



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, March 12, 2024

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. Commission operating procedures.

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 February 27, 2024 Regular Meeting.

4B. 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.

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.** 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 8914 Merrit Road. The approximately 1.128 lot is situated northwest of the intersection of Merritt Road and Hickox Road, also described as Plumlee Addition No. 2 in the City of Rowlett, Dallas County, Texas.

6. 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 8th day of March 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