

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 7:00 P.M., JUNE 14, 2016**

WORK SESSION

The Work Session for this meeting was cancelled.

REGULAR MEETING

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Thomas Finney, Alternates Stephen Ritchey, Jason Berry, Kim Clark

STAFF PRESENT: Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Lucas called the meeting to order at 7:12 p.m.

1. Update Report from Staff.

No update was provided.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 24, 2016.

Commissioner Lisa Estevez made a motion to approve the minutes. Alternate Kim Clark seconded the motion. The motion passed with a 6-0-1 vote. Vice Chairman Jonas Tune abstained from the vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 7714 Princeton Road further described as being a 6.89 +/- acres located in Tract 53.1 of the Hanse Hamilton Survey, Abstract 548, Page 595, City of Rowlett, Dallas County, Texas.**

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Planner Katy Goodrich came forward to present the case. She provided a location map of the subject property and provided a summary of the request. She stated that the request was for an accessory building that exceeds the size requirement and for metal exterior. Ms. Goodrich presented a Site Plan, site photographs, and provided detail on the dimensions.

She said that public hearing notifications were sent; eight were received in favor and four were received in opposition for the 200' notice and one was received in favor and one in opposition for the 500' courtesy notice. She presented a Public Hearing Notification Map, a map showing other oversized accessory buildings in the area, summarized the staff analysis, and stated that staff recommends approval.

There was discussion amongst the Commission regarding the fact that the homeowner intended to use this structure for personal storage only and there being no intended commercial use.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding how the structure did not appear to provide any negative impact to the neighborhood.

Commissioner James Moseley made a motion to recommend approval of the item. Vice Chairman Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from General Commercial/Retail (C-2) Zoning District to a Planned Development District with an underlying C-2 base zoning district to allow an assisted living/memory care facility. The subject property is located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.**

Principal Planner Garrett Langford came forward to present the case. He presented a location map, zoning map, and summarized the request with modified development standards. He provided detail on the Regional Trade Area E-3 within the Comprehensive

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Plan, Realize Rowlett 2020. He presented a Concept Plan, modified development standards, and elevations.

Mr. Langford said that public hearing notifications were sent; eight were received in favor and eighteen were received in opposition. He summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the screening wall and the City of Rowlett's Standard Details.

Chairman Lucas invited the applicant to come forward:

David Krukiel
5455 Monticello Avenue
Dallas, Texas 75200
Applicant

Mr. Krukiel provided background on Emerald Spring Estates and his personal work experience. He described the development as being of very high quality. He stated that he had reached out to the Homeowner's Association for the subject property. Mr. Krukiel provided detail on the proposed, modified development standards.

There was discussion amongst the Commission regarding the brick pattern, screening wall material, maintenance of the wall, geotechnical preparation for soil conditions, and single-story construction.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Richard Rabinowitz
3110 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

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Mr. Rabinowitz explained that he would be directly affected by the potential development. He provided a handout to the Commissioners that presented his detailed concerns. He stated that he was concerned about the integrity of his fence and foundation construction if a development is to occur near it. He mentioned that he was opposed to the modified development standards.

James Spencer
2502 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

Mr. Spencer stated that he was an architect and was in favor of the request. He said that he was opposed to hardie board because he questions its structural integrity.

Sue Rabinowitz
3110 Harborview Boulevard
Rowlett, Texas 75088
Nearby homeowner

Ms. Rabinowitz stated that she is in favor of upscale development occurring on the subject property, but is opposed to the request for alternate building materials. She expressed her desire for the development to be 100% masonry and emphasized how that material helps to increase property values in neighborhoods.

Cindy Rushing
2613 Club Meadow Drive
Garland, Texas

Ms. Rushing expressed her opposition to the proposed relaxed standards, inadequate parking requirements, and the proposed alternative building materials.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission regarding compatibility, hardie board, decorative fencing, the structural integrity of fencing, the possibility of revisiting the code and making amendments for alternative building materials, and parking.

Commissioner Chris Kilgore made a motion to recommend approval of the item. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-1 vote. Alternate Kim Clark voted in opposition.

- 3. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-10 and Single Family-8 Zoning Districts to a Planned Development District with an underlying zoning of Single Family 5 for the purpose of constructing a single family neighborhood. The subject property is located at 7900 Chiesa Road further described as being 22.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He presented a location map and zoning map. He presented a Concept Plan, a Danridge Road collector street map, highlighted the open space proposed, and summarized the request. Mr. Langford presented the proposed Planned Development (PD) standards and said that a Traffic Impact Analysis (TIA) would not be required. He also displayed a map showing surrounding neighborhood densities.

He said that public hearing notifications were sent; 20 were received in favor and ten were received in favor or opposition. Mr. Langford passed out additional public hearing notification responses that were received to the Commission.

He summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the traffic concerns.

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Chairman Lucas invited the applicant to come forward:

**John Arnold
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, TX 75225
Applicant**

Mr. Arnold provided a PowerPoint presentation that included background on the Skorburg Company, the subject property, and provided extended detail on the request.

There was discussion amongst the Commission regarding open space, drainage, and width of the streets.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

**Kelby Mullins
7906 Straits Drive
Rowlett, Texas
Representative of Crossroads Church**

Mr. Mullins expressed his support of the request.

**Mikey Hatzembueler
7414 Silverthorne Drive
Rowlett, Texas 75089**

Mr. Hatzembueler expressed his support of the request.

**Kevin Burch
10328 Liberty Grove Road
Rowlett, TX 75089
Member of Crossroads Church**

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Mr. Burch expressed his support of the request.

**Amy Burch
10328 Liberty Grove Road
Rowlett, TX 75089
Member of Crossroads Church**

Ms. Burch expressed his support of the request.

**Cindy Rushing
2613 Club Meadow Drive
Garland, Texas**

Ms. Rushing stated that she owns the properties on 7313 and 7317 Chiesa Road and expressed concerns regarding traffic impact and the proposed lots being too small.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission in regards to the flow of the development, the value of the existing neighborhood, open space, lot size, front entrances, landscape buffering, screening, the entryway, and the market demand for the proposed product type.

Commissioner Chris Kilgore made a motion to recommend approval of the item with the following conditions:

- 1. The entry landscaping would need to meet the current requirements of the Rowlett Development Code (RDC), 9,600 square feet*
- 2. Instead of the proposed one every 35 feet, trees would need to be planted at one every 20 feet*

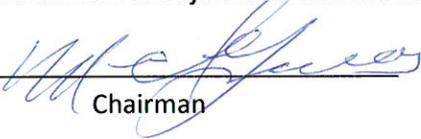
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3. *The two lots on the northeast corner to be reduced to 50 X 115 to accommodate the width of Danridge Road*

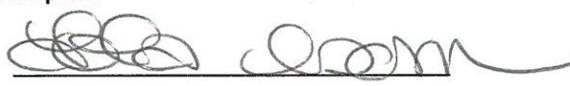
Commissioner James Moseley seconded the motion. The motion passed with a 5-2 vote. Commissioners Lisa Estevez and Thomas Finney voted in opposition. Commissioner Finney further stated that he was opposed to the stipulations and not opposed to the project.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 9:32 p.m.



Chairman



Secretary