



# 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, October 13, 2020

6:00 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 833-568-8864 and enter Meeting #: 161 236 8736**

1. **CALL TO ORDER**
2. **WORK SESSION (6:00 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. Elect a Chairperson and Vice Chairperson for the 2020-2021 term.
- 2B. Receive a presentation on the roles and responsibilities of the Planning and Zoning Commission.
- 2C. Receive a presentation and discuss amendments to the Form-Based Code and the North Shore Framework Plans to: 1) require Special Use Permits for Mixed Residential Building Types and multifamily projects, and 2) revise the Building Types provision limiting Mixed Residential buildings to 25% of a larger mixed use development in the North Shore Framework Plans.

**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](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**

**5A.** Consider and take action on a Preliminary Plat for Sapphire Bay. The approximately 116.93-acre site is located on the peninsula to the south of I-30 in the City of Rowlett, Dallas County and Rockwall County, Texas.

**5B.** Consider and take action on a Preliminary Plat for Luxury Lakeside Living Addition. The approximately 25.427-acre site is located at the northwest corner of Miller Road and Chiesa Road in the City of Rowlett, Dallas County, Texas.

**5C.** Conduct a public hearing and make a recommendation to the City Council regarding amendments to the Form-Based Code and the North Shore Framework Plans to: 1) require Special Use Permits for Mixed Residential Building Types and multifamily projects, and 2) revise the Building Types provision limiting Mixed Residential buildings to 25% of a larger mixed use development in the North Shore Framework Plans.

**5D.** Conduct a public hearing and make a recommendation to City Council for a request by Adam Shiffer, Skorburg Company, to rezone the subject property from Single-Family Residential (SF-40) District to Planned Development (PD) District for Single-Family Residential (SF-5) and Limited Commercial/Retail (C-1) Uses to develop the site with 72 single-family homes and 7 common area lots. The 19.89-acre site is located on the southeast corner of Rowlett Road and Miller Road, in the City of Rowlett, Dallas County, Texas.

**5E.** Conduct a public hearing and make a recommendation to City Council on a request by Adam Shiffer, Skorburg Company, to rezone the subject property from Single-Family Residential (SF-40) District and Limited Commercial/Retail (C-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses to develop the site with 82 single-family homes and 5

common area lots. The 13.14-acre site is located west of the intersection of Catamaran Drive and Chiesa 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)