



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, November 9, 2021

6:00 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.

PRESENT: Commission Chair Lisa Estevez, Commission Vice-Chair John Cote, Commissioners Mark Engen, Quinn Segars, Rob Swift, Louis Frisbie, Tamra Williams, Alternate Debra Shinder

STAFF PRESENT: Planning and Urban Design Manager Alex Koenig, Land Use Administrator/Urban Designer Carlos A. Monsalve, Planner II Connor Roberts, Assistant Director of Engineering Jeff Cohen, City Attorney David Berman, Executive Assistant Susan Nix

1. CALL TO ORDER

Commission Chair Lisa Estevez called the meeting to order at 6:03 p.m.

EXECUTIVE SESSION (6:00 P.M.)* Times listed are approximate.

- 2A.** The Planning and Zoning Commission shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding the Villas at Long Branch project (45 minutes)

In Executive Session at 6:04 p.m. Out at 7:01 p.m.

3. WORK SESSION (6:45 P.M.)* Times listed are approximate.

- 3A.** Discuss Consent Agenda items. (15 minutes)

No items were requested to be removed from the Consent Agenda for Individual Consideration.

It was decided to hear the items for Individual Consideration in reverse order.

After a short break at 7:05 p.m., the Commission reconvened at 7:10 p.m.

CONVENE REGULAR SESSION (7:00 P.M.)* Times listed are approximate.

4. CITIZENS' INPUT

- 1) Suzanne Herrera, 8205 Martha Lane, Rowlett; Lake Shore Village Open Records Request.
- 2) John Shewmaker, 3101 Weems Way, Rowlett; Agendas and Legal Advice

Comment read into the record:

- 1) JR Skola, 3803 Hidden Valley Cir, Rowlett; Agenda items and Comprehensive Plan.

5. CONSENT AGENDA

5A. Consider approving the minutes.

Consider action to approve the Minutes of the October 26, 2021 Regular Meeting.

5B. Consider approval of the Amesbury Addition Replat

Consider and take action on the Amesbury Addition Replat, a request by Arlyn Samuleson, Westwood Professional Services, on behalf of property owners Kenock, Inc., and Lidl US Operations, LLC., to replat Lot 2, Block A of Amesbury Addition. The approximately 2.87-acre site is situated in the J. Saunders Survey, Abstract Number 1424, and is located at the northeast corner of Lakeview Parkway and Richmond Drive, in the City of Rowlett, Dallas County, Texas.

5C. Consider approval of the Mao Addition Final Plat

Consider and take action on the Mao Addition Final Plat, a request by Terri Bedford, A.J. Bedford Group, Inc, on behalf of property owners Randy Mao and Mathilde Mao. The approximately 0.51-acre site is situated in the Charles D. Merrell Survey, Abstract No. 957, and is located approximately 180 feet west of the intersection of Garner Road and Fuqua Road, in the City of Rowlett, Dallas County, Texas.

Commission Vice-Chair Cote made a motion to approve the consent agenda. Commissioner Engen seconded the motion. The motion was approved with a 7-0 vote.

6. INDIVIDUAL CONSIDERATION

6D. Conduct a public hearing and make a recommendation to City Council on a request by Bill Thomas, Engineering Concepts and Design, on behalf of property owner Merritt Villas LLC., regarding a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Neighborhood (FB-UN) District. The approximately 7.043-acre site is located at 9850 Merritt Road, being Lot 1 Block A of the Hughes Addition, City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Land Use Administrator/Urban Designer, presented the information for this item. He stated that staff recommends denial of the Special Use Permit because the proposed mixed-use development does not meet the intent of the Form Based Urban Neighborhood District.

Commissioner Segars asked for the definition of the Form Based Urban Neighborhood District.

Bill Thomas, with Engineering Concepts and Design came forward to give additional information regarding the proposed development.

The public hearing was opened and closed with no written or in-person comments.

There was discussion from the Commissioners regarding the importance of the North Shore development area.

Commissioner Segars made a motion to recommend denial of the request. Commissioner Frisbie seconded the motion. The motion to deny the SUP was approved with a 7-0 vote.

- 6C.** Conduct a public hearing and make a recommendation to City Council on a request by Louis Clark, KinoD LLC., on behalf of property owner Skyview at Rowlett, LLC., regarding a request for a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Village (FB-UV) District. The subject properties are located at the southwest corner of Main and Oliver Streets, being Lot 1, Block A of Wall Addition, and the northwest corner of Dennis and Oliver Streets, being Lot 6, Block A of Oliver's Addition No. 1, in the City of Rowlett, Dallas County, Texas.

Connor Roberts, Planner II, presented the information for this item. He stated that staff recommends approval of the Special Use Permit.

Commission Vice-Chair Cote asked if there were any exceptions requested.

Louis Clark, with KinoD LLC and Greg Garrett, architect came forward to answer questions.

There were questions from the Commission regarding pricing of the residential units, parking spaces, uses for retail spaces and square footage of the residential units.

Commissioner Segars asked about name of the development and sign review.

The public hearing was opened and closed with three speakers and no written comments:

- 1) John Shewmaker, 3101 Weems Way, Rowlett; spoke regarding the 3-minute time limit.
- 2) Misty Lee, 3601 Dennis Street, Rowlett; opposed to this item.
- 3) Suzanne Herrera, 8205 Martha Lane, Rowlett; opposed to this item.

Commission Engen made a motion to approve the Special Use Permit. Commissioner Swift seconded the motion. The motion was approved with a 6-1 vote, Commissioner Williams voting against.

- 6B.** Conduct a public hearing and make a recommendation to City Council on a request by Stefon Sansone regarding a Special Use Permit to allow a carport in excess of 500 square feet on property zoned Single Family Residential (SF-10) District. The subject property is located at

8010 Garner Road, approximately 1,473 feet west of the intersection of Dalrock and Garner Roads, in the City of Rowlett, Dallas County, Texas.

Carlos Monsalve, Land Use Administrator/Urban Designer presented the information for this item. He stated that staff recommends denial of the Special Use Permit due to the negative impact from the public alley and unknown changes to drainage.

Commissioner Engen asked why the applicant did not apply for permits in the beginning and if the contractor was fined.

Commission Chair asked for clarification if they increased the concrete into the setbacks and asked for additional information regarding the variance request for the setbacks.

Commissioner Swift asked if the applicant or the installer had requested a permit beforehand, and if it is normal procedure for an Engineer to provide a sealed drawing.

Commissioner Segars asked when the structure was built and how long has it been a City requirement for a Special Use Permit over 500 feet, and if there are any material requirements by the City.

Stefon Sansone, the applicant, came forward and gave additional information regarding the project and background of the process.

There were questions from the Commissioners regarding the drainage, the contract with the installer, and engineer drawings.

The public hearing was opened and closed with two speakers and no written comments:

- 1) Jennifer Dickson, 8014 Garner Road, Rowlett; opposed to this item.
- 2) John Shewmaker, 3101 Weems Way, Rowlett; spoke regarding the 3-minute time limit.

Commissioner Segars asked if this is denied what will the process be.

Commission Vice-Chair Cote asked the applicant if the concrete was sampled.

Commissioner Segars made a motion to recommend denial of the request. Commission Vice-Chair Cote seconded the motion. The motion to deny the SUP was approved with a 5-2 vote, Commissioners Frisbie and Williams voting against.

After a short break at 9:35 p.m., the Commission reconvened at 9:46 p.m.

- 6A.** Conduct a public hearing and make a recommendation to City Council on a request by Adam Shiffer, Skorborg Company, on behalf of property owners Brookside Lot Venture, Ltd. and Windsor Homes Cumberland, LLC., to 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more than 70 percent of the total length of a dwelling's façade; 2) Confirm the rezoning of the subject property to Planned Development (PD) District for Single-Family Residential (SF-5) Uses; 3) Amend the

Comprehensive Plan; and 4) Amend the zoning map of the City of Rowlett. The subject site is located at the northeast corner of Rowlett and Miller Roads, being the Villas at Long Branch Addition, in the City of Rowlett, Dallas County, Texas.

Connor Roberts, Planner II, presented the information for this item. He stated that staff recommends approval of the PD amendment.

Adam Buczek, Skorborg Company, gave information regarding the amendment request.

Commission Chair Estevez asked about when the houses were started and how many are sold. She also asked how many subdivisions this developer has in Rowlett.

The public hearing was opened and closed with three speakers and sixteen written comments:

- 1) Suzanne Herrera, 8205 Martha Lane, Rowlett; opposed to this item.
- 2) John Shewmaker, 3101 Weems Way, Rowlett; opposed to this item.
- 3) Terry Millican, 3802 Hidden Valley Circle, Rowlett; opposed to this item.

Comments read into the records:

- 1) Renjith Finney, 3806 Miller Road, Rowlett; opposed to this item.
- 2) JR Skola, 3803 Hidden Valley Circle, Rowlett; opposed to this item.
- 3) Laura Skola, 3803 Hidden Valley Circle, Rowlett; opposed to this item.
- 4) Gayle Millican, 3802 Hidden Valley Circle, Rowlett; opposed to this item.
- 5) Jill Reilly, 3201 Sunrise Drive, Rowlett; opposed to this item.
- 6) Sue Rabinowitz, 3110 Harborview Blvd, Rowlett; opposed to this item.
- 7) Bertha Hall, 3313 Sara Drive, Rowlett; opposed to this item.
- 8) Susan Henchal, 3406 Birch Court, Rowlett; opposed to this item.
- 9) Dennis O'Riley 3810 Hidden Valley Circle, Rowlett; opposed to this item.
- 10) Erin Salamon, 3706 University Drive, Rowlett; opposed to this item.
- 11) Tyra Anderson, Rowlett; opposed to this item.
- 12) Kevin Morgan, Rowlett; opposed to this item.
- 13) Katherine Murphy, 2005 Faulkner Drive, Rowlett; opposed to this item.
- 14) Lexie Woodward, 7501 Atlantic Drive, Rowlett; in favor of this item.
- 15) Donna Myers, 5405 Somerset Drive, Rowlett; opposed to this item.
- 16) Melinda Bernal, 8405 Martha Lane, Rowlett; opposed to this item.

Commission Vice-Chair Cote spoke about the purpose of the requested item and asked if the Comprehensive Plan was already revised to reflect this development.

City Attorney David Berman provided background about the request and the Comprehensive Plan component of the request.

Commissioner Swift asked about the scope of the requested amendment.

Commissioner Engen made a motion to approve the request to 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more

than 70 percent of the total length of a dwelling's façade; 2) Confirm the rezoning of the subject property to Planned Development (PD) District for Single-Family Residential (SF-5) Uses; 3) Amend the Comprehensive Plan; and 4) Amend the zoning map of the City of Rowlett. Commissioner Segars seconded the motion. The motion was approved with a 5-2 vote, Commission Vice-Chair Cote and Commissioner Williams voting against.

7. ADJOURNMENT

Commission Chair Lisa Estevez adjourned the meeting at 10:36 p.m.


Commissioner Chair


Secretary