



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, May 11, 2021

6:30 P.M.

Municipal Building

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.

Due to the public health emergency and to conform with the social distancing requirements, the Planning and Zoning Commission meetings will be held via teleconferencing. The public can view live on the City's website (<https://www.ci.rowlett.tx.us/397/Streaming-Video>) or via RTN16.

To listen to the meeting live, call 833-568-8864 and enter Meeting #: 160 993 3919

1. CALL TO ORDER

2. CHAIR SELECTS VOTING ALTERNATE(S)

3. CITIZENS' INPUT

To provide comment for the meeting, please send an email to CitizenInput@rowlett.com by 3:30 p.m. the day of the meeting. Please specifically state whether your comment is regarding a specific Planning and Zoning Commission agenda item (specifically state "Planning and Zoning Commission Item—") or a general comment to the Planning and Zoning Commission. Your comment will be read into the record during the meeting (must be within the 3-minute time limit). There will be no comments taken during the meeting.

4. CONSENT AGENDA

4A. Consider the Minutes of the Planning and Zoning Commission Meeting April 27, 2021.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

To provide comment during a public hearing, call 833-568-8864 and enter Meeting ID#:160 993 3919. Please note: using the Zoom app may experience technical issues. Preferred

method is calling the toll-free number. Written comments may be submitted in lieu of calling in (see above).

- 5A.** Consider and take action on a request by Lee Radley, JBI Partners, Inc., on behalf of property owners Trail Creek Partners, LTD. for the Trails at Cottonwood Creek Phase I Preliminary 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.
- 5B.** Conduct a public hearing and make a recommendation to City Council regarding a request by Gaby Rawlings, Jackson Walker LLP., on behalf of property owner RRC Acquisitions VI LLC., to 1) Rezone the subject property from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan to construct 33 single-family homes; 2) Amend the Comprehensive Plan; and 3) Amend the zoning map of the City of Rowlett. The approximately 5.89-acre site is located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas.

6. ADJOURNMENT



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 5702 Rowlet 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