



City of Rowlett
Joint Work Session Minutes
City Council
Planning and Zoning Commission

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Tuesday, March 30, 2010

6:30 P.M.

Municipal Building – 4000 Main Street

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.

1. CALL TO ORDER

1A. City Council

Mayor Harper called the meeting to order at 6:30 p.m. All Councilmembers were present.

1B. Planning and Zoning Commission

Commissioner Rick Sheffield called the meeting to order at 6:30 p.m. All Commissioners were present with the exception of Commissioner Chris Cigainero.

2. WORK SESSION ITEMS

2A. Update on the North Central Texas Council of Government (NCTCOG) Sustainable Development Funding Program: 2009 Call for Projects (10 Minutes)

Erin Jones Planning Manager stated that on October 2, 2009, Staff submitted two projects. The first project being the Transit Oriented Development Study and the second was the Form Based Code Study. Ms. Jones attended a project review workshop on January 20, 2010 and the draft recommendations were announced. The projects submitted did not receive a NCTCOG staff recommendation for approval. The Regional Transportation Council is scheduled to take action on May 13, 2010. Staff will continue to monitor future call for projects and submit projects when appropriate.

2B. Update on Wind Energy Systems Ordinance. (25 minutes)

Ms. Jones stated that prior to July 2009, the code was interpreted to prohibit all solar and wind energy because it was not specifically called out in the Rowlett Development Code. Since 2009, the equipment for wind and solar energy can be viewed as an accessory structure and will be evaluated

in light of code requirements such as noise, setback requirements, etc. On October 27, 2009 at the last joint meeting, a draft ordinance was presented and Staff was given direction to speak with Homeowner Associations. On November 19, 2009, City Council adopted an ordinance limiting Homeowner Associations authority to regulate solar and wind energy but the ordinance only limits this to future HOA's. All Homeowner Associations were informed of this change. On February 18, 2010, an additional Homeowner Associations meeting was held to discuss alternate energy and three HOA representatives attended. Ms. Jones asked for feedback on how to proceed with future changes for wind and solar energy. The Mayor and Councilmembers expressed concerns regarding wording on the draft ordinance. Staff will take a further look into the draft ordinance and will provide future updates.

2C. Presentation of the North Central Council of Governments (COG) – Transit Oriented Development (TOD) presentation. (30 minutes)

Alma Martinez with the Council of Governments presented a Transit Oriented Development Presentation. Ms. Martinez explained that Transit Oriented Development is basically the land planning surrounding a transit station. Ms. Martinez presented ten principals that are important when developing around a Transit area and some general guidelines to think about for the City's Vision. She also discussed benefits to living close to the DART rail.

2D. Discussion of the City's Density Policy and the City's Vision. (55 minutes)

The Mayor stated that the Planning and Zoning Commission will be the front line for future zoning changes so Council is very interested in their feedback. Ms. Jones led the discussion indicating that Staff needs guidance to give to developers in order to give developers a clear vision. It is likely future COG funding will be tied to sustainability. Zoning changes should be based primarily on the comprehensive plan and surrounding zoning but evaluating a zoning change with an outdated comprehensive plan is not in the best interest of the City. Ms. Jones outlined several areas in the City that developers have expressed interest in over the last year. She stated that development in some of the areas will set the tone for the rest of the surrounding properties and others will be considered infill projects that may affect existing uses. Each scenario has different considerations. The Mayor asked Lynda Humble, City Manager to give an overview of future Planning and Zoning efforts. She discussed that the comprehensive plan update will not be a typical comprehensive plan. Staff must engage the community in the visioning process and let the vision guide future development instead of the development driving the vision. There must be a market component in order to leverage our resources and have the best outcome possible. In the meantime we have to be able work with the development that is coming through the door. Council did not want to discuss specific properties without the community vision. They indicated that zoning requests will continue to be viewed on a case by case basis. Until the comprehensive plan update and visioning process occurs they are wary to approve higher density residential developments unless a highly unique project is presented. Any change in the overall philosophy towards density must be citizen driven.

3. ADJOURNMENT

3A. City Council

Mayor Harper adjourned the meeting at 8:10p.m.

3B. Planning and Zoning Commission

Commissioner Rick Sheffield adjourned the meeting at 8:10 p.m.

A handwritten signature in black ink, appearing to be "Rick Sheffield", written over a horizontal line.

Planning and Zoning Commission Chairman

A handwritten signature in black ink, appearing to be "Frederick", written over a horizontal line.

Planning Secretary