



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 22, 2022

7:00 P.M.

Municipal Building-4000 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. 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.

3. 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.

3A. Consider approving the minutes.

Consider action to approve the Minutes of the November 8, 2022 Regular Meeting.

4. 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.

4A. Consider action to approve a request by Mario Collazo regarding a request to allow a street-facing garage in lieu of a "L" or "J" hook driveway for property located at 7722 Garner Road in the Charles Merrill Survey, Abstract No. 957, City of Rowlett, Dallas County, Texas.

- 4B.** Conduct a public hearing and make a recommendation to City Council on a request by Mozharul Islam, to: 1) Rezone the subject property from Single-Family Residential (SF-40) to Planned Development (PD) District for Limited Commercial/Retail (C-1) Uses and Single-Family Residential (SF-8) Uses, and approval of a Concept Plan to construct 39 single-family homes and up to 55,500 square feet of commercial/retail space; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 19.89-acre site is located at the southeast corner of the intersection of Miller and Rowlett Roads, situated in the T.A. Skiles Survey, Abstract Number 1409, and the William Crabtree Survey, Abstract Number 347, in the City of Rowlett, Dallas County, Texas.
- 4C.** Consider and make a recommendation to the City Council on a request by Peter Gomez, Cambridge Homes on behalf of property owner Cambridge Land Lake Park, LLC., to amend a Tree Removal Permit on property zoned Form-Based New Neighborhood (FB-NN) District. The 35.2-acre site is located approximately 400 feet south of Panama Drive at the termination of Sunrise Drive and Lafayette Drive, in the City of Rowlett, Dallas County, Texas.

5. 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 18th day of November 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