



## 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, September 14, 2021**

**5:30 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.

**To provide comment for the meeting (if you are NOT attending in person), please send an email to [CitizenInput@rowlett.com](mailto: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 (5:30 P.M.)\* Times listed are approximate.**

**2A. Receive a presentation regarding the function of the Planning and Zoning Commission.**

**CONVENE REGULAR SESSION (6:30 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 August 24, 2021 Regular Meeting.

## 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.** Consider and take action on a request by Walker Royall, Briarwood Rowlett, LLC., to extend action on the Briarwood Armstrong Addition, Lot 7 Block A Replat for 30 days. 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.
- 5B.** Consider and take action on a request by Omar Muhammad, on behalf of property owner All of Our Heritage House, LLC., regarding an Alternative Landscaping Plan to deviate from Section 77-504.D. of the Rowlett Development Code on property zoned General Commercial/Retail (C-2) District. The approximately 0.87-acre site is located at the southwest corner of the intersection of Rowlett Road and Main Street in the City of Rowlett, Dallas County, Texas.

## 6. ADJOURNMENT



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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](http://www.rowlett.com)) on the 10<sup>th</sup> day of September 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](http://www.rowlett.com)