

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., JUNE 9, 2015**

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

ABSENT: Commissioner Clayton Farrow, Alternate Gabriela Borcoman

STAFF PRESENT: Principle Planner Garrett Langford, Development Services Technician Lorie Strickland

WORK SESSION

i. Call to Order

Chairman Karl Crawley called the Work Session to order at 6:30 p.m.

ii. Discuss and receive comments from the Planning and Zoning Commission regarding proposed text amendments to the Rowlett Development Code as it pertains to Landscaping.

Principle Planner Garrett Langford gave a briefing on amending the Landscape requirements in the Rowlett Development Code and to solicit comments from the Planning and Zoning Commission. Mr. Langford explained that Oncor is now more restrictive on what landscaping will be allowed within their utility easements such as those along Lakeview Parkway. This will result in conflicts with the City's landscaping requirements. Staff has prepared amendments to address this situation and to clarify other landscaping requirements on the compatibility buffer, internal landscaping and irrigation.

There was discussion among the Commissioners on how the landscaping requirements modifications should be approved whether through alternative landscape plan or administratively by staff. The majority members expressed a desired to allow the landscape modification without an alternative landscape plan.

It was the consensus of the Commission to support the proposed amendments addressing internal landscaping requirements and irrigation. The majority of Commission was not supportive of reducing the compatibility buffer.

iii. Discuss items on the regular agenda.

Garrett Langford gave a brief review of the proposed rezoning from SF-40 to New Neighborhood. There was discussion amongst the Commissioners about housing mix and the possibility of townhomes being built.

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iv. Adjourn

Chairman Karl Crawley adjourned the Work Session at 7:10 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Karl Crawley called the Regular Meeting to order at 7:13 p.m.

1. Update Report from Director of Development Services

No update was given to the Commissioners.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 12, 2015.

Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda. Commissioner Chris Kilgore seconded the motion. The Consent Agenda was approved unanimously.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. **Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants. The Major Warrants are to allow modification to the lighting and open space standards as they pertain to buildings fronting on open space. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates. (Case FW14-740)**

Mr. Langford gave a presentation on the proposed rezoning. This included a review of the site location, framework plan, site analysis, floodplain area, open space, trail, and housing mix. He also discussed thoroughfare assemblies and major warrants. He further stated that the proposed development will be required to obtain a Traffic Impact Analysis and confirm adequate water and sewer capacity prior to the development.

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Mr. Langford stated that this item is a public hearing and it was noticed in accordance with State Law and the RDC. He stated that 14 responses were received in opposition of the request and none in favor within the 200 foot buffer range. One courtesy notice response was received in favor of the request and 13 were received in opposition. 31 responses were received in opposition from outside of the notice area. He concluded his presentation by stating that Staff is recommending approval of the item and requested that the Commission recommend approval to the City Council.

Chairman Crawley asked for Shelby Griffin to come forth and give her presentation.

Shelby Griffin
5225 Village Creek Dr.
Plano, TX 75093

Shelby Griffin representing the applicant gave a presentation on Creekside Village, showing the goals and challenges of this area. She showed the proposed housing mix, and product types and how the proposed housing sizes compare with square footage of the existing in the area. She stated there was no plan for any townhomes or multi-family.

Robert Cresswell
Developer/Property Owner
17409 Clubhill Ct.
Dallas, TX

Mr. Cresswell discussed the challenges with the property and the appeal of utilizing the Form-Based Code. He stated that the proposed neighborhood will be a "lock and leave" development that will attract young professionals and the retired. He further discuss the proposed open spaces, HOA, small yards, walking trails, front porches, lighting, housing variety, slip street, and landscaping. He said this will be a first class subdivision when done.

Chairman Crawley opened the public hearing at 7:49 and limited the speakers to 3 minutes.

The following speaker's came forward. A summary of their comments follows each speaker's name and address.

JoAnn Slack
4514 Dexham Rd.

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Rowlett, TX 75088

Ms. Slack opposes the proposed zoning change. The comprehensive master plan from 1996 intended land use was to keep the country feel, beauty of the land with larger lots. She would like to see it stay as intended and would prefer the Rural Neighborhood district.

**Gregory Craig
1914 Stallion Cir
Rowlett, TX 75088**

Mr. Craig stated most of his neighbors have lived in this area for a long time and love their neighborhood and he is opposed to the rezoning. The proposal does not fit this area and that the rezoning is an attempt to fit a square peg in a round hole.

**Diane Perkins
4414 Dexham Rd.
Rowlett, TX 75088**

Ms. Perkins stated that the Staff Report was not objective and that City Staff provided short answers that were not to her satisfaction. She asked if the city can support the need for water, sewer, storm water drainage and services to existing development if the proposal is constructed. Ms. Perkins stated developing 13.5 acres in the floodplain will have a negative impact and will cause flooding in other areas. She asked that this application be denied in its entirety.

**Larry Perkins
4414 Dexham Rd.
Rowlett, TX 75088**

Mr. Perkins stated there would be a negative impact on the environment and would be significant change in the area. There would be an increase in foot traffic, loss of privacy, and an increase in rodents. Mr. Perkins did not like the idea of buffer hedges he doesn't think they look good. He thinks within 5 years the value of the homes will decrease and that flooding will be an issue since 65% of area is in a floodplain. Mr. Perkins asked for denial.

**Mike Tornatore
1906 Palomino Dr.
Rowlett, TX 75088**

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Mr. Tornatore stated that there has been increased traffic along Dexham Road which has been further exacerbated by congestion caused by DART and the intersection of Dexham Road and Miller Road. He also stated that Dexham road cannot handle current traffic and will not be able to support the proposed development. There is not adequate infrastructure to support the proposal and it should not be approved.

**Gerald Kerby
1706 Palomino Dr.
Rowlett, TX 75088**

Mr. Kerby stated from a real estate aspect, he has seen neighborhoods come and go, small square footage homes will turn into rental property. FBC designed to have mix of square footage, leaves too many open doors. Small square footage homes will not help the area but will increase the traffic.

**Jon Simikic
1902 Palomino Dr.
Rowlett, TX 75088**

Mr. Simikic stated Dexham Estates is cozy, has large lots and the neighborhood is bonded together. Feels shacks being built will cause people to move out of the neighborhood.

**Betty Littlejohn
4418 Dexham Rd.
Rowlett, TX 75088**

Ms. Littlejohn stated that this area was not one of the 13 areas targeted in the Realize Rowlett 2020 Plan. She stated the south entrance will be in her driveway, and is very opposed. Police can't control speeding traffic currently in the area as it is. One hundred houses will mean at least two hundred extra cars. Rowlett can't support the price per square-footage of the proposed homes. She would like a meeting of the minds on the rezoning. And feels like City Staff pushed this project.

**Jerry Carter
2725 Country Valley Rd.
Garland, TX 75043**

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Mr. Carter stated that he built 8 or 10 homes in Dexham Estates but that was then and this is now. The changes in real estate market is reflected in the FBC. The new generation doesn't want to mow grass. Change causes concern. Not hardly any trees will be torn down, the walking trail is wonderful and will actually go to Allen and Plano when completed.

**Jodi Kirby
1706 Palomino Dr.
Rowlett, TX 75088**

Ms. Kirby is a realtor and has seen what these development do. Nantucket Village same plan, HOA disbanded, neighborhood not safe now. Other developments builders can't sell houses because of the smell coming from the sewage plant. She asked that the request be denied.

Chairman Crawley closed the public hearing at 8:24, and requested any additional discussion or comments.

Chairman Crawley asked Mr. Anderson a professional engineer to explain in non-engineering terms the process you have to go through to fill that 13 acres.

Bill Anderson with Dowdy Anderson and Associates explained the approval process with FEMA and the City of Rowlett for reclaiming a portion of the floodplain. It will have to show the surface water will not raise on adjacent property and the valley storage cannot be reduced. The land in the floodplain can only be reclaimed with FEMA approval.

Chairman Crawley asked the applicant if they would agree to the percentages of housing mix being put in the zoning and if townhouses would be taken off the table. The applicant indicated that townhomes could be taken off the table. Chairman Crawley stated a minimum and maximum of housing categories should be added to zoning. Limit category 3 to 10 percent.

Chairman Crawley asked if the developer meet with the homeowners. Ms. Griffin said there was a meeting in January 2015; however, no plan was shown at that time.

Chairman Crawley asked if anyone had questions. With no more questions he asked for discussion amongst the Commissioners.

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Commissioner James Moseley stated he lives close to the area and has strong concerns about the floodplain and traffic impact, smell of sewage and blend of new development in this area. He stated he would not support changing the zoning.

Commissioner Chris Kilgore stated approval doesn't guarantee the project will be built. There is a process and many people will need to be satisfied, including FEMA, a traffic impact study, the people providing the money and the marketability of the project. FBC provides quality in a walkable, livable and sustainable neighborhood. With maximum on Category 2 at 40% and Category 3 at 10%, Commissioner Kilgore is in favor of this rezoning.

Chairman Crawley stated that he has been involved in FBC in Rowlett and other cities. Rowlett has an overabundance of cookie cutter lots and needs to get away from that. Realize Rowlett 2020 talked about the importance of broadening our housing stock and the types of housing that people want here. That requires walkability and sustainability. One of the most growing and thriving areas in Dallas is along the Katy Trail because people want to be on the trail. The plan for Robinson Park known as Bayside includes a good trail system on both sides of IH-30. Developing the property under a different zoning would not include the trail system. The developer has a right to develop land. He stated that he wants to establish some percentages for product types and is in favor of the development.

Chairman Crawley asked if there were any additional comments and if not he would entertain a motion.

Commissioner Moseley made a motion to deny the request. Chairman Crawley stated that the motion died for a lack of a second.

Commissioner Kilgore made a motion to recommend approval of the two major warrants and the rezoning with the condition that Category homes 3 be limited to a maximum of 10% and Category homes 2 be limited to a maximum of 40%. Commissioner Tune seconded the motion. The item passed 6-1 vote. Commissioner Mosely voted in opposition.

- 2. Consider and make a recommendation to City Council on an Alternative Landscape Plan for Sprouts located at 2801 Lakeview Parkway, further described as a 12.608-acre tract of land from the Reason Crist Survey, Abstract No. 225 and the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (DP14-736).**

Mr. Langford gave a brief presentation of the proposed landscape plan for sprouts and stated staff recommends approval.

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Chairman Crawley asked if there were any questions or comments and if not he would entertain a motion. Commissioner Tune made a motion to recommend approval of the item as presented. Commissioner Finney seconded the motion. The motion passed with a 7-0 vote.

Chairman Crawley recused himself from item C3.

- 3. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).**

Mr. Langford gave an overview of tree mitigation plan for Platinum Storage and stated staff recommends approval.

Commissioner Kilgore asked if any changes were made to the current landscape plan. Mr. Langford confirm that landscape plan is the same but that the saved trees are now being incorporated into the plan.

Vice-Chairman Lucas asked for a motion. Commissioner Mosely gave a motion to approve and Commissioner Tune seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Vice-Chairman Michael Lucas adjourned the meeting at 8:56 p.m.



Chairman



Secretary