



## 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, March 14, 2023**

**6:00 P.M.**

**Municipal Building-4000 Main Street**

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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.

**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.** Receive a presentation from the City project team with an update on *Recode Rowlett* and the Diagnostic Report prepared by Clarion Associates analyzing the current development codes and providing preliminary recommendations for the structure of the future development code.

**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 February 28, 2023, 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. Conduct a public hearing and make a recommendation to City Council on a request for: A Special Use Permit to allow a Vapor Store for the sale of hemp-derived therapeutic products containing CBD; Amending the Comprehensive Plan; Amending the official Zoning Map of the City on property zoned C-2, General Commercial/Retail and located at 3701 Lakeview Parkway, Suite #102 in the City of Rowlett, Dallas County, Texas.
- 5B. Consider and take action on a request by Christopher Biggers, on behalf of property owner Providence Presbyterian Church, for approval of a Development Plan for an approximately 66,600 square-foot building for an Assisted Living Facility on a 5-acre tract zoned Limited Commercial/Retail (C-1) District. The subject property is located at the northwest corner of Dalrock Road and Schrade Road, and is part of Lot 1, Block 1 Providence Presbyterian Church Addition, in the City of Rowlett, Dallas County, Texas.
- 5C. Consider and take action on the River Church Addition Lot 1R, Block A Replat. The 3.583-acre site is located north of the intersection of Old Princeton Road and Liberty Grove Road, in the James M. Hamilton Survey, Abstract No. 544, in the City of Rowlett, Dallas County, Texas.
- 5D. Conduct a public hearing and make a recommendation to City Council on a request for: A Special Use Permit for a convenience store with 8 gas pumps and a drive through restaurant; Amending the Comprehensive Plan; Amending the official Zoning Map of the City. The subject property is a portion of the parcels totaling 3.58 acres and located Southwest of the intersection of Liberty Grove Road and Chiesa Road, being Lot 1, Block 1 of the Welk Addition, part of the H. Hamilton Survey Abstract No. 548 and part of the Zach Motley Abstract No. 1010, 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](http://www.rowlett.com)) on the 10th day of March 2023, 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)