



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 9, 2021

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.

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. **EXECUTIVE SESSION (6:00 P.M.)*** Times listed are approximate.
 - 2A. The Planning and Zoning Commission shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding the Villas at Long Branch project (45 minutes)
3. **WORK SESSION (6:45 P.M.)*** Times listed are approximate.
 - 3A. Discuss Consent Agenda items. (15 minutes)

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

4. **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.

5. **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.

5A. Consider approving the minutes.

Consider action to approve the Minutes of the October 26, 2021 Regular Meeting.

5B. Consider approval of the Amesbury Addition Replat

Consider and take action on the Amesbury Addition Replat, a request by Arlyn Samuleson, Westwood Professional Services, on behalf of property owners Kenock, Inc., and Lidl US Operations, LLC., to replat Lot 2, Block A of Amesbury Addition. The approximately 2.87-acre site is situated in the J. Saunders Survey, Abstract Number 1424, and is located at the northeast corner of Lakeview Parkway and Richmond Drive, in the City of Rowlett, Dallas County, Texas.

5C. Consider approval of the Mao Addition Final Plat

Consider and take action on the Mao Addition Final Plat, a request by Terri Bedford, A.J. Bedford Group, Inc, on behalf of property owners Randy Mao and Mathilde Mao. The approximately 0.51-acre site is situated in the Charles D. Merrell Survey, Abstract No. 957, and is located approximately 180 feet west of the intersection of Garner Road and Fuqua Road, in the City of Rowlett, Dallas County, Texas.

6. 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.

6A. Conduct a public hearing and make a recommendation to City Council on a request by Adam Shiffer, Skorburg Company, on behalf of property owners Brookside Lot Venture, Ltd. and Windsor Homes Cumberland, LLC., to 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more than 70 percent of the total length of a dwelling's façade; 2) Confirm the rezoning of the subject property to Planned Development (PD) District for Single-Family Residential (SF-5) Uses; 3) Amend the Comprehensive Plan; and 4) Amend the zoning map of the City of Rowlett. The subject site is located at the northeast corner of Rowlett and Miller Roads, being the Villas at Long Branch Addition, in the City of Rowlett, Dallas County, Texas.

6B. Conduct a public hearing and make a recommendation to City Council on a request by Stefon Sansone regarding a Special Use Permit to allow a carport in excess of 500 square feet on property zoned Single Family Residential (SF-10) District. The subject property is located at 8010 Garner Road, approximately 1,473 feet west of the intersection of Dalrock and Garner Roads, in the City of Rowlett, Dallas County, Texas.

6C. Conduct a public hearing and make a recommendation to City Council on a request by Louis Clark, KinoD LLC., on behalf of property owner Skyview at Rowlett, LLC., regarding a request for a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Village (FB-UV) District. The subject properties are located at the southwest corner of Main and Oliver Streets, being Lot 1, Block A of Wall Addition, and the northwest corner of

Dennis and Oliver Streets, being Lot 6, Block A of Oliver's Addition No. 1, in the City of Rowlett, Dallas County, Texas.

- 6D.** Conduct a public hearing and make a recommendation to City Council on a request by Bill Thomas, Engineering Concepts and Design, on behalf of property owner Merritt Villas LLC., regarding a Special Use Permit to allow for multi-family dwellings on properties zoned Form-Based Urban Neighborhood (FB-UN) District. The approximately 7.043-acre site is located at 9850 Merritt Road, being Lot 1 Block A of the Hughes Addition, City of Rowlett, Dallas County, Texas.

7. 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 5th 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