



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 23, 2021

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.

To provide comment for the meeting (if you are NOT attending in person), please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please specifically 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).

For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.

1. **CALL TO ORDER**
2. **WORK SESSION (6:30 P.M.)*** Times listed are approximate.
- 2A. Discuss Consent Agenda items. (30 minutes)

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

3. **CITIZENS' INPUT**

At this time, three-minute comments will be taken from the audience on any topic. No action can be taken by the Commission during Citizens' Input.

4. **CONSENT AGENDA**

The following may be acted upon in one motion. A Planning and Zoning Commissioner or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 4A. **Consider approving the minutes.**

Consider action to approve the Minutes of the November 9, 2021 Regular Meeting.

4B. Consider approval of the Briarwood Armstrong Addition Lot 7, Block A Replat

Consider and take action on the Briarwood Armstrong Addition Replat, a request by Walker Royall, Briarwood Rowlett, LLC., to replat Lot 7, Block A of the Briarwood Armstrong Addition. The approximately 5.4-acre site is situated in the Reason Crist Survey, Abstract Number 225, and U. Matthusen Survey, Abstract Number 1017, approximately 630 feet northwest of the intersection of Rowlett Road and Lakeview Parkway, in the City of Rowlett, Dallas County, Texas.

5. INDIVIDUAL CONSIDERATION

Public hearing comments may be made in person and will be limited to 3-minutes. Registration forms/instructions are available inside the door of the City Council Chambers.

5A. Conduct a public hearing and make a recommendation to City Council regarding a request by Gaby Rawlings, Jackson Walker LLP., on behalf of property owner RRC Acquisitions VI LLC., to rezone the subject property from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Form-Based New Neighborhood (FB-NN) Uses and approval of a Concept Plan to construct 32 single-family homes. The approximately 5.89-acre site is located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas.

5B. Conduct a public hearing and make a recommendation to City Council on a request by property owner Mohammad Hussain, IRA Harwood LLC., regarding a Special Use Permit to allow a convenience store with gas pumps on an approximately 1.25-acre property zoned Limited Commercial/Retail (C-1) District. The subject property is located at the southwest corner of Miller and Chiesa Roads, being Lot 1, Block A of Milam Addition, in the City of Rowlett, Dallas County, Texas.

5C. Conduct a public hearing and make a recommendation to City Council on a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings I, LLC, and Sapphire Bay Marina, LLC, regarding a request for a Major Warrant to allow for private streets on properties zoned Form-Based Bayside Special (FB-BS) District. The approximately 115-acre site is located South of the intersection of Dalrock Road and Interstate 30 situated in the H. McMillan Survey Abstract N. 853 and the William Crabtree Survey N.346, City of Rowlett, Dallas County, and the H. McMillan Survey Abstract No.143, City of Rowlett, Rockwall County, Texas.

5D. Consider and make a recommendation to City Council on a request Humberto Johnson, Skorborg Company, on behalf of property owners Lake Shore Village SF, Ltd., for a Tree Removal Permit application on property zoned Planned Development (PD) District for Single-Family Residential (SF-5) Uses. The approximately 21.75-acre site is situated in the William Crabtree Survey, Abstract Number 346, approximately 750 feet southwest of the intersection of Schrade and Dalrock Roads in the City of Rowlett, Dallas County, Texas.

5E. Consider and make a recommendation to City Council on a request by Young Choi, JBI Partners, Inc., on behalf of property owners Rowlett Suburban Development, LLC., for approval of a Tree Removal Permit application on property zoned Single-Family Residential (SF-8) District. The approximately 12.93-acre site is situated in the Hanse Hamilton Survey, Abstract

Number 548, approximately 130 feet northeast of the intersection of Pheasant Run Drive and Dalrock Road, in the City of Rowlett, Dallas County, Texas.

- 5F.** Consider and make a recommendation to City Council on a request by Young Choi, JBI Partners, Inc., on behalf of property owners Trail Creek Partners, Ltd., for approval of a Tree Removal Permit application on property zoned Planned Development (PD) District for Form-Based New Neighborhood (FB-NN) Uses. The approximately 71.4-acre site is situated in the William Blevins Survey, Abstract Number 95, approximately 1,130 feet northeast of the intersection of Vinson and Stonewall Roads in the City of Rowlett, Dallas County, Texas.

6. ADJOURNMENT



Susan Nix, Executive Assistant

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website (www.rowlett.com) on the 19th day of November 2021, by 5:00 p.m.

City of Rowlett Planning and Zoning meetings are available to all persons regardless of disability. If you require special assistance, please contact the Planning and Zoning Commission Secretary at 972-463-3927 or write 5702 Rowlett 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