

**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 7:00 P.M., NOVEMBER 8, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Vice Chairman James Moseley, Commissioners Thomas Finney, Jonas Tune, Lisa Estevez, Stephen Ritchey, Alternates Kevin Moore, Kim Clark

ABSENT: Commissioner Chris Kilgore

STAFF PRESENT: Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Senior Planner Patricia Roberts, Planner I Katy Goodrich

i. Call to Order

Commission Chair Lucas called the Commission to order at 6:04.

ii. Joint Work Session with City Council and Planning and Zoning Commission.

Marc Kurbansade, Director of Development Services, reviewed rules for updating the Comprehensive Plan per the Local Government Code. He briefly reviewed the process for Realize Rowlett 2020 and the development of the 13 strategic opportunity areas for future development. He reviewed the conventional types of zoning and design guidelines that go along with them as well as the newer form-based codes and the guidelines that differ. Mr. Kurbansade highlighted some projects that have begun development in the strategic opportunity areas already and reviewed the zoning process for both conventional type and form-based code projects.

Discussion regarding conventional projects that tend to follow the same design formula and the policy decision regarding what the City is willing to accept. Discussion regarding the application of the newer form-based code and the construction of the first projects, which included some perceived inconsistent application of the Code, and the need to have patience as the Code has only been in effect for two years – it needs to have time to work through.

There was consensus among both Council and the Commission to proceed with the process to review and update the Comprehensive Plan, which will begin in January.

iii. Adjourn

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Chairman Lucas adjourned the Commission at 7:15 so after a short break they could reconvene in their regular meeting.

REGULAR SESSION

PRESENT: Chairman Michael Lucas, Vice Chairman James Moseley, Commissioners Thomas Finney, Jonas Tune, Lisa Estevez, Stephen Ritchey, Alternates Kevin Moore, Kim Clark

ABSENT: Commissioner Chris Kilgore

STAFF PRESENT: Assistant City Engineer Ty Thompson, Principal Planner Garrett Langford, Senior Planner Patricia Roberts, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Michael Lucas called the Regular Meeting to order at 7:23 p.m.

1. Update Report from Staff.

Garrett Langford, Principal Planner, provided an update on recent City Council action regarding planning items.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 25, 2016.

2. Consider and take action on a Preliminary Plat for the Waterspring Townhomes Addition located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas.

Vice Chairman James Moseley made a motion to approve the Consent Agenda. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

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C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through at 8201 Lakeview Parkway further described as being Lot 3R, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.**

Katy Goodrich, Planner, presented a location map and provided background on the case. She presented a Concept Plan and explained that a Traffic Impact Analysis (TIA) and deceleration lane would be required.

Ms. Goodrich mentioned that public hearing notifications were sent; two were received in favor and two in opposition from the 200' notification and two were received in favor and none in opposition from the 500' courtesy notification. She summarized the staff analysis and stated that staff recommends approval.

There was discussion amongst the Commission regarding the request for a traffic signal at the intersection of Amesbury and SH66 and the deceleration lane. Commentary was provided by the Assistant City Engineer, Ty Thompson.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

The applicant came forward:

**Tim Thompson
Crestview Real Estate
12720 Hillcrest
Dallas, Texas**

Mr. Thompson stated that he had not confirmed whether or not the existing Starbuck's located at the Tom Thumb Shopping Center would remain open or not.

Commissioner Thomas Finney made a motion to recommend approval the request. Vice Chairman James Moseley seconded the motion. The motion passed with a 7-0 vote.

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- 2. Conduct a public hearing and make a recommendation on a request for a rezoning from a Form-Based Commercial Center Zoning District to a Planned Development (PD) with underlying Single Family-5 (SF-5) base zoning district. The subject property is located at 7400 and 7600 Liberty Grove Road further described as 58.83 +/- acre tract of land situated in the Jessie S. Starkey Survey, Abstract No. 1333, in the City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map, Zoning Map, Concept Plan, proposed development standards, detail on the Realize Rowlett 2020 Center for Commerce + Industry (Area B-1) guidelines, summarized the case, and illustrated the vision intended for the area. He summarized the staff analysis, explained the work/live imbalance in Rowlett, and stated that staff recommends denial.

He mentioned that required advertising and public hearing notification was sent to the 200' and 500' notification areas; two responses were received in favor and one in opposition.

There was discussion amongst the Commission regarding additional clarification on the rezoning request.

Chairman Michael Lucas opened the public hearing.

The applicant came forward:

**Collier Bailey
Skorburg Co.
1804 Westchester, #710
Dallas, Texas 75225
Applicant**

Mr. Bailey provided a PowerPoint presentation including background on the Skorburg Co., examples of their past developments, and the request for the subject property. He provided detail on the accessibility, housing types, centralized open space concept, and the perimeter trail way.

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There was discussion amongst the Commission regarding rear entry lots, parking, guidelines of the Comprehensive Plan (Realize Rowlett 2020), and difficult to develop properties.

An additional representative of the applicant came forward:

**Adam Euecheck
Skorburg Co.
1804 Westchester, #710
Dallas, Texas 75225
Applicant**

Mr. Euecheck addressed the parking inquiries.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Mr. Euecheck asked the Commission for additional guidance regarding developing the subject property. Chairman Michael Lucas stated that the Planning and Zoning Commission could not provide any specific guidance regarding adjusting their proposal in order to be approved.

Commissioner Thomas Finney made a motion to recommend denial the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

- 3. Consider and take action on a Preliminary Replat for the Heritage Church Addition located at 7900 Miller Road further described as being 4.422 +/- acres in the Charles Merrill Survey, Abstract No. 957, City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map, Preliminary Plat, and provided detail regarding the request. He summarized the staff analysis.

There was discussion amongst the Commission regarding the number of the lots affected, alley/entry design, screening on the east side of the property, and Homeowner's Associations (HOA).

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Vice Chairman James Moseley made a motion to approve the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

4. **Consider and make a recommendation regarding a revised tree mitigation plan and related tree removal permit application for Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.**

Patricia Gottilly-Roberts, Senior Planner, presented a location map, revised Tree Mitigation Plan, Landscape Plan, and summarized the request to remove one pecan tree. She stated that staff recommends approval.

There was discussion amongst the Commission regarding the drip line of the tree, utility lines going through the roots of the tree, consultation with an arborist, and staff site visits.

Mr. Thompson, Assistant City Engineer, came forward to reiterate the fact that the tree will die due to the lime stabilization and development efforts.

Commissioner Thomas Finney made a motion to recommend approval the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Michael Lucas adjourned the meeting at 8:32 p.m.


Chairman


Secretary