



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 24, 2023

6:45 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. WORK SESSION (6:45 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 2023-2024 term.

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 26, 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.** Consider and make a recommendation to the City Council on a request by Duane Cannon on behalf of property owner Cornerstone Assembly of God for approval of a Tree Removal Permit on a property zoned Limited Office (O-1) and Single-Family Residential (SF-10) .The approximately 12.054 acre site is located west of approximately 1,400 feet north of the intersection of Dalrock and Miller Roads, in the City of Rowlett, Dallas County, Texas.
- 5B.** Consider and make a recommendation to the City Council on an Alternative Landscaping Plan under Section 77-504.I of the Rowlett Development Code to allow a natural buffer as screening under section 77-207 (D)(2)(b) of the RDC for property adjacent to the Dart rail line. The property is zoned Industrial Overlay (IO) District. The approximately 1.35-acre site is located on 4811 & 4821 Grisham Drive, being Lot 3 & 4 of Toler Industrial Park 3, in the City of Rowlett, Dallas County, Texas.
- 5C.** Conduct a public hearing and make a recommendation to City Council regarding a request by Alvie Plumlee, regarding a Special Use Permit to allow an enclosed accessory structure with an area greater than 500 square feet on a property zoned Form Based Rural Neighborhood (FB-RN). The property is addressed 4910 Merrit Road. The approximately .54-acre lot is situated northwest of the intersection of Merritt Road and Hickox Road, also described as part of Richard Copeland Abstract No.229 in deed to G.S. Plumlee recorded in Volume 3722 Page. 158, in the City of Rowlett, Dallas County, Texas.
- 5D.** Conduct a public hearing and make a recommendation to City Council regarding a request by Joe Soliz, regarding an amendment to a Special Use Permit to allow an increase in height and size for an accessory structure in a residential zoning district that is over 500 square feet in size on property zoned Single-Family Residential (SF-9) District. The 1.65-acre property is located at 4818 Chiesa Road, southeast of the intersection of Chiesa Road and Pennridge Circle, Lot 1 Block 1 of the Soliz Estate Plat, 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 19th day of October 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