



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, December 12, 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 [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 September 26, 2023 Regular Meeting.

- 3B. Consider approval of a Replat**

Consider action to approve the Toler Industrial Park No.3 replat. The approximately 1.347- acre property is located approximately 1,851 feet south of Lakeview Parkway, and is currently platted as Lots 34 and 35, Block 3 of Toler Industrial Park in the City of Rowlett, Dallas County, Texas.

- 3C. Consider approval of a Final Plat**

Consider action to approve the Lake Park Final Plat. The approximately 35.194-acre site is located in the Oliver V. Ledbetter Survey, Abstract Number 790, and the John D. Alston Survey, Abstract Number 7, approximately 400 feet south of Panama Drive at the termination of Sunrise Drive and Lafayette Drive, in the City of Rowlett, Dallas County, Texas.

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 Nick Patel, on behalf of property owners First Baptist Church to 1) Rezone the subject property from General Office (O-2) District to Planned Development (PD) District for Multi-Family Attached Residential Townhouse (MF-TH); 2) Approve a Concept Plan to construct 61 Townhomes; 3) Amend the Comprehensive Plan; and 4) Amend the official Zoning Map of the City. The property is located northeast of the intersection of the President George Bush Turnpike and Main Street, consisting of 11 Acres of the Thomas Survey, Abstract 789 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 8th day of December 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