



PLANNING AND ZONING COMMISSION AGENDA RESULTS

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, October 13, 2020

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.

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

Commission Vice-Chair Lisa Estevez called the meeting to order at 6:02 p.m.

2. WORK SESSION (6:00 P.M.)* Times listed are approximate.

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.

Commission Vice-Chair Lisa Estevez adjourned the Work Session at 6:28 p.m.

CONVENE REGULAR SESSION (6:30 P.M.)

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.

No comments were received for Citizen's Input.

4. CONSENT AGENDA

- 4A.** Consider the Minutes of the Planning and Zoning Commission Meeting of September 22, 2020.
APPROVED BY A VOTE OF 7 – 0

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.
CONDITIONALLY APPROVED BY A VOTE OF 7 – 0

- 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
CONDITIONALLY APPROVED BY A VOTE OF 7 - 0

- 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.
APPROVED BY A VOTE OF 7 – 0

- 5D.** Conduct a public hearing and make a recommendation to City Council for a request by Adam Shiffer, Skorborg 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.
ITEM WITHDRAWN BY APPLICANT

- 5E.** Conduct a public hearing and make a recommendation to City Council on a request by Adam Shiffer, Skorborg 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.

DENIED BY A VOTE OF 7 - 0

6. ADJOURNMENT

Commission Chair Lisa Estevez adjourned the meeting at 8:35 p.m.
