



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, August 22, 2023

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 [Public 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 June 27, 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 TX Harmony Apartments LLC, for Major Warrants to Article 5.4.11(b) of the Form-Based Code to allow a monument sign and Article 5.4.1 Wall signs to increase the maximum size from 30

square feet to 137 square feet for a wall sign on a property zoned Form-Based Urban Village (FB-UV) District. The site is located at 10001 & 11010 Harmony Hill Lane, south/east of the intersection of Merritt Road and the President George Bush Turnpike, being Lot 1, Block B and Lot 1, Block A of Harmony Hill Addition in the City of Rowlett, Dallas County, Texas.

- 4B.** Consider and make a recommendation to the City Council on a request by Clark Staggs, Avia Realty, on behalf of property owner Oh Woo Suk & Yong Shin for the approval of a Tree Removal Permit on property zoned General Commercial/Retail (C-2) District. The subject property is located at the northeastern corner of Lakeview Parkway and Chiesa Road, part of the James Saunders Survey Abstract No. 1424 in the City of Rowlett, Dallas County, Texas.
- 4C.** Consider and make a recommendation to City Council on a request by Spiars Engineering, Inc. on behalf of property owner Oden Hughes, LLC. for approval of a Tree Removal Permit on property zoned Form-Based Urban Village (FB-UV). The 22.48-acre site is located approximately 1600 feet south of Main Street, 2300 feet north of Miller Road, and west of President George Bush Highway in the City of Rowlett, Dallas County, Texas.

5. ADJOURNMENT

Susan Nix

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 17th day of August 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