

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE CITY COUNCIL CHAMBERS
4000 MAIN STREET, AT 6:30 P.M., APRIL 12, 2016**

PRESENT: Chairman Michael Lucas, Vice Chairman Jonas Tune, Commissioners James Moseley, Chris Kilgore, Lisa Estevez, Alternates Stephen Ritchey, Kim Clark, Jason Berry

ABSENT: Commissioner Thomas Finney

STAFF PRESENT: Principal Planner Garrett Langford, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Lucas called the meeting to order at 6:30 p.m.

1. Update Report from Staff.

Garrett Langford, Principal Planner, stated that Senior Planner Erin Jones' last day with the City of Rowlett is April 15, 2016. Mr. Langford invited the Commission to attend her Farewell Celebration.

He also stated that at the request of the Chairman, a Work Session will be held before each Regular Meeting.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of March 22, 2016.

Commissioner James Moseley made a motion to approve the minutes. Commissioner Lisa Estevez seconded the motion. The motion passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation to City Council on a City initiated request to amend previously approved Planned Development Ordinance 11-6-84 to allow for a modification to "Area 4" to allow detached single family homes in addition to the previously approved attached townhomes. The subject properties are located on Cousteau Drive, north side of Calypso Drive and Harbor Drive, further described as being Block A, Lots 1A-7B, Block B, Lots 1A-14B, and Block C, Lots 16A-17B, of the Peninsula 3A Addition, City of Rowlett, Dallas County, Texas.**

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Mr. Langford came forward to present the case. He provided statistics on the extent of the tornado damage from December 26, 2015. He reminded the Commission about the March 1, 2016, ordinance adoption that relaxed zoning regulations in regards to nonconforming structures damaged by the tornado. He provided a summary regarding the request, presented a location map, Concept Plan, and Re-plat. Mr. Langford stated that the proposal was to allow detached homes in addition the townhomes for the subject property location. He presented diagrams of potential scenarios for the reconstruction of residences.

He stated that public hearing notifications were sent; eight were received in opposition and 112 were received in favor of the request. Mr. Langford stated that staff recommends approval.

There was discussion amongst the Commission regarding the number of homeowners interested in rebuilding detached homes, zero lot line development, tornado response, and enforcement of building code regulations.

Chairman Michael Lucas opened the public hearing.

The following speaker came forward:

Calvin Cutter
7601 Calypso
Nearby homeowner

Mr. Cutter expressed his interest in this proposal and stated that he is in favor of the request.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to recommend approval. Vice Chairman Jonas Tune seconded the motion. The motion passed 7-0.

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2. **Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 2009, 2013, 2109 and 2113 Miller Road further described as being 8.437 +/- acres in the S.A. & M.G. RR Survey, Abstract No. 1407, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He presented a location map, provided history on the proposed rezoning, presented a Concept Plan, and outlined the proposed landscaping and detention pond. He presented an example photo of the detention pond integration with open space and the development standards. Mr. Langford stated that a Traffic Impact Analysis (TIA) will not be required. He provided details on the neighboring development density.

He stated that public hearing notifications were sent; four were received in favor and 18 were received in opposition. He presented a Public Hearing Notification Map, summarized the staff analysis, and stated that staff recommends approval.

There was discussion amongst the Commission regarding current SF5 developments.

The applicant came forward to speak:

**Cole Franklin
Skorburg Co.
Applicant**

Mr. Franklin provided a PowerPoint presentation with background on the Skorburg Company, product types, background on the subject property location, neighborhood outreach efforts, concept plan detail, provided detail regarding the centralized open space concept, Screening Plan, Landscape Plan, and summarized the zoning request. He reiterated the development standards and revealed potential benefits of the proposed development.

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There was discussion amongst the Commission regarding front entry homes, Homeowner's Associations (HOAs), the potential detention pond, and the square footage of the homes.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Ken Clark

2009 A Miller Road

Nearby homeowner

Mr. Clark explained his concerns about his property value increasing, the environmental impact of the development, runoff, and increased traffic. He stated that he believes that this particular product type would be better suited for a different area of the city.

Patricia Gay-Worth

1901 and 1905 Miller Road

Nearby homeowner

Ms. Gay-Worth stated that she is opposed to the density of the development and front entry layout. She said that she would prefer a commercial development for the subject property location.

Andrea Smiley

3702 Drakestone Avenue

Nearby Homeowner

Ms. Smiley stated that she was opposed to the favored commercial development idea brought upon by former speaker Ms. Gay-Worth. She expressed concerns in regards to privacy and sharing an alley. She stated that she does believe that single-family development is the best use of this subject property.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

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There was discussion amongst the Commission regarding the quality of the presented product types, the current market for the product type, density, open space, screening, front entry, drainage, concerns about how different the development is from the surrounding properties, the lack of alleys, runoff, the community outreach effort by the applicant, the need for diversification, and potential environmental impact.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Lisa Estevez seconded the motion. The motion passed with a 5-2 vote. Commissioner James Moseley and Alternate Stephen Ritchey voted in opposition.

- 3. Conduct a public hearing and make a recommendation on a Special Use Permit to allow a licensed foot spa and body massage establishment in the General Commercial/Retail Zoning District. The subject property is located at 8301 Lakeview Parkway Suite 110, further described as a 1,200+/- square foot existing lease space being part of Block A, Lot 1 of the Amesbury Addition City of Rowlett, Dallas County, Texas.**

Mr. Langford presented a location map and provided an overview of the request. He stated that public hearing notifications were sent and that one was received in favor of the request. He stated that staff recommends approval of the item with the following condition:

The Special Use Permit shall be limited to licensed massage therapy establishments only.

There was discussion amongst the Commission regarding state license regulations, the current number of massage establishments, and Certificate of Occupancy procedures.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

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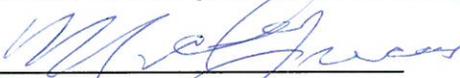
Commissioner Chris Kilgore made a motion to approve the item with the following condition:

The property may be used for the operation of a state and city licensed massage establishment in addition to other uses allowed by zoning regulations.

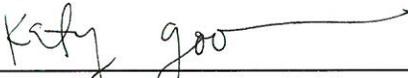
Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 7:55 p.m.



Chairman



Secretary