



# 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.*

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Tuesday, September 22, 2020

6:15 P.M.

Municipal Building

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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 888-550-3932 and enter Meeting #: 837 6062 9358**

**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](mailto: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. Hear a presentation regarding the Form-Based Code Regulating Plan approval mechanism, the appropriateness of stand-alone multi-family development without vertical integration of mixed land uses, and suggested recommendations to better align the Form-Based Code. (45 minutes)**

**CONVENE REGULAR SESSION (7:00 P.M.)\*Times listed are approximate.**

**3. CITIZENS' INPUT**

To provide comment for the meeting, please send an email to [CitizenInput@rowlett.com](mailto: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 September 22, 2020.

**5. ITEMS FOR INDIVIDUAL CONSIDERATION**

**5B.** Take action on a request by Levi Long, HP Civil Engineering, on behalf of property owner Bill Senkel, for Bayside Townhomes, being a replat of Lot 5, Block J, Bayside West Addition. The 13.328-acre site is located approximately 250 feet East of Hermosa Drive along Sunset Boulevard, in the City of Rowlett, Dallas County, Texas.

**5C.** Take action on a Preliminary Plat, an alley waiver, and reduction of right-of way widths from 60 feet to 50 feet for the Grayhawk Ranch Addition. The 17.07-acre site is located 2,601 feet east of the Intersection of Rowlett Road and Big A Road in the City of Rowlett, Dallas County, Texas.

**6. ADJOURNMENT**

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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](http://www.rowlett.com)