



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, December 14, 2021

6:30 P.M.

Annex Building, 4004 Main Street

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 (6:30 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 Lake Shore Village project (10 minutes)
 - 2B. 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 a request for re-consideration of the Commission's recommendation regarding the Special Use Permit to allow a convenience store with gas pumps for property located at the southwest corner of Miller and Chiesa Roads. (20 minutes)
3. **WORK SESSION (7:00 P.M.)*** Times listed are approximate.
 - 3A. Discuss Consent Agenda items. (15 minutes)

CONVENE REGULAR SESSION (7:15 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 November 23, 2021 Regular Meeting.

5B. Consider approval of the CDH Southbeach Final Plat.

Consider and take action on the CDH Southbeach Addition Final Plat, a request by Joele Dupont, DHR Engineering, Inc., on behalf of property owner CDH Southbeach Investment, LLC. The approximately 0.70-acre site is situated in the Harrison Masters Survey, Abstract Number 858, approximately 220 feet southeast of the intersection of Yeager and Elm Grove Roads, in the City of Rowlett, Dallas County, Texas.

5C. Consider approval of the Sapphire Bay Final Plat.

Consider and take action on the Sapphire Bay Final Plat, a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings I, LLC, and Sapphire Bay Marina, LLC. The approximately 115.324-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.

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. Consider and take action on a request by Jennifer Dickson to reconsider the 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.

6B. Consider and take action, if necessary, on 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.

- 6C.** Conduct a public hearing and make a recommendation to City Council regarding a request by Adam Shiffer, Skorborg Company, on behalf of property owner Lake Shore Village SF, Ltd., to: 1) Amend the Planned Development to include a requirement that street-facing garage doors shall comprise no more than 50 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 approximately 21.74-acre site is located on the west of Dalrock Road, approximately 750 feet south of Schrade Road, situated in the William Crabtree Survey, Abstract Number 346, in the City of Rowlett, Dallas County, Texas.
- 6D.** Consider and take action on the Princeton Estates Preliminary Plat, with associated alley waiver and right-of-way width reduction, a request by property owner Melih Yildirim. The approximately 3.88-acre site is situated in the Hanse Hamilton Survey, Abstract Number 548, approximately 130 feet northwest of the intersection of Armstrong Lane and Princeton Road, in the City of Rowlett, Dallas County, Texas.
- 6E.** Consider and take action on a request by Bill Thomas, Engineering Concepts & Design, on behalf of property owner First Baptist Church of Rowlett, for approval of a Development Plan for an approximately 41,700 square-foot building for religious assembly uses on a portion of property zoned Commercial/Retail Highway (C-3) District and General Office (O-2) District. The subject property is located at the northeastern corner of Main Street and President George Bush Turnpike, in the 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 11th day of December 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