

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX CONFERENCE ROOM  
4004 MAIN STREET, AT 6:00 P.M., OCTOBER 11, 2016**

**WORK SESSION**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Stephen Ritchey, Alternate Kevin Moore

**ABSENT:** Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Kim Clark

**STAFF PRESENT:** Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

**i. Call to Order**

Chairman Michael Lucas called the Work Session to order at 6:00 p.m.

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

Lola Isom, Development Services Coordinator, administered the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members.

Garrett Langford, Principal Planner, went through a short orientation for the Planning and Zoning Commission. He also stated that a joint meeting with City Council is tentatively scheduled for November or December, 2016.

**iii. Adjourn**

Chairman Michael Lucas adjourned the Work Session at 6:20 p.m.

**REGULAR MEETING**

**PRESENT:** Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Stephen Ritchey, Alternate Kevin Moore

**ABSENT:** Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Kim Clark

**STAFF PRESENT:** Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

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**A. CALL TO ORDER**

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Chairman Michael Lucas called the Regular Meeting to order at 6:30 p.m.

**1. Update Report from Staff.**

Garrett Langford, Principal Planner, updated the Commissioners that there were no planning cases that were reviewed at City Council the previous week and stated that a joint meeting with City Council is tentatively scheduled for November or December, 2016.

**2. Elect a Chairman and Vice-Chairman**

Chairman Lucas opened the floor for motions for a Chairman. Commissioner Moseley made a motion to appoint Chairman Lucas as Chairman and Commissioner Kilgore seconded the motion. The motion passed 5-0. Chairman Lucas opened the floor for motions for a Vice-Chairman. Commissioner Kilgore made a motion to appoint Commissioner Moseley as Vice-Chairman and Commissioner Estevez seconded the motion. The motion passed 5-0.

**B. CONSENT AGENDA**

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**1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on September 27, 2016.**

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The motion passed with a 5-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Conduct a public hearing and make a recommendation on a rezoning request from the New Neighborhood Form Based Zoning District (NN-FB) to the Urban Neighborhood Form Based Zoning District (UN-FB). The subject property is located at 2192 Fuqua Road, further described as being 19.962 +/- acres in the Charles D Merrell, Abstract #957, City of Rowlett, Dallas County, Texas.**

Urban Design Manager, Daniel Acevedo, came forward to present the case. He showed a site location map and described the site to the Commissioners and attendees. He stated the current zoning of New Neighborhood in Form Based Code. He stated the proposal is

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to rezone from New Neighborhood to Urban Neighborhood Form Based Zoning District. He stated that this is the first part of the development process and many more submittals are expected before any development occurs. He stated the reasons for why this zoning change is appropriate for the area and discussed the potential development. He stated that no public hearing notices had been returned but he spoke to several people via phone and discussed their concerns. He stated that staff supports the request and recommends that the Planning and Zoning Commission recommend approval to City Council.

Commissioner Moseley stated that he would like to see what type of development is interested in developing in this location and their type of home and why the zoning is necessary.

The developer, John Edward with NexMetro, shows a presentation of the housing types and discusses properties that are currently under construction in the area as well as properties that have been operating since the mid-2000s. He discusses why this property is good for the area and how it fills a gap in the housing market.

Commissioners ask the developer questions such as how successful is the development in Tucson, Arizona and the developer stated that since 2004, when it opened, it has been leased over 95%. They also asked specifics about the property such as whether it is leased or rented.

Mr. Acevedo discussed roadway connections throughout the Bayside development. He stated that the Avilla Bayside development is lower density than what was planned for so there will be adequate utilities and infrastructure to support a development like this. He then goes into detail about the changes that will go in place for IH – 30 in the upcoming years. One of the traffic engineers for the Bayside development came to the front and explained in more detail about future plans for IH – 30 and potential, if any, impacts for Chiesa Road.

Chairman Michael Lucas opened the public hearing.

The following speakers came forward:

Joseph Jones

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2110 Chiesa Road  
Rowlett, TX 75088

Mr. Jones stated his concerns about whether this development would increase or decrease his property value, whether the sewer and water to his property would be affected, and if traffic concerns on IH – 30 and Dalrock were being addressed.

Martha Wallace  
1926 Chiesa  
Rowlett, TX 75088

Ms. Wallace stated that she is not being informed of the changes happening throughout the City and near her property and think that current residents should be informed. She also discussed her concerns about traffic on Chiesa and Dalrock.

No additional speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission in regards to the traffic throughout the City and on Dalrock and informing citizens of development. They also discussed that there is a slight concern about the reduction of neighborhood types in this development. The overall consensus was that this is an appropriate change.

Andrea Wallace  
1926 Chiesa  
Rowlett, TX 75088

Ms. Wallace stated concerns about not receiving the notifications from the City and requested that someone determine who is supposed to send them. She also had concerns about property values in the area.

Commissioner Chris Kilgore made a motion to recommend approval the request. Commissioner James Moseley seconded the motion. The motion passed with a 5-0 vote.

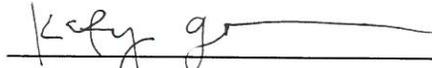
**C. ADJOURNMENT**

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Chairman Michael Lucas adjourned the meeting at 7:31 p.m.

  
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Chairman

  
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Secretary