



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, February 13, 2024

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 January 23, 2024 Regular Meeting.

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

Consider action to approve Trails at Cottonwood Phase 1 Final Plat submitted by Young Wook Choi, JBI Partners, Inc., on behalf of property owners Trail Creek Partners, LTD. for the Trails at Cottonwood Creek Phase I Final Plat. The approximately 71.4-acre site is situated in the William Blevins Survey, Abstract Number 95, approximately 1,130 feet northeast of the intersection of Vinson and Stonewall Roads 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 Tyler Scott, Kimley-Horn, on behalf of property owners Hopewell Development II, LP to amend a Planned Development Standard within an existing Planned Development (PD) with a base zoning of General Commercial/Retail (C-2) District. 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 & Kneggs 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.
- 4B.** Consider and make a recommendation to the City Council on a request by Dan Gallagher, P.E on behalf of property owner JSC-CCI Lakeview II, LLC for approval of a Tree Removal Permit on a property zoned Planned Development (PD) for Light Manufacturing (M-1) and Limited Commercial/Retail (C-1). The approximately 171-acre site is located at the northeast corner of the President George Bush Turnpike and Merritt Road, in the City of Rowlett, Dallas County, Texas.

5. ADJOURNMENT



Jackie Lozada, Community Services Specialist

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 9th day of February 2024, 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