



City of Rowlett
Meeting Minutes
City Council

4000 Main Street
Rowlett, TX 75030-0099
www.rowlett.com

Planning and Zoning Commission

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.

Thursday, April 19, 2012

6:00 P.M.

Annex Building – 4004 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.

Council Present: Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Pankratz, Councilmember Davis, Councilmember Miller and Councilmember Gallops

Commission Present: Chairman Sheffield, Commissioner Peebles, Commissioner Charles, Commissioner Crawley, Alternate Commissioner Tune and Alternate Commissioner Meyer

Commission Absent: Vice-Chairman Landry, Commissioner Alexander, Commissioner Jeffers and Alternate Commissioner Starks

1. CALL TO ORDER

1A. City Council

Mayor Gottel called the meeting to order at 6:08 p.m.

1B. Planning and Zoning Commission

Chairman Rick Sheffield called the meeting to order at 6:08 p.m.

2. WORK SESSION ITEMS

2A. Staff and the consultant team led by Hellmuth Obata Kassabaum LP (HOK) will provide the City Council and Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 Phase II Planning Process.

Staff gave an overview of the meeting agenda and gave a brief history with key dates of recent meetings. Mark Bowers, with HOK, began an overview of the results from the public input meetings for the three focus areas and Downtown. Beginning with "Healthy Living", Mr. Bowers gave the background statistics of the stakeholders in attendance obtained through keypad polling. He then showed the preferred images chosen for each of the categories of building types including Traditional Neighborhood Development Residential, Townhouse Residential, Mixed Residential, Live-Work, Mixed-Use, and Commercial. With each category, he gave examples of comments given by stakeholders explaining why the image was preferred. He then presented the consultant's conclusions and mapping results. He noted that gridded street patterns and access to sites from Lakeview Parkway with the inclusion of open green spaces would help to create a mixed-use gateway into the City while maintaining sensitivity to existing neighborhoods in the surrounding area.

A member of the Commission inquired about the maximum number of units to be accommodated in the area.

Mr. Bowers responded that those numbers would be available at an upcoming meeting after a little more refinement of the data.

Staff noted the need for 'Pink Collar' residential in this area and requested demographics of those likely to live in the recommended developments.

Mr. Bowers stated that parameters will be set through the framework plan.

Staff noted that the end result will be a refined plan and rezoning.

A member of Council inquired about the plans for pedestrian traffic throughout the area.

Mr. Bowers responded that the possibility of a trail system could connect the areas and allow walkability.

Each Councilmember and Commissioner expressed their opinion on the higher density aspect and how they would like to see the transitions into the surrounding neighborhoods.

A member of Council stated that a great deal of focus should be put on Scenic Point Park.

Staff gave a brief history of the design process for the park and noted that Scenic Point Park will be master planned to coincide with the intent of the focus area.

A member of the Commission inquired if there would be a code enforcement aspect to the plan for existing homes surrounding the focus areas to ensure that the quality is maintained.

Anne Ricker, Ricker I Cunningham, responded that 'Phase III' would require a neighborhood stabilization program.

Mark Bowers continued with "Woodside Living" and gave the background statistics of the stakeholders in attendance obtained through keypad polling. He then showed the preferred images chosen for each of the categories of building types with the addition of the Shopfront category and gave examples of comments given by stakeholders explaining why the image was preferred. Mr. Bowers presented the consultant's conclusions and mapping results noting opportunities for more commercial developments and large open spaces. Mrs. Ricker stated that this area would likely attract more service oriented businesses versus straight retail.

A member of the Commission inquired about what would draw people to this area.

Staff responded that the development would truly be a destination and people will either live there or want to live there.

Councilmembers and Commissioners discussed traffic and future roads in the area. Staff noted land along Princeton Road currently entitled for shopping center use.

A member of the Commission asked the estimated timeframe for development in this area.

Mrs. Ricker answered that the developer should be moving forward within about two years.

Mark Bowers presented the background statistics for stakeholders present for "Signature Gateway" and showed the preferred images for building types in each of the categories. He stated that images of taller buildings were included in this set to get feedback on height.

A member of Council noted that taller buildings could be erected closer to the point with a transition into lower density as the development nears the existing neighborhoods surrounding the area.

Mrs. Ricker stated that she observed the comfort level of the stakeholders increasing throughout the discussion about taller buildings being built in the area. She stated that to meet the level of the highway at that point at least five stories would be needed.

A member of Council asked how many stories it would take to get a view of Downtown Dallas.

Mrs. Ricker responded that it would likely need ten or more and noted that access to the area would need to be improved and the development would need to be a destination worth going to.

Mr. Bowers reviewed the current access points and possible future access points to each of the lots in the focus area.

A member of Council inquired to the estimated wait for development.

Mrs. Ricker replied that it would be market driven but once a developer moved forward with a project it would progress quickly.

Staff noted the existence of a Municipal Management District and an Economic Development plan being prepared to support "Signature Gateway".

Councilmembers discussed possible uses and how they would affect access to the various sites and whether access through the existing neighborhoods would be permitted. Kurt Shulte, Kimley-Horn, discussed the design of President George Bush Tollway and the requirements for constructing driveways along the frontage road with access from the exit ramp.

Mark Bowers continued with the statistics for the attendees for the "Downtown" public input meeting. He noted that there were additional survey questions for the "Downtown" area and reviewed the items that were 'strongly agreed' to.

Staff noted that during the Charette in 2011, the feedback received supported an "Old Towne" feeling for the area but with the more recent polling results a more contemporary feel was supported.

Mr. Bowers stated that trees and awnings to provide shade to pedestrians would be important.

Staff reminded the Council of the tour they took during the heat of the previous summer where the shade of trees and awnings made it possible for them to walk along the streets comfortably.

Councilmembers and Commissioners gave examples of locations that they had experienced that they would like to see recreated for the "Downtown" area.

A member of Council inquired about the needs for realistic development and possible hesitation from the public about tearing down older buildings.

Mrs. Ricker stated that it would not take long to redefine an existing downtown with the framework already in place and especially one where the majority of the land is owned by the City. She also noted that during the "Downtown" public input meeting there did not seem to be any objection to moving City buildings to other locations within the area. Dennis Wilson, Townscapes spoke regarding opportunities and constraints observed by the input and reviewed the boundaries of the focus area and why those boundaries were chosen.

Councilmembers discussed possible variations of the boundaries. There was discussion about the lots fronting on President George Bush Tollway near Herfurth Park and possible designs of buildings enhancing the park's atmosphere.

Staff spoke briefly on form based codes and reviewed areas with currently approved zoning and development plans ready to begin. Staff introduced the discussion of the drafted interim standards for rezoning applications prior to the enactment of the City's form based codes for new development areas. Mrs. Ricker spoke of the intent of the interim standards and implementation. She noted the difference in revenue for the City for developments built under current standards and those built with the interim standards and the increased value. She noted

the importance of diversity in product types to maximize use of land before it begins to lose value.

Staff stated that the decline of property values in the City preceded the national decline indicating that the existing product types were at market saturation before the national real estate descent.

Mrs. Ricker discussed the recent changes in household statistics including size, makeup, incomes and rental demand. She reviewed the eight types of housing product categories and noted that the majority of the City's housing only serves two categories. There was a discussion about how developers receive funding from banks and how that affects the product types made available to consumers.

Councilmembers noted that a different product type will draw consumers into the City since it is not available in the surrounding areas.

Staff spoke of the input received from stakeholders throughout the process and of protecting the vision.

Mrs. Ricker gave statistics on homes sold within the past few years in the City of Rowlett including average sales prices, losses and number of homes sold. She then gave the percentages of expected build out product types if current zoning were continued and estimated populations with current zoning and with the new standards.

Mr. Wilson discussed the importance of neighborhoods with unique personalities and where the owners invest into their homes and the area. He gave examples of developments with a variety of home sizes and different types of streets and walkways incorporated. He reviewed the drafted interim standards and introduced the categories of non-negotiable items and those that would make a big difference. There was discussion about some of the requirements and how they would affect the construction of the structures.

Councilmembers and Commissioners reviewed each 'Non-negotiable' requirement and gave their comments and concerns. Discussion concluded that the non-negotiable items should be redefined as 'Essential' instead of 'Non-negotiable'. Councilmembers and Commissioners discussed the 'Makes a Big Difference' items and gave their comments and suggestions.

Staff stated that staff and consultants would construct a document of the interim standards to bring back before the Planning and Zoning Commission and City Council based off of their comments and suggestions for approval.

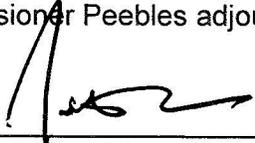
3. ADJOURNMENT

3A. City Council

Mayor Gottel adjourned the meeting at 10:55 p.m.

3B. Planning and Zoning Commission

Commissioner Peebles adjourned the meeting at 10:55 p.m.



Todd W. Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: May 15, 2012