



March 22, 2023 Recode Rowlett Open House

Frequently Asked Questions (FAQ's)

- 1. What is this Open House about?** The Recode Rowlett open house is an opportunity for everyone to provide feedback on preliminary suggestions for the development code changes that could be made over the next year. Public opinion counts, and your opinion will be presented to the City Council. Please provide your feedback. The Open House features six presentation boards that summarize some of the recommended code changes from the Development Regulations Assessment prepared by the hired consultant, Clarion Associates. Please engage in conversation surrounding the proposed changes and ask a Project Manager if you have questions or need clarification.
- 2. What is the Assessment?** The Assessment, prepared by Clarion Associates, identifies strengths and opportunities for improvement of the current development codes: the Rowlett Development Code (RDC) and Form Based Code (FBC). The Assessment was developed following interviews with internal and external stakeholders, a robust city tour, and a thorough review of the City's two development codes. The report provides preliminary direction on what changes to make, based on project team analysis, and does not yet include redlined code sections or overly specific instruction. Substantive code changes will come next in the process.
- 3. Who are the Project Managers?**
 - Clarion Associates (consultant) – Matt Goebel, AICP & Geoff Green, AICP
 - City staff – Jade Broadnax, AICP & Alex Koenig
- 4. Who has been involved so far?** The Recode Rowlett team has engaged with users of the current development codes, including a Stakeholder Engagement Group (SEG), City review team, elected and appointed officials,

and the consultant, Clarion Associates. The members of the Stakeholder Engagement Group are:

- Larry Tucker, Neighborhood Leader
- Bill Wright, Neighborhood Leader
- Michael Gallops, Non-Profit Leader
- Rick Sheffield, Non-Profit Leader
- Bart Reeder, Development Professional
- Preston Walhood, Development Professional
- Quinn Segars, Planning and Zoning Commission
- John Cote, Planning and Zoning Commission
- Blake Margolis, City Council (Mayor)
- Brian Galuardi, City Council

5. **How do I get a copy of the Assessment?** **The Assessment** was finalized on March 21, 2023 and **is available on [Recoderowlett.com](https://recoderowlett.com) for review and comment through April 13, 2023.** A copy is available on the tables for review.
6. **What is next in the process?** After the Open House and online comments are compiled, all recommendations will be considered and Clarion Associates will start drafting code changes.
7. **How does this impact me?** Development regulations determine what, how, and where things are built including businesses, housing types, open spaces, etc. These regulations also include administrative processes. Ex – multifamily (apartment) developments currently require a special use permit (SUP) to be built in FBC areas of Rowlett. This means that the public have to be notified any time multifamily are proposed to be built.
8. **How do I stay involved?** If you have opinions about how you'd like the City of Rowlett to build out into the future, this is the project for you! Please stay up to date by visiting [Recoderowlett.com](https://recoderowlett.com) and watching [Rowlett.com](https://rowlett.com) for information about public meetings regarding this project.