



CAPITAL IMPROVEMENTS ADVISORY COMMITTEE 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, November 12, 2019

6:00 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. 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.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider a recommendation to the City Council regarding the Land Use Assumptions and the Capital Improvements Plans in the 2019 Impact Fee Update Study.

4. 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



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, November 12, 2019

7:00 P.M.

Municipal Building

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3. CONSENT AGENDA

3A. Consider the Minutes of the Planning and Zoning Commission Meeting of October 22, 2019

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Conduct a public hearing and make a recommendation to City Council on a request by Steve Goldberg, Cogent Realty Advisors, LLC., for an amendment to a Planned Development (PD) District for the College Park Addition (ORD-2-5-81B) to allow for Single Family Residential Uses and modify development standards on the subject property. The 0.70 acre site is 187 feet west of the intersection of Chiesa Road and Stanford Street, City of Rowlett, Dallas County, Texas.
(This item has been postponed to January 28, 2019)

4B. Consider and take action on a Preliminary Plat for Merritt Villas Addition. The 11.003 acre site is located north of the intersection of Hickox Road and Merritt Road, City of Rowlett, Dallas County, Texas.

- 4C. Conduct a public hearing and make a recommendation on a request by Rogelio Martinez, Colimas Company, on behalf of the property owner, Carla J. Adams, for a Special Use Permit (SUP) for an accessory building on property zoned Single Family Residential (SF-8) District. The 0.50 acre site is bounded by Dalrock Road, Quail Ridge Drive, and Quail Creek Drive, City of Rowlett, Dallas County, Texas.
- 4D. Conduct a public hearing and make a recommendation to City Council on a request by John Hammond for a rezoning from Single Family Residential (SF-40) District and Planned Development (PD) District for Single Family (SF-7) and Limited Commercial/Retail (C-1) Uses to a Planned Development (PD) District for mixed-use development with single family, multi-family and retail uses. The 25.426-acre site is located at the northwest corner of Chiesa Road and Miller Road, City of Rowlett, Dallas County, Texas.

5. ADJOURNMENT



Susan Nix, Community Development Coordinator

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