

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:00 P.M., March 8, 2016**

**PRESENT:** Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Alternates Stephen Ritchey, Kim Clark

**ABSENT:** Commissioner Lisa Estevez, Alternate Jason Berry

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Technician Lorie Strickland

**WORK SESSION**

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:03 p.m.

**ii. Discuss items on the regular agenda.**

Principal Planner Garrett Langford stated the consent agenda was to approve the minutes from February 23, 2016 and March 1, 2016, however the minutes from March 1, 2016, are not currently available. Mr. Langford stated that he did not have a staff update at this time but would give a brief overview of Creekside Village Planned Development. Mr. Langford stated the original request was not approved by City Council in August 2015 and that this was a new request. He also stated that this project was not compared to the previous submittal and was treated as a new project during the review process. There was discussion amongst the commissioners and staff about traffic and the size of lots.

**iii. Adjourn**

Chairman Lucas stated that anyone wishing to speak in the Regular Session should fill out a public hearing comment card and stated that each speaker would have a three minute time limit. Mr. Lucas adjourned the Work Session at 6:19 p.m. and stated that the Commission would reconvene for the Regular Session at 6:30 p.m.

**REGULAR MEETING**

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**A. CALL TO ORDER**

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Chairman Lucas called the Regular Meeting to order at 6:30 p.m.

**1. Update Report from Staff.**

Principal Planner, Garrett Langford, stated that he did not have an update at this time.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of February 23, 2016, and March 1, 2016.**

The minutes from March 1, 2016, were extracted from the consent agenda and will be voted on at a later date.

Commissioner James Moseley made a motion to approve the February 23, 2016 minutes. Alternate Kim Clark seconded the motion. The motion passed with a 7/0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.

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Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. Mr. Langford stated the proposed request is to rezone from SF-40 to a Planned Development with underlying zoning of SF-5.

Mr. Langford stated that staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The request incorporates the architectural requirements from the Form Based Code, however this is not a Form Based Code project. The proposed PD offers an adequate buffer from the existing residential development with the placement of larger lots types, screening and landscaping along Dexham Road, which, in staff's view, provides adequate transition from the nearby existing residential. It is staff's opinion that the proposal satisfies most of the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC. Staff recommends approval.

The applicant had two speakers come forth.

**Traci Shannon-Kilmer  
Dowdey, Anderson & Associates  
5225 Village Creek  
Plano, TX 75093**

Mrs. Shannon-Kilmer gave a brief PowerPoint presentation of the proposed development, concerns with the flood plain and the market trends in the metroplex.

**Bob Cresswell  
Owner and applicant  
17409 Club Hill  
Dallas, TX**

Mr. Cresswell stated he is the owner of property and has tried to develop the large lots only to see complete failure. Mr. Cresswell stated he is flexible and wants a quality project and is willing to work with the surrounding neighbors.

Chairman Lucas opened the public hearing at 7:05 and asked anyone wanting to speak to fill out a card and limit the speaking time to 3 minutes.

Speakers that came forward:

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**Betty Littlejohn  
4418 Dexham Rd  
Rowlett, TX 75088**

Ms. Littlejohn addressed Guiding Principal #1. She stated there is a demand for half acre and one acre lots in our city just not nine acres lots in a flood plan. She think the development would negatively the area and will lower property values.

**Larry Perkins  
4414 Dexham Rd  
Rowlett, TX 75088**

Mr. Perkins spoke about Dexham Estates lot density and lot size. He stated that large houses on large lots sell quickly and is opposed to the rezoning.

**Sam Seidel  
1901 Palomino Dr  
Rowlett, TX 75088**

Mr. Seidel discussed transportation and car trip travel, giving examples of accidents that have happened recently. Mr. Seidel is opposed to the rezoning.

**Diane Perkins  
4414 Dexham Rd  
Rowlett, TX 75088**

Ms. Perkins stated the Planned Development does not conform to Guiding Principle #6 and other criteria for rezoning. The Planned Development does not provide access to natural area and open space. It is not clear on who will maintain open space. Ms. Perkins also discussed the problem of flooding in this area and is opposed to the rezoning.

**Stacey Simikic  
1902 Palomino Dr  
Rowlett, TX 75088**

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Ms. Simikic discussed the criteria points #7 and #8. She suggested the developer re-plot the property using the existing zoning and that staff analysis states no new or diverse lot types.

**Mark Honkins  
1613 Palomino Dr.  
Rowlett, TX 75088**

Mr. Honkins stated the lot sizes in relation to existing neighborhoods don't coincide and front entry drives are too small, which requires cars to park on the streets. Mr. Honkin suggest the builder build 35 homes with proper development so that it would add value to the area and City of Rowlett.

**Aileen Svaty  
4318 Dexham Rd.  
Rowlett, TX 75088**

Ms. Svaty discussed flooding and the property not being suitable for development. The land should be developed for 9 lots as originally planned. She thinks the homes would sell. She does not want re-zoning approved.

**John Roan  
4317 Dexham Rd.  
Rowlett, TX 75088**

Mr. Roan has concerns with the number of homes proposed and issues with flooding, traffic and maintaining a great community. He currently has issues with flooding and thinks the new development would make it much worse. He is worried about his farm, family and animals.

**Bob Haddox  
4410 Dexham Rd.  
Rowlett, TX 75088**

Mr. Haddox discussed lot sizes. Houses would cost \$200.00 a square foot and doesn't think they would sell.

**Jerry Kerby**

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**1706 Palomino Dr.  
Rowlett, TX 75088**

Mr. Kerby has issues with RDC Guidelines not being met such as: lots are too small, does not use natural assets or protect safety and general welfare, and has adverse effect on other properties. Mr. Kerby thinks the smaller homes would turn into rental properties therefore lowering property value.

Chairman Lucas asked if there were any more speakers and seeing no speakers he closed the public hearing at 7:35 p.m. He called for discussion from the Commission.

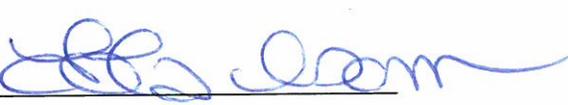
There was a brief discussion amongst the Commissioners. Commissioners Kilgore stated that the project is not a guarantee with approval of the rezoning. There is a process that the developer will need to go through including FEMA approval for reclamation of the flood plain. He further stated that the level of density may be borderline but felt that it was a quality product. Commissioner Moseley stated he did not believe the request met the criteria as it does not provide housing diversity, does not utilize the natural area, and does not provide a quality development. He further stated that this project not appropriate for this property and he would not support the motion. Commissioner Finney stated we should give the applicant the opportunity to build a better product than what is currently required and would support the request.

With no additional discussion Commissioner Kilgore made a motion to recommended approval of the item. The motion was seconded by Commissioner Finney. The motion passed with a 5/2 vote with Commissioners Moseley and Alternate Clark voting in opposition.

**D. ADJOURNMENT**

Chairman Lucas adjourned the meeting at 7:35p.m.

  
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Chairman

  
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Secretary