number of citizens opposed to this project, the incompatibility with the Comprehensive Plan and the deviation from the Rowlett Development Code.

Commissioner Engen made a motion to recommend denial for the request. Commissioner Cote seconded the motion. The motion for denial passed with a 7 – 0 vote.

6. ADJOURNMENT

Commissioner Chair James Moseley adjourned the meeting at 8:41 p.m.



Commissioner Chair



Secretary