



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, August 25, 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, Robert Swift and Alternate Quinn Segar

ABSENT: Commissioner Stephen Winton

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

Note: *Alternate Quinn Segar voted in place of Commissioner Stephen Winton.*

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 28, 2020.

Commissioner Cote made a motion to approve the Consent Agenda. Commissioner Engen seconded the motion. The motion passed with a 7 – 0 vote.

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. Conduct a public hearing and make a recommendation to City Council for a request by David Peris, White Rock Remodeling, to rezone the subject properties from Single Family Residential (SF-8) District to Planned Development (PD) District for Single Family Residential (SF-8) and Assisted Living Facility uses, to develop the site with four structures for assisted living for the elderly. The approximately 1-acre site is located east of Fuqua Road, between Garner Road and Seascape Drive, in the City of Rowlett, Dallas County, Texas.

Planning Specialist Alex Koenig presented the information for this item. He stated that staff recommends denial of this item because it will compromise the development plan in the vicinity.

David Peris with White Rock Remodeling, came forward and gave additional regarding the project and locations of other facilities of this type.

The Public Hearing was opened and closed with one speaker and two written comments:

1. Leonard Peoples, 417 Rollingridge Lane, Garland; spoke in opposition of this item.

Comments read into the record:

1. Strong Tower Church, 2503 Fuqua Road, Rowlett; opposed to this item.
2. Jerome Symank, 2318 Windjammer Way, Rowlett; opposed to this item.

There was discussion amongst the Commissioners regarding this being a great type facility but this is the wrong location. The Commissioners also discussed their concern regarding parking, set backs, bedroom square footage and citizen opposition.

Commissioner Engen made a motion to deny the rezoning. Commission Chair Lisa Estevez seconded the motion. The motion to deny was approved with a 7 – 0 vote.

5. ADJOURNMENT

Commission Chair James Moseley adjourned the meeting at 7:18 p.m.


Commission Chair


Secretary

