

**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., MAY 10, 2016**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, Lisa Estevez, Thomas Finney, Alternates Stephen Ritchey, Kim Clark, Jason Berry

**ABSENT:** Vice Chairman Jonas Tune, Commissioner James Moseley

**STAFF PRESENT:** Principal Planner Garrett Langford, Planner I Katy Goodrich

**WORK SESSION**

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 5:45 p.m.

**ii. Discuss upcoming joint meeting with City Council on June 14, 2016.**

Principal Planner Garrett Langford begins the work session by discussing the joint meeting with City Council on June 14, 2016. He showed the Commissioners the presentation he will provide at that meeting and then asked if there is anything specific the Commissioners would like to discuss at that meeting.

Commissioner Kilgore stated that he would like to discuss updating Realize Rowlett 2020 because it needs fine tuning. He believes that Guiding Principle Number 1 is the place they are having the most issue following, which is centered around valuing existing neighborhoods. He also stated that the requirement for open space should be returned to 20% instead of the current 14% for any new developments. It was consensus of the Commission that it would be helpful for both the Commission and Council to receive an in-depth review of the Comprehensive Plan, zoning codes, new urbanism, and the City's overarching goals for development. Additionally, there was consensus that an in-depth training was needed for new members beyond the annual orientation.

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

No discussion was held on items on the regular agenda.

**iv. Adjourn**

Mr. Lucas adjourned the Work Session at 6:17 p.m. and stated that the Commission would reconvene for the Regular Session at 6:30 p.m.

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**A. CALL TO ORDER**

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

**1. Update Report from Staff.**

Garrett Langford, Principal Planner, stated that a joint meeting between City Council and the Planning and Zoning Commission would be held on June 14, 2016.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of April 12, 2016.**

Alternate Kim Clark 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**

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**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 a Planned Development District with an underlying zoning of Single Family 7 (SF-7) for the purpose of constructing a single family neighborhood. 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.**

Mr. Langford came forward to present the case. He stated that these properties are a total of 83.25 acres and currently zoned SF-40. This is the second time this proposal will be heard by Planning and Zoning after the proposal was tabled by City Council on April 5, 2016 to allow the developer to revise his application. The original proposal heard in March 2016 included 73 lots with an underlying zoning of SF-5. Mr. Langford stated that the new proposal reduces the number of lots to 59 and follows an underlying zoning of SF-7. The lot sizes are larger and the required home size is a minimum 2000 square feet. Due to these changes, the case was re-noticed and brought back to Planning and Zoning

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Commission. There are additional restrictions to this development such as some of the lots with the rear to Dexham cannot exceed one story in height and the landscape buffer has been altered. The developer will have to receive approval from FEMA to reclaim the land located in floodplain. This development will have 2.6 units/acre. Mr. Langford noted that due to the number of public hearing noticed received in opposition, City Council will require a super majority vote to pass. Staff recommends approval.

Chairman Michael Lucas opened the public hearing at 6:44 p.m.

The following speakers came forward:

**Tony Krauska**  
**5225 Village Creek**  
**Plano, TX 75093**  
**Represents the Applicant/Developer**

Mr. Krauska stated that having the height stipulations for certain homes in the Planned Development will help keep that stipulation enforced after the homes are built. He stated that the developer is trying to make a project that the neighbors will like and has tried to work with them as much as possible. He also stated that there will be 6 acres of open space in this development while the nearby neighborhoods do not have any. The open space and landscape will be maintained by the HOA. He further stated that the open space will be accessible to the public.

**Gregory Craig**  
**1914 Stallion Circle**  
**Nearby Neighbor**

Mr. Craig stated that the Planning and Zoning Commissioners are here for the citizens. He stated that the nearby neighborhoods are closer to SF-15 and SF-20 in size so this development does not match the area. He would like something to match the development across Dexham in size. He stated that the surrounding neighborhoods outside of Dexham estates should not be considered because they will not be directly near it. Dexham estates is 1.6 units/acre and he believes this development should be

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closer to that size. He also discussed the open space and that it is actually floodplain. He is opposed to the development.

**Larry Perkins  
4414 Dexham  
Nearby Neighbor**

Mr. Perkins stated that he has issues with the density and number of units/acre. He also is concerned about traffic after the development is built. He is opposed to the development.

**Betty Littlejohn  
4418 Dexham  
Nearby Neighbor**

Mrs. Littlejohn stated that this development does not follow Guiding Principle Number 1. She also stated that larger lots are in demand and these lots could be larger. She further stated that baby boomers are searching for homes and are 31% of the current purchasing market and they prefer larger lots. She is opposed to the development.

**Mark Hempkins  
1613 Palomino  
Nearby Neighbor**

Mr. Hempkins stated that he believes SF-7 is too dense and it should be a higher zoning classification. He also stated that he is concerned that 40 homes are being built in the flood plain. He does not believe that this development meets Guiding Principle Number 1. He is opposed to the development.

**Jon Simlkic  
1902 Palomino  
Nearby Neighbor**

Mr. Simlkic stated that he does not like that the houses rearing to Dexham do not face Dexham.

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**Diane Perkins  
4414 Dexham  
Nearby Neighbor**

Mrs. Perkins stated that this development would have an adverse impact on the wetlands found in the floodplain areas. She also stated that building in this area could cause issues for homeowners during and after the floods. She stated that building in this area will cause the homeowners to acquire insurance with high premiums. She is also concerned that the selling points will not draw potential buyers in and the homes will turn into rental homes. Guiding Principles Numbers 1 and 6 are not covered. She also stated that no parking is shown on the concept plan for the open space and it should. She is opposed.

**Jerry Kerby  
1706 Palomino  
Nearby Neighbor**

Mr. Kerby stated that he is concerned with traffic becoming worse after the development is built.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing at 7:08 p.m.

Commissioner Chris Kilgore made a motion to recommend approval. Commissioner Thomas Finney seconded the motion. The motion passed 5-2. Alternates Jason Berry and Kim Clark voted in opposition.

- 2. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed addition located at 5602 Miller Heights Drive, further described as a 0.43 acre tract situated in the Thomas Lumley Abstract No. 789, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He stated that the case is for an Alternate Building Materials Request for an addition on an existing house at 5602 Miller heights.

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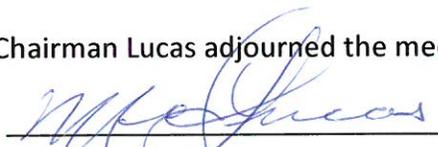
Metal will be used on the new addition, which is not an approved building material. He stated that the applicants would like to use metal shipping containers in their addition. Containers have not been used previously in City of Rowlett but have been used in Dallas area and nationally. Mr. Langford stated that there is no uniform style of architecture in the area of the subject property and that is why staff recommends approval.

The Commissioners discuss at this time. Chairman Lucas stated that he does not think that he can personally approve it. Commissioner Estevez stated that there may be some concerns structurally but if they have to go through the same permit process it would be fine. Mr. Langford stated that the applicants are going to paint the metal shipping container to match the home and will be required to obtain a building permit and have it structurally engineered. Commissioner Kilgore stated that he has no issue with this proposal because it will be the same color as the house and it will not be front and center. Commissioner Finney stated that all the homes in the area are different styles, there will be no negative impacts to surrounding homes, and that he has no objection.

Commissioner Chris Kilgore made a motion to recommend approval of the request. Commissioner Thomas Finney seconded the motion. The motion passed with a 6-1 vote. Chairman Michael Lucas voted in opposition.

**D. ADJOURNMENT**

Chairman Lucas adjourned the meeting at 7:21 p.m.

  
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Chairman

  
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Secretary