



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, September 22, 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 Vice-Chair Lisa Estevez, Commissioners John Cote, Mark Engen, Stephen Winton, Robert Swift and Alternate Quinn Segar

ABSENT: Commission Chair James Moseley, Commissioner Kellie McKee

STAFF PRESENT (REMOTELY): Director of Community Development Munal Mauladad, Land Use Administrator Tara Bradley, 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 Vice-Chair Lisa Estevez called the meeting to order at 6:15 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.** Hear a presentation regarding the Form-Based Code Regulating Plan approval mechanism, the appropriateness of stand-alone multi-family development without vertical integration of mixed land uses, and suggested recommendations to better align the Form-Based Code. (45 minutes)

Director of Community Development, Munal Mauladad gave a presentation regarding the Form Based Code, and notified the Commission that an amendment to require a Special Use Permit for Multi-Family Development will be forthcoming at the next Planning and Zoning Commission Meeting.

Commission Vice-Chair Lisa Estevez adjourned the Work Session at 6:55 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 September 8, 2020.

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

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A.** Take action on a request by Levi Long, HP Civil Engineering, on behalf of property owner Bill Senkel, for Bayside Townhomes, being a replat of Lot 5, Block J, Bayside West Addition. The 13.328-acre site is located approximately 250 feet East of Hermosa Drive along Sunset Boulevard, 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 the replat.

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

- 5B.** Take action on a Preliminary Plat, an alley waiver, and reduction of right-of way widths from 60 feet to 50 feet for the Grayhawk Ranch Addition. The 17.07-acre site is located 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 that staff recommends approval of the Preliminary Plat.

Patrick Filson, with Kirkman Engineering, gave additional information regarding the project. He offered details related to the lot sizes and the request.

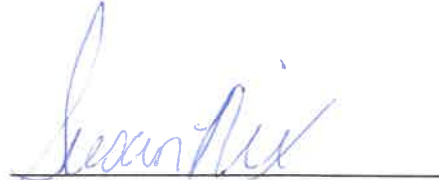
Commissioner Engen made a motion to approve the Preliminary Plat as submitted. Commissioner Segars seconded the motion. The motion for approval passed with a 6 – 0 vote.

6. ADJOURNMENT

Commission Vice-Chair Lisa Estevez adjourned the meeting at 7:22 p.m.



Commissioner Chair



Secretary

