



# 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, March 9, 2021

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 #: 161 040 1765**

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. Presentation of voter education information for the May 1, 2021 Special Bond Election and Charter Amendment Election. (15 minutes)
- 2B. Receive a presentation from the City Attorney regarding Robert's Rules of Order (15 minutes)

**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 February 9, 2021.

4B. Consider the Minutes of the Planning and Zoning Commission Meeting February 23, 2021.

### 5. ITEMS FOR INDIVIDUAL CONSIDERATION

To provide comment during the Public Hearing for any item you can call the toll free number above and enter the meeting ID or send an email to [Citizeninput@rowlett.com](mailto:Citizeninput@rowlett.com) by 3:30 p.m. the day of the meeting. Please state in your email your name, address, and the specific agenda item. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).

5A. Consider and take action on a request by Colin Helffrich, Dowdey Anderson, on behalf of property owners Sunrise Primary Care Services, Inc., and RP Associates, LLP, for the Lake Park Preliminary Plat. The approximately 35.194-acre site is located in the Oliver V. Ledbetter Survey, Abstract Number 790, and the John D. Alston Survey, Abstract Number 7, approximately 400 feet south of Panama Drive at the termination of Sunrise Drive and Lafayette Drive, in the City of Rowlett, Dallas County, Texas.

5B. Consider and make a recommendation to the City Council regarding a request by Sam Lawrence, Narrowpath LLC., on behalf of property owner Chiesa Miller Development, LLC., for approval of a Tree Removal Permit application and reduction in the mitigation fee calculation for properties zoned Planned Development (PD) District for Single Family (SF-15) District, (SF-7) District, (SF-5) District, Mixed-Use Waterfront (MU-WF) District, and Limited Commercial (C-1) District Uses. The approximate 25.426-acre site is located in the James Hobbs Survey, Abstract Number 571., at the northwest corner of Miller and Chiesa Roads, in the City of Rowlett, Dallas County, Texas.

5C. Conduct a public hearing and make a recommendation regarding a request by Nathan Schemm for the approval of a Special Use Permit to allow for an accessory structure exceeding 500 square-feet on property zoned Planned Development (PD) District for Single-Family Uses. The approximate 0.41-acre tract is located at 3413 Summer Solstice Court, Lot 15, Block F Magnolia Springs Phase 3A, approximately 260 feet northwest of the intersection of Palisade Falls and Summer Solstice Court, 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)