



PLANNING AND ZONING COMMISSION AGENDA

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, February 9, 2021

6:15 P.M.

Municipal Building

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

Due to the public health emergency and to conform with the social distancing requirements, the Planning and Zoning Commission meetings will be held via teleconferencing. The public can view live on the City's website (<https://www.ci.rowlett.tx.us/397/Streaming-Video>) or via RTN16.

To listen to the meeting live, call 833-568-8864 and enter Meeting #: 161 436 9261

1. **CALL TO ORDER**
2. **WORK SESSION (6:15 P.M.)* Times listed are approximate.**

To provide comment for the meeting, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please state whether your comment is regarding a specific agenda item or a general comment to the Commission. Your comment will be read into the record during the meeting (must be within the 3-minute time limit). There will be no comments taken during the meeting.

- 2A. Receive an regarding meetings

CONVENE REGULAR SESSION (6:30 P.M.)*Times listed are approximate.

3. CITIZENS' INPUT

To provide comment for the meeting, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please state whether your comment is regarding a specific agenda item or a general comment to the Commission. Your comment will be read into the record during the meeting (must be within the 3-minute time limit). There will be no comments taken during the meeting.

4. CONSENT AGENDA

- 4A. Consider the Minutes of the Planning and Zoning Commission Meeting January 12, 2021.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

To provide comment during the Public Hearing for any item you can call the toll free number above and enter the meeting ID or send an email to Citizeninput@rowlett.com by 3:30 p.m. the day of the meeting. Please state in your email your name, address, and the specific agenda item. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).

- 5A. Take action on the Merritt Park Preliminary Plat submitted by Greg Helsel, Spiars Engineering, on behalf of Arcadia Land Partners 33, Ltd. The approximately 40.4-acre site located at 9401 Merritt Road, in the City of Rowlett, Dallas County, Texas.
- 5B. Consider and make a recommendation to the City Council on a request by Sam Lawrence, Narrowpath LLC., on behalf of property owner Meenu LLC., for approval of a Tree Mitigation Plan and related Tree Removal Permit application on property zoned Planned Development (PD) District for General Commercial/Retail (C-2) Uses. The approximate 1.17-acre site is located on Lot 1, Block A Bee Hive Addition, approximately 275 feet southeast of the intersection of Liberty Grove and Chiesa Roads, in the City of Rowlett, Dallas County, Texas.
- 5C. Conduct a public hearing and make a recommendation to City Council on an a request by Adam Shiffer, Skorburg Company, on behalf of property owner Cornerstone Assembly of God, to rezone the subject property from Single-Family Residential (SF-10) District and Limited Office (O-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan to develop 99 single-family homes. The approximately 21.74-acre site is located in the William Crabtree Abstract, west of Dalrock Road and approximately 750 feet south of Schrade Road, in the City of Rowlett, Dallas County, Texas.

- 5D. Conduct a public hearing and make a recommendation to City Council on a request by Marc English, Sapphire Bay Land Holdings, LLC, regarding an amendment to the existing Regulating Plan and Major Warrants to Article 2.4 Urban Village (UV) District standards, Article 2.8 Building Types, Article 2.10 Streets, Article 3 Parking, Article 4 Lighting, Article 5 Signs, Appendix 1.1 Table of Allowed Uses, and Appendix 2 Design Standards, on property zoned Form-Based Bayside Special District (FB-BS) District. The 116.93-acre site is located south of Interstate 30 (IH-30), in the City of Rowlett, Dallas County and Rockwall County, Texas.
- 5E. Conduct a public hearing and make a recommendation to City Council on a request by Connie B. Cooper, on behalf of Bayside Land Partners, property owner, regarding the following: 1) Rezone approximately 2.083 acres from Form-Based New Neighborhood (FB-NN) District to Form-Based Urban Neighborhood (FB-UN) District; 2) Approve a Special Use Permit (SUP) for multi-family dwellings on approximately acres on property zoned Form-Based Urban Neighborhood (FB-UN) District; and 3) Approve an amendment to a Framework Plan for townhomes, single-family uses and mixed-use buildings. These tracts, totaling 22.045 acres, are located approximately located at 1950, 2005, 2009 and 2013 Sunset Boulevard, in the City of Rowlett, Dallas County, Texas

6. ADJOURNMENT



Susan Nix, Community Development Coordinator

City of Rowlett Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Community Development Coordinator at 972-463-3927 or write 5702 Rowlet Road, Rowlett, Texas, 75089, at least 48 hours in advance of the meeting.

City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ www.rowlett.com