



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, January 11, 2022

6:45 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.

To provide comment for the meeting (if you are NOT attending in person), 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 agenda item or a general comment to the Commission. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).

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. Discuss Consent Agenda items. (15 minutes)

CONVENE REGULAR SESSION (7:00 P.M.) *Times listed are approximate

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 December 14, 2021 Regular Meeting.

4B. Consider approving the 2022 Calendar

Consider action to approve the Planning and Zoning Commission Calendar for 2022.

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 Brian Abbott, Abbott Consulting & Engineering, LLC, on behalf of property owners Sapphire Bay Marina, LLC, for Major Warrants to Article 2.4, Article 3.1.3.a.2 and Appendix 1.1 to allow a commercial parking lot and Article 2.8.6 to amend landscaping requirements. The approximately 1.787-acre site is located northeast of the intersection of Marina Vista and East Access Drive, situated on lot 1, Block I of the Sapphire Bay Addition, in the City of Rowlett, Rockwall County, Texas.
- 5B.** Conduct a public hearing and make a recommendation to City Council on a request by Michael Flowers, Jackson Shaw, on behalf of property owners Nathan E. and Ida H. Bush, GWB Cherokee Land, LLC., Larry E. Hester, Homer B. Johnson Estate/Johnson Family Trust, McEntee Family Limited, Roger Dale and Vickie Darlene Trent, and Trent Family Partnership, Ltd., to: 1) Rezone approximately 171.09 acres from Form-Based Commercial Center (FB-CC) District and Form-Based Urban Village (FB-UV) District to Planned Development (PD) District for Light Industrial (M-1) and Limited Commercial/Retail (C-1) District for Mixed Commercial/Office/Residential Uses and approval of a Concept Plan to develop approximately 164.57 acres with light industrial uses; 2) Amend the Future Land Use Map and the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The subject property is located east of the President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Dallas County, Texas.
- 5C.** Conduct a public hearing and make a recommendation to City Council regarding a request by Matt Pagoria, Core PBSFR Acquisition Vehicle LLC., on behalf of property owners Elaine and Michael Merritt, to: 1) Rezone a portion of the subject property from Form-Based Rural Neighborhood (FB-RN) District to Form-Based Commercial Center (FB-CC) District and Form-Based New Neighborhood (FB-NN) District; 2) Amend the Future Land Use Map, the Comprehensive Plan, the North Shore North Framework Plan, and Zoning Map of the City of Rowlett; and 3) Request Major Warrants to increase the Casita dwelling unit area and reduce the minimum Townhome lot width. The approximately 31.24-acre site is located south of the intersection of Merritt Road and Castle Drive, situated in the R. Copeland Survey Abstract Number 229, in the City of Rowlett, Dallas County, Texas.

6. ADJOURNMENT



Susan Nix, Executive Assistant

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 January 2022, 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