



## 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, June 13, 2023**

**7:00 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. 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 May 23, 2023, 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. Conduct a public hearing and make a recommendation to City Council on a request by Mark Kerbey on behalf of property owner First United Methodist Church Rowlett regarding a Major Warrant to Article 5.4.11(b) of the Form-Based Code to allow a monument sign on property situated within the Form-Based Urban Village (FB-UV) District and located at 4405 Main Street,**

northwest of the intersection of Main Street and the President George Bush Turnpike, in the City of Rowlett, Dallas County, Texas.

- 4B.** Conduct a public hearing and make a recommendation to City Council on a request by Tyler Scott, Kimley-Horn, on behalf of property owners Rocky Liuzzi and Doreen Sue Family Trust to: 1) Rezone the subject property from General Commercial/Retail (C-2) District and Planned Development (PD) District for light manufacturing uses to Planned Development (PD) with a base zoning of General Commercial/Retail (C-2) District; 2) Approve a Concept Plan to construct an approximately 70,000 square foot building; 3) Amend the Comprehensive Plan; and 4) Amend the official Zoning Map of the City. The property is located northwest of the cul-de-sac of Enterprise Drive, consisting of Lot 6, Block 1, Rowlett Business Park, a portion of Lot 3, Block 1, Boyd & Kneegs Business Park Replat, and Tract 6 of the U Matthusen Abstract 1017 also described as all of Tract 1 to the Doreen Sue Liuzzi & Doreen Sue Luizze Family Trust Inst. No. 201700024931, in the City of Rowlett, Dallas County, Texas.
- 4C.** Conduct a public hearing and make a recommendation to City Council regarding a request to amend the Future Land Use Plan set forth in the Comprehensive Plan from "Estate Residential" to "Low Density Residential" for 3 contiguous parcels totaling approximately 21.45 acres. The property is situated west of Chiesa Road opposite Vernon Schrade Middle School, in the City of Rowlett, Dallas County, Texas.

## **5. ADJOURNMENT**



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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 9th day of June 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)**