



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.

Wednesday, December 18, 2019

6:30 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.

1. CALL TO ORDER

2. WORK SESSION (6:30 P.M.)* Times listed are approximate.

2A. Election of a Vice Chair.

2B. Discuss agenda items.

CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M.)*

3. CITIZENS' INPUT

At this time, three-minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully-completed request card to the Secretary of the Planning and Zoning Commission prior to the beginning of the Citizens' Input portion of the Commission meeting. No action can be taken by the Commission during Citizens' Input.

4. CONSENT AGENDA

4A. Consider the Minutes of the Planning and Zoning Commission Meeting of November 26, 2019

4B. Consider approval of the Planning and Zoning Commission Calendar for 2020.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

5A. Conduct a public hearing and make a recommendation to City Council regarding a request by Marc English, Sapphire Bay Land Holdings, LLC, for approval of a Regulating Plan and associated

Major Warrants from the Form Based Code Urban Village Standards, as they relate to parking allocation, continuous building frontage, open space and right of way frontage, 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, Texas.

- 5B. Conduct a public hearing and make a recommendation to City Council regarding a request by Mike Martinie, on behalf of DHI Communities, and Walter Guillaume, First Baptist Church of Rowlett, to rezone the subject property from General Office (O-2) District and Commercial/Retail Highway (C-3) District to Planned Development (PD) District for Commercial/Retail Highway (C-3) District uses and Form-Based Urban Village (FB-UV) District uses. The 28.93-acre site is located at the northeast corner of Main Street and President George Bush Turnpike, in the City of Rowlett, Dallas County, Texas.
- 5C. Conduct a public hearing and make a recommendation to City Council on a request by Rhodes Surveying, on behalf of property owner Ross Mussina, for a Special Use Permit (SUP) to allow an accessory structure exceeding 500 square feet on property zoned Single Family Residential (SF-40) District. The 4.1-acre site is located approximately 129 feet north of Bellaire Lane and on the northside of Chiesa Road, in the City of Rowlett, Dallas County, Texas.
- 5D. Conduct a public hearing and make a recommendation to City Council regarding a request by Monk Consulting Engineers, Inc., on behalf of property owner Patricia Granville Holcomb, for a Major Warrant from Sections 2.8.6.c.iv and 2.8.6.e.2 of the Form Based Code (FBC) to reduce the minimum required window transparency from 60 percent to 24 percent on public fronting facades and from 30 percent to 10 percent on the remaining facades on property zoned Form-Based Commercial Center (CC) District. The 2-acre site is located on the northeast corner of Old Merritt Road and Liberty Grove Road, in the City of Rowlett, Dallas County, Texas.
- 5E. Conduct a public hearing and make a recommendation to City Council regarding a request by Skorburg Company, on behalf of property owners Leslie and Tommy Kearney, for a Major Warrant to Appendix 2.1 of the Form-Based Code to eliminate the required 20-foot garage offset from the front building line and allow for garages to be aligned with the front of the home. The 33-acre site is located along Castle Drive, between Miles Road and Merritt Road, 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 3901 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

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

Posted this 13th ^{day}
of December 2019
at 5:00 a.m./(p.m.)