



## 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, April 9, 2024**

**6:30 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 (6:30 P.M.) \*Times listed are approximate.**

**2A. Presentation of voter education information for the May 4, 2024 Bond Election.**

**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 March 26, 2024 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.** Conduct a public hearing and make a recommendation to City Council on a request by Andrew Yeoh, Triangle Engineering, on behalf of property owner Jim Dorsey to 1) Rezone the subject property from Limited Commercial/Retail (C-1) District to Planned Development (PD) District with a base zoning of Limited Commercial/Retail (C-1) for Automatic Carwash; 2) Approve Conceptual Plans to construct a carwash; 3) Amend the Comprehensive Plan; and 4) Amend the official Zoning Map of the City. The property is located approximately 320 feet northeast of the intersection of Castle Drive and Rowlett Road consisting of a 2.81 acre portion of the Bubbus Addition No.1, Lot 3, Block A of the Reason Crist Survey, Abstract No. 225 in the City of Rowlett, Dallas County, Texas. **This item will be considered at a future meeting due to notice requirements not being met.**
- 5B.** Conduct a public hearing and make a recommendation to City Council on a request by Armando Garcia, on behalf of property owner Jose Corona, for a Special Use Permit to allow an enclosed accessory structure with an area greater than 500 square feet on a property zoned Single Family (SF-40). The property is addressed as 4609 Dexham Road. The approximately 6-acre lot is situated southwest of the intersection of Dexham Road and the DART Rail line, and platted as Dexham Creek Ranch Estates Lot 3, Block A in the City of Rowlett, Dallas County, Texas.
- 5C.** Consider action on a request by Clint Richardson for a Minor Modification of the subject property zoned Planned Development (PD) to 1) Decrease the minimum lot area from 10,000 square feet to approximately 8,500 square feet; 2) Decrease the lot width from 70 feet to 65 feet; and 3) Decrease the lot depth from 135 feet to 118 feet. The approximately 0.194-acre tract is located southeast of the intersection of Chardonnay Drive and Miller Road, also described as Lot 2, Block A of The Vineyards and addressed as 6811 Chardonnay Dr. 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](http://www.rowlett.com)) on the 5th day of April 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](http://www.rowlett.com)