



## 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.*

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Tuesday, September 8, 2020

6:30 P.M.

Municipal Building

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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, Stephen Winton and Robert Swift

**ABSENT:** Commissioner Kellie McKee and Quinn Segars

**STAFF PRESENT (REMOTELY):** Director of Community Development Munal Mauladad, Land Use Administrator Tara Bradley, Urban Designer Carlos Monsalve, Planning Specialist Alex Koenig, Urban Designer Carlos Monsalve, 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 6:34 p.m.

**2. CITIZENS' INPUT**

To provide comment for the meeting, please send an email to [CitizenInput@rowlett.com](mailto: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 August 25, 2020.

Commissioner Cote made a motion to approve the Consent Agenda with corrections to the minutes. Commission Vice-Chair Estevez seconded the motion. The motion passed with a 6 – 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](mailto: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.** Consider and take action on a request by Samantha Renz, Evolving Texas, for a Final Plat of Residences of Long Branch Lot 1, Block A. The 8.2-acre site is located at the northwest corner of Kyle Road and Rowlett Road, in the City of Rowlett, Dallas County, Texas.

Planning Specialist, Alex Koenig presented the information for this item. He stated that staff recommends approval of the final plat.

Commissioner Engen made a motion to approve the item as presented. Commissioner Stephen Winton seconded the motion. The motion was approved with a 6 – 0 vote.

- 4B.** Conduct a public hearing and make a recommendation to City Council on request by Jeffrey Dolian, Kimley-Horn and Associates Company for an amendment to Planned Development (PD-C-2) District (ORD-044-17) and approved concept plan to decrease the required number of parking spaces from 518 to 405. The 10.98 acres site is located approximately 228 feet east of the intersection of Chiesa Road and Lakeview Parkway in the City of Rowlett, Dallas County, Texas.

Land Use Administrator, Tara Bradley presented the background and information for this item. She stated that staff recommends approval of the amendment to Planned Development with the following conditions; 1) Transportation is provided 5 days a week from 10am to 4pm within a 5 mile radius. 2) The development will remain as a age restricted multi-family apartment community for at least 30 years. If use changes, parking shall comply with the parking standard in place at the time.

Jeffrey Dolian, with Kimley-Horn and Associates Company, gave detailed information regarding the parking study and explained the benefits of the parking revision.

There were questions from the Commissioners regarding specific details relating to the parking study, flood plains and the retention pond in the proposed plan.

Bill Fisher, with Sonoma Housing, gave additional information regarding the parking studies and occupancy.

Rick Sheffield, Executive Director of Housing Fincnace Corporation, explained that time constraints of the program were why the study was not conducted before development.

Assistant City Engineer, Jeff Cohen discussed details related to the retention pond and flooding, specifically how it relates to the parking and why it was not included in the proposed plan.

The Public Hearing was opened and closed with no speakers or written comments.

There were comments from the Commissioners being in favor of reducing the parking spaces.

Commission Vice-Chair Estevez made a motion to approve the item with the two conditions as presented. Commissioner Winton seconded the motion. The motion was approved with a 6 – 0 vote.

- 4C. Conduct a public hearing and make a recommendation to City Council on a request by Kevin Harrell, Skorburg Company, on behalf of property owner Brian Hyatt, Cornerstone 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-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 explained that this item was remanded back to the Planning and Zoning Commisison by City Council, and pointed out the differences that were incorporated from what was submitted previously. She stated staff recommends approval of the request with the following conditions; 1) The lots abutting the west alley will utilize the alley for vehicular uses, and no front entry garages on Lots 20-35. 2) Minimum lot are on all lots adjacent to existing single-family neighborhood. 3) The open space amenities shall be provided in the general location and specific quantities. 4) Open space shall be distributed throughout the subdivision. 5) Provide landscaping elements to provide separation, to be owned and maintained by the HOA. 6) The minimum dwelling unit shall be no

less than 1,850 square feet. A minimum dwelling unit size of 2,000 square feet is required on lots that abut the southern and western property lines.

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. He also addressed the conditions requested by staff in their recommendation.

Pastor Hiatt, the applicant, discussed the benefit of this development to the community and the church. He also mentioned it would add value to the City's tax base.

The Public Hearing was opened and closed with four speakers and seventeen written comments:

1. Rick Bentley, 220 Windy Lane, Rockwall, TX; spoke in favor.
2. Jason Brown, 8401 Martha Lane, Rowlett; spoke in opposition of this item.
3. Richard Myers, 209 Rockbrook Drive, Rockwall TX; spoke in favor of this item.
4. Pastor Huddleston, 3809 Main Street, Rowlett; spoke in favor of this item.

Comments read into record:

1. Tony Rorie, 10406 Huffines Drive, Rowlett; in favor of this item.
2. David Barnes, 8005 Marquett Drive, Rowlett; in favor of this item.
3. Donna Davis, 5022 Shady Glenn Drive, Garland, TX; in favor of this item.
4. Carolyn Brumfield, 7606 Bob White Drive, Rowlett; in favor of this item.
5. Diana Myers, 209 Rockbrook, Rockwall, TX; in favor of this item.
6. Rick Bentley; in favor of this item.
7. Donna Townsend; in favor of this item.
8. Vickie Summers; in favor of this item.
9. Monica Sloan-Simmons; in favor of this item.
10. Sally Gregory 3313 Pecan Ridge, Rowlett; in favor of this item.
11. Mandy Alexander, 4028 State Hwy 205, Rockwall, TX; in favor of this item.
12. Louise Carter, 8510 Chesham Drive, Rowlett; in favor of this item.
13. Lisa Hiatt; in favor of this item.
14. Suja & Sonny George, 6801 Amesbury Lane, Rowlett; in favor of this item.
15. Debbie Mayne; in favor of this item.
16. Craig Schill, Pastor, Lake Cities Community Church, Rowlett; in favor of this item.
17. David Mayne; in favor of this item.

After a short break at 8:51 p.m., the Planning and Zoning Commission reconvened at 8:58 p.m.

There was discussion amongst the Commission regarding lot sizes, square footage of houses, drainage, concerns with greenbelt areas and concerns with not using the zoning already in place.

Director of Community Development Muanl Mauladad gave a detailed explanation of the procedures and guidelines followed by staff, specifically relating to processing this rezoning request.

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

Commissioner James Moseley announced that he will not be at the next Planning and Zoning meeting so tonight will be his last meeting as the Chairman of the Planning and Zoning Commission.

**5. ADJOURNMENT**

Commission Chair James Moseley adjourned the meeting at 9:18 p.m.

  
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Commission Chair

  
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Secretary

