

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS  
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

**PRESENT:** Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark

**ABSENT:** Vice Chairman Jonathan Tune, Alternate Jason Berry

**STAFF PRESENT:** Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich

**WORK SESSION**

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:00 p.m.

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

Urban Design Manager Daniel Acevedo stated the consent agenda was to approve the minutes from the Planning and Zoning Commission meeting on March 8, 2016 as well as the minutes from the Joint Session with City Council on March 1, 2016. Mr. Acevedo informed the commissioners that there is a change in item C.1. (Manors on Miller). Mr. Acevedo stated that new information had come forward from the developers and that they would like the Public Hearing and Proposal before the Planning and Zoning Commission to be postponed until this information could be further reviewed. The second agenda item regarding 3621, 3713, 3717, and 3937 Hickox Road was discussed. Mr. Acevedo explained why the previous plan for that area did not happen and explained the similarities and differences between the two different projects. He then explained why staff was recommending denial. The commissioners discussed marketing studies to determine what kind of homes are wanted in the current market, lot sizing, alley served driveways vs. front entry driveways, and setback requirements.

**iii. Adjourn**

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.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS  
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

**REGULAR MEETING**

**PRESENT:** Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark

**ABSENT:** Vice Chairman Jonathan Tune, Alternate Jason Berry

**STAFF PRESENT:** Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich

**A. CALL TO ORDER**

---

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

**1. Update Report from Staff.**

Urban Design Manager, Daniel Acevedo, stated that agenda item C.1 would be removed from the agenda for this meeting due to the developer coming forward with new information that needed to be further reviewed.

**B. CONSENT AGENDA**

---

**1. Minutes of the Joint Session between City Council Planning and Zoning Commission Meeting of March 1, 2016 and Minutes of the Planning and Zoning Commission of March 8, 2016.**

Commissioner James Moseley made a motion to approve the Minutes of the Joint Session between City Council Planning and Zoning Commission Meeting of March 1, 2016 and Minutes of the Planning and Zoning Commission of March 8, 2016. Alternate Kim Clark seconded the motion. The motion passed with a 7/0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

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 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS  
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

This public hearing was postponed to a later date due to new information being brought forward from the developer.

2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Form Based New Neighborhood Zoning to a Planned Development (PD) with an underlying Single Family-5 (SF-5) and 7 (SF-7) base zoning districts. The subject properties are located at 3621, 3713, 3717, and 3937 Hickox Road, further described as 34.15 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

Daniel Acevedo, Urban Design Manager, gave a description and location of the project. This project is approximately 120 units. He went into details about the open space requirements in the Form Based Code (14%) versus what would be incorporated into this project (12%). Mr. Acevedo stated that staff does not believe this proposed development is in line with the Rowlett Development Code in order to recommend approval on criteria 1, 2, 7, 8, and 10. He stated that this project does not emphasize diversity as well as pedestrian usage and safety. Staff thought that this proposed development did not fall in line with Realize Rowlett 2020 and was in an area that has been directly targeted by this document to be used with Form Based Code style development. Staff recommended denial.

The applicant had one speaker come forward.

**Jerry Silo  
JBI Partners  
16301 Quorum #200B  
Addison, TX 75001**

Mr. Silo gave a brief PowerPoint presentation describing the project. He described why they thought the project is adhering to the original project's concept plan and that it complied with the Form Based Code guiding principles.

Chairman Lucas opened the public hearing at 7:08 and asked anyone wanting to speak to fill out a card and limit the speaking time to 3 minutes.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS  
4000 MAIN STREET, AT 6:00 P.M., March 22, 2016**

Chairman Lucas asked if there were any more speakers and seeing no speakers he closed the public hearing at 7:08 p.m. He called for discussion from the Commission.

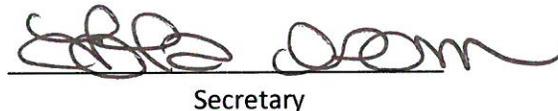
There was a brief discussion amongst the Commissioners. Commissioner Kilgore stated that in order for the Form Based Code to be successful, patience is key. He does not believe that there is not enough open space in the project, especially since the Form Based Code has less open space requirements than it did when it was originally created. He stated that he will recommend denial. Commissioner Finney stated that he is opposed to the lack of diversified housing options and the garage entry options. He does not want 100% of the homes to have front entry garages.

With no additional discussion Commissioner Finney made a motion to recommended denial of the item. The motion was seconded by Commissioner Kilgore. The motion passed with a 7/0 vote, all in favor of recommending denial.

**D. ADJOURNMENT**

Chairman Lucas adjourned the meeting at 7:19p.m.

  
Chairman

  
Secretary