



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 28, 2020

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.

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 Mark Engen, John Cote, Kellie McKee, Stephen Winton, Robert Swift and Alternate Quinn Segar

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

Note: *Alternate Quinn Segar voted in place of Commissioner John Cote.*

1. CALL TO ORDER

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

2. CITIZENS' INPUT

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.

No comments were received.

3. CONSENT AGENDA

3A. Consider the Minutes of the Planning and Zoning Commission Meeting of July 14, 2020.

Commissioner Engen made a motion to approve the Consent Agenda. Commissioner Swift seconded the motion. The motion passed with a 6 – 0 vote (Vice-Chair Estevez abstained).

4. ITEMS FOR INDIVIDUAL CONSIDERATION

To provide comment during the Public Hearing for any item you can call the toll free number above and enter the meeting ID or send an email to Citizeninput@rowlett.com by 3:30 p.m. the day of the meeting. Please state in your email your name, address, and the specific agenda item. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).

4A. Take action on a request by David Bond, Spiars Engineering, on behalf of property owner Scott Remphrey, Lakeview 66 Crossing, LP, for a replat of Lot 2R3, Block 1 of Dalrock Sixty-Six Addition. The 1.586-acre site is located approximately 425 feet west of the intersection of Dalrock Road and Lakeview Parkway, 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 this item.

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

4B. Make a recommendation to City Council on a request by Will Gietema, Arcadia Realty Corp., to amend the Homestead at Liberty Grove Regulating Plan. The approximately 199.1-acre subject property is located northwest of the intersection of Homestead Boulevard and Liberty Grove Road, in the City of Rowlett, Dallas County, Texas.

Urban Designer Carlos Monsalve presented the information for this item. He stated that staff recommends approval of this request. He also stated that due to the Incentive Agreement associated with this Regulating Plan, it is appropriate that the revisions be referred to City Council for action with a recommendation from the Planning and Zoning Commission.

Will Gietema with Arcadia Realty, presented additional information regarding the request to amend the Regulating Plan. He gave a project update, specifically relating to the phases. He also explained the purpose of amending the plan.

Vice-Chair Estevez asked staff if traffic impact would be analysed. Commissioner Engen asked the developer and staff to clarify if the open spaces will still allow for appropriate separation. Chariman Moseley asked for staff to provide more information regarding the Incentive Agreement and if amending this plan will have a financial impact to the City. Chairman Moseley also asked about lot sizes, specifically related to the Form Based Code. There were questions regarding cost involved, density and the square footage range for Casitas.

Commission Vice-Chair Estevez made a motion to approve the request to amend the Regulating Plan. Commissioner Kellie McKee seconded the motion. The motion was approved with a 6 – 1 vote. Commissioner Winton voting against.

- 4C. Conduct a public hearing and make a recommendation to City Council on request by Jeffrey Dolian, Kimely-Horn and Associates Company for an amendment to Planned Development (PD-C-2) District (ORD-004-17) and approved concept plan to decrease the required number of parking spaces from 506 to 405. The 10.98 acre site is located approximately 228 feet east of the intersection of Chiesa Road and Lakeview Parkway in the City of Rowlett, Dallas County, Texas.

ITEM WITHDRAWN BY APPLICANT

5. ADJOURNMENT

Commission Chair James Moseley adjourned the meeting at 7:31 p.m.



Commission Chair



Secretary

