



City of Rowlett
Meeting Minutes
City Council

4000 Main Street
Rowlett, TX 75088
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.

Wednesday, February 12, 2014

6:30 P.M.

Council Conference Room – 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.

Council Present: Mayor Gottel, Mayor Pro Tem Kilgore, Councilmember Dana-Bashian, Councilmember Bobbitt, Deputy Mayor Pro Tem Gallops, and Councilmember Pankratz

Commission Present: Chairman Sheffield, Commissioner Lucas, Commissioner Peebles, Commissioner Farrow, Commissioner Borcoman, and Commissioner Crawley

1. CALL TO ORDER

1A. City Council

Mayor Gottel called the meeting to order at 6:30 p.m.

1B. Planning and Zoning Commission

Chairman Sheffield called the meeting to order at 6:31 p.m.

2. WORK SESSION ITEM

2A. Staff and the consultant team led by Jacobs will provide the City Council and Planning and Zoning Commission with an update regarding the Realize Rowlett 2020 – North Shore Master Plan Process.

Bill Cunningham, with Ricker/Cunningham, reviewed the Market Analysis and discussed opportunity, trends, and challenges for office development, industrial development, retail development, and residential development.

Arti Harcheker, Urban Design Consultant, and Mark Bowers, with Jacobs, reviewed the Site Analysis and the current ownership and zoning, the natural conditions and the amenities of the area. They discussed transitions between uses and the building types for the proposed districts: Commercial Center, Urban Village, Urban Neighborhood, New Neighborhood, and Rural Neighborhood. They also reviewed the property owners' comments and suggestions.

A short break was taken at 9:01 p.m. and the meeting reconvened at 9:09 p.m.

Discussion regarding property owners' input, concern over the amount of proposed residential, a possible discussion with the City of Sachse to share vision of the area, a concern for connecting streets and the ability to support businesses without Turnpike access. Further discussion regarding water pressure concerns, varied street types and imposing our will on the market.

Staff reviewed the next steps in the process:

1. The consultant team will refine the Framework Plan to continue aligning with the market study, and based upon comments received this evening.
2. The consultant team will prepare a draft Illustrative Master Plan and Design Standards for the North Shore area.
3. The revised Framework Plan, Illustrative Master Plan and Design Standards will be presented to the North Shore Advisory Committee on March 10th for review and comment.
4. Draft Plans and Standards will be presented in a Joint P&Z / City Council work session for final review and comment on March 27, 2014.

3. ADJOURNMENT

3A. City Council

Mayor Gottel adjourned the meeting at 9:37 p.m.

3B. Planning and Zoning Commission

Chairman Sheffield adjourned the meeting at 9:37 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: March 18, 2014