



# 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.*

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Tuesday, September 10, 2019

5:30 P.M.

Municipal Building

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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.

**1. CALL TO ORDER**

**2. WORK SESSION (5:30 P.M.)\* Times listed are approximate.**

**2A.** Discuss procedural changes due to recent legislative action.

**2B.** Discuss attendance of APATX19 (November 6-8) Conference.

**2C.** Discuss agenda items.

**CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M.)\***

**3. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully-completed request card to the Secretary of the Planning and Zoning Commission prior to the beginning of the Citizens' Input portion of the Commission meeting. No action can be taken by the Commission during Citizens' Input.*

**4. CONSENT AGENDA**

**4A.** Consider approval of the Minutes of the Joint Meeting of City Council and Planning and Zoning Commission on August 20, 2019.

**5. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 5A.** Take action on a Vacation Plat for a portion of Lot 1, Block B of the Altman Addition No. 1. The 0.1716-acre site is located at the southeast corner of Pennridge Circle and Chiesa Road, City of Rowlett, Dallas County, Texas.
- 5B.** Take action on a Final Plat of Lot 1, Block 1 of the Soliz Estate Residential Section 1. The 1.686-acre site is located at the southeast corner of Pennridge Circle and Chiesa Road, City of Rowlett, Dallas County, Texas.
- 5C.** Take action on a request by Kiew Kam, Triangle Engineering, on behalf of property owner VFC properties 33, LLC for a replat of Bubbus Addition. The 3.718-acre site is located at 7800 Rowlett Road, in the City of Rowlett, Dallas County, Texas.
- 5D.** Take action on a request by Levi Long, HP Civil Engineering, on behalf of owner Bayside Residential, LLC for Lots 75R-81R, Block A of Bayside West Phase I, being a replat of lots 75-81, and 82X, Block A, Bayside West Phase I. The 1.462-acre site is located at the northeastern corner of Sunset Boulevard and Hermosa Drive, in the City of Rowlett, Dallas County, Texas.
- 5E.** Conduct a public hearing and make a recommendation to City Council regarding a request by B5 Industrial Group, on behalf of property owner Simmons Development, for a Major Warrant to increase the allowable maximum wall sign size from 30 square feet to 126.33 square feet, on property zoned Form-Based Urban Village (FB-UV) District. The 2.21-acre site is located at 4604 Industrial Street, in the City of Rowlett, Dallas County, Texas.
- 5F.** Conduct a public hearing and make a recommendation to City Council regarding a request by Canterbury Cove, for a Major Warrant from Appendix 2.1 of the Form Based Code, to increase the allowable maximum dwelling area for Casita lots from 1,400 square feet to 2,600 square feet, on property zoned Form-Based New Neighborhood (FB-NN) District. The 21.8-acre site is located north of the intersection of Miller and Chiesa Roads, in the City of Rowlett, Dallas County, Texas.
- 5G.** Conduct a public hearing and make a recommendation to City Council on a request by Warner Land Advisors, LP, for an amendment to a Planned Development (PD) District for the Trails at Cottonwood Creek (ORD-026-12) to modify development standards for a 765-unit residential development. The 228-acre site is located at the northeast corner of Vinson Road and Stonewall Road, in the City of Rowlett, Dallas County, Texas.
- 5H.** Conduct a public hearing and make a recommendation to City Council by John Arnold, for a request to rezone the subject property from Single Family Residential (SF-40) District to a Planned Development (PD) District for Single Family Residential (SF-5) Uses to develop the site with single family homes. The 8.843-acre site is located at 3601 Miller Road, in the City of Rowlett, Dallas County, Texas.

- 5I. Conduct a public hearing and make a recommendation to City Council regarding a request by Sam Lawrence, Narrowpath, LLC., on behalf of property owner, Justin Scroggs, to rezone the subject property from Planned Development-Light Manufacturing (PD-M-1) District to Light Manufacturing (M-1) District. The 2.031-acre site is located at 2601 Lawing Lane in the City of Rowlett, Dallas County, Texas.
- 5J. Conduct a public hearing and make a recommendation to City Council on a request by Jennifer Burns, on the behalf of property owner, Walter Guillaume, for a zoning change from General Office (O-2) District to Form-Based Urban Village (FB-UV) District. The 11.002-acre site is located east of the intersection of Main Street and President George Bush Turnpike, north of the Rowlett Community Center, in the City of Rowlett, Dallas County, Texas.

## 6. ADJOURNMENT

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Susan Nix, Community Development Coordinator

***City of Rowlett Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Community Development Coordinator at 972-463-3927 or write 3901 Main Street, Rowlett, Texas, 75088, 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)