



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, October 11, 2022

6:00 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.

Process for Public Input: If you are not able to attend in person, you may complete the [Citizen Input Form](#) on the City's website by 3:30 p.m. the day of the meeting. All forms will be forwarded to the Planning and Zoning Commission prior to the start of the meeting.

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

1. CALL TO ORDER

2. WORK SESSION (6:00 P.M.)*Times listed are approximate

- 2A.** Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly and reappointed members.
- 2B.** Election of a Chair and Vice-Chair for the 2022-2023 term.
- 2C.** Receive a presentation regarding roles of City staff and the Planning and Zoning Commission. (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 September 27, 2022 Regular Meeting.

4B. Consider approval of a Replat

Consider action to approve the replat of Lot 2, Block 1 of the Springfield Plaza Addition submitted by David Bond on behalf of property owners Wedgewood Development, LLC. The site is located on the approximately 200 feet southeast of the intersection of Rowlett and Hickox Roads in the City of Rowlett, Dallas County, Texas.

4C. Consider approval of a Preliminary Plat

Consider action to approve the Creekside Village Preliminary Plat. The approximately 5.89-acre tract 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

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 make a recommendation to City Council on an Alternative Landscaping Plan under Section 77-504.I of the Rowlett Development Code to modify the incompatibility buffer landscaping requirements on property zoned Limited Office (O-1) District and Single-Family Residential (SF-10) District. The approximately 12.044-acre site is located west of Dalrock Road and approximately 1,400 feet north of the intersection of Dalrock and Miller Roads, in the City of Rowlett, Dallas County, Texas.

5B. Conduct a public hearing and make a recommendation to City Council regarding a request by Brian Swindell, Pulte Homes of Texas, L.P., on behalf of property owner, Merritt Village Lot Venture, Ltd., for a Major Warrant to Appendix 2.1 to increase the maximum dwelling unit area for a single Cottage on Mews lot from 2,530 square feet to 2,730 square feet. The approximately 4,400 square foot residential site is located at 8714 Eldon Mews, situated on lot 37, Block C, of the Merritt Village Plat, in the City of Rowlett, Dallas County, Texas.

5C. Conduct a public hearing and make a recommendation to City Council regarding a request to 1) rezone 5604 President George Bush Highway from Single-Family Residential (SF-10) District to Planned Development (PD) District for Mixed Residential and Commercial (FB-UV and C-1) Uses and approval of a Concept Plan; 2) Amend the Comprehensive Plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 12.58-acre tract located east of President George Bush Highway and approximately 800 feet north of Lakeview Parkway, situated in the Henry H. Hall Abstract, 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 7th day of October 2022, 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