

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 6:00 P.M., APRIL 6, 2015**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore, Clayton Farrow, Alternate Lisa Cain

**STAFF PRESENT:** City Manager Brian Funderburk, Director of Development Services Marc Kurbansade, Urban Designer Daniel Acevedo, Development Services Technician Lorie Strickland

**WORK SESSION**

**i. Call to Order**

Chairman Karl Crawley called the Work Session to order at 6:00 p.m.

**ii. Discuss items on the regular agenda**

Director of Development Services Marc Kurbansade gave a presentation of the Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property. Arti Harchekar provided a brief background on the Form Based Code.

There was discussion amongst the Commissioners about landscape, thoroughfare, right of way, traffic analysis, and the time frame for the start and completion dates.

Mark Bowers representing the developer discussed the overall Concept plan with opportunities to develop different areas including a market study.

**iii. Adjourn**

Chairman Karl Crawley adjourned the Work Session at 7:26 p.m.

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**REGULAR MEETING**

**A. CALL TO ORDER**

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Chairman Karl Crawley called the Regular Meeting to order at 7:39 p.m.

**1. Update Report from Director of Development Services**

An update was given to the Commissioners during the Work Session.

**B. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Conduct a public hearing and offer recommendation to City Council in consideration of an Ordinance imposing Form Based Code zoning with New Neighborhood, Urban Village, and Commercial Center/Special District subdistrict zoning for the Elgin B. Robertson property.**

Director of Development Services Marc Kurbansade gave a brief description of the Framework Plan.

Chairman Crawley opened the public hearing.

The following speaker's came forward:

**Ben Martinez  
2225 Crestview Ln  
Rowlett, TX 75088**

Mr. Martinez suggested options for a park, trail, and preserving local wildlife.

**Robert Cummings  
561 Briarcliff  
Garland, TX**

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Mr. Cummings discussed launching and sailing from the new development and discussed tourism.

**Tommy Johnson  
65 Cross Creek Dr.  
Grapevine, TX 76051**

Mr. Johnson recommended that the shoreline remain public property with water access for kite boarding.

**Leslie Lawson  
11037 Dunaway Dr.  
Dallas, TX 75228**

Mr. Lawson discussed the southern point of the property and suggested that it be a safe zone.

**Brian Hutmacher  
2509 Richland Dr.  
Garland, TX 75044**

Mr. Hutmacher discussed the revenue that kite boarding could bring to Rowlett.

**Winona McLaughlin  
6822 LaCosta Dr.  
Rowlett, TX 75088**

Ms. McLughlin lives within 200 feet of the proposed neighborhood and expressed some opposition to the potential development. She also expressed concern regarding emergency access.

**Zack Stevens  
14319 Hughes  
Dallas, TX 75254**

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Mr. Stevens stated that Rowlett currently has the number one spot in the metroplex for kite surfing and doesn't want to see it lost. He was also concerned about the width of the trail.

Chairman Crawley closed the public hearing at 8:21 p.m.

There was discussion amongst the Commission about public access, boat ramps, a Major Warrant for the marina, Realize Rowlett 2020, garage setbacks, and the 80% mixed zoning.

Commissioner Chris Kilgore made a motion to recommend approval of the requested zoning districts as presented with the following notations:

- Urban Village: clarification of maximum building height is 5-stories
- Deviations for New Neighborhood: housing mixture and emergency access request
- Deviations for Special District: removal of building height restrictions and change residential mixture
- Modified Cross Section C

Commissioner Michael Lucas seconded the motion.

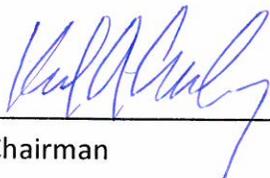
Chairman Karl Crawley stated he could not support the motion and asked for a vote.

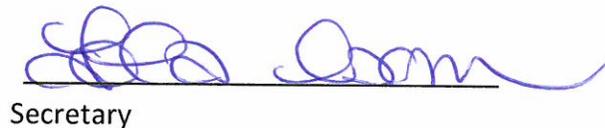
The item was recommended for approval with conditions with a 4-3 vote.

**C. ADJOURNMENT**

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Chairman Karl Crawley adjourned the meeting at 8:43 p.m.

  
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Chairman

  
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Secretary