



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, March 23, 2021

5:45 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 #: 161 717 6239

1. CALL TO ORDER

2. WORK SESSION (5:45 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 a presentation from the City Attorney regarding roles and responsibilities of the Planning and Zoning Commission (45 minutes)

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 March 9, 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. Consider and take action on a Final Plat for Lakeview Senior Living. The 10.98 acres site is situated in the James Saunders Survey, Abstract Number 1424 and the James W. Gardner Survey, Abstract Number 526 and is located at 7420 Lakeview Parkway in the City of Rowlett, Dallas County, Texas.
- 5B. Conduct a public hearing and make a recommendation to City Council on a request by Mark Zale, Zale Properties, on behalf of property owner Rowlett Station Apartments, LLC., regarding Major Warrants to Article 5.4.1 of the Form-Based Code to allow for 1) Three Wall Signs on facades without street frontage; and 2) Three Wall Signs that exceed 30 square feet located 12 feet or higher above grade. These properties are approximately 7.31 acres, and are located at 3601, 3705, and 3702 Melcer Drive contained within Lot 1R, Block 2 and Lot 4R, Block 5, Rowlett Station Addition, 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