



## 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 26, 2022**

**6:00 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](mailto: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 (6:00 P.M.)\*Times listed are approximate**

**2A. Volunteer Appreciation Video & Dinner**

**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 March 22, 2022 Regular Meeting.

**4B. Consider approval of the Sapphire Bay Replat**

Consider and take action on a replat of Lot 1, Block A, Lot 53, Block A, Lot 1, Block B, and Lot 1, Block C of Sapphire Bay. The approximately 71.353-acre site is located on the peninsula south of Interstate 30 (IH-30) in the City of Rowlett, Dallas County and Rockwall 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.** Consider and make a recommendation to City Council on a request by Danny Giesbrecht, 151 Coffee, on behalf of property owner Lakeview Parkway Ventures, LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 5.52-acre property zoned General Commercial/Retail (C-2) District. The subject property is located approximately 360 feet east of the intersection of Lakeview Parkway and Rowlett Road, being a portion of Lot 2, Block 1 of the A.S.P.I Addition, in the City of Rowlett, Dallas County, Texas.
- 5B.** Conduct a public hearing and make a recommendation to City Council regarding a request by Suzy Yanger, 234 Outdoor, on behalf of property owners Shelly Bland and Patrick Boux, to: 1) Consider a Special Use Permit for an accessory structure that covers more than 35 percent of the rear yard, and; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 0.17-acre site is located at 8110 Columbia Drive, in the City of Rowlett, Rockwall County, Texas.
- 5C.** Conduct a public hearing and make a recommendation to City Council regarding a request by Maxwell Fisher, Masterplan, on behalf of property owner Don Valk, to: 1) Rezone the subject property from Limited Commercial/Retail (C-1) District, to Planned Development (PD) District for Limited Commercial/Retail (C-1) and Self-Storage Uses, and approval of a Concept Plan to construct approximately 17,000 square feet of Retail Commercial space and 115,000 of self-storage space; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 6.94-acre site is located at the southwest corner of the intersection of Miller Road and Rowlett Road, in the City of Rowlett, Dallas County, Texas.
- 5D.** Conduct a public hearing and make a recommendation to City Council regarding a request by Bill Dahlstrom, Jackson Walker, LLP, on behalf of property owners The Crawford Trust, Marilyn Wyrick Ingram, and Phyllis Wyrick Patterson, to: 1) Rezone the subject property from General Commercial/Retail (C-2), General Manufacturing (M-2) District, and General Manufacturing (M-2)/Industrial Overlay (IO) to Planned Development (PD) District for General Manufacturing (M-2) Uses and approval of a Concept Plan to construct approximately 364,500 square feet of office/industrial space; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 24.5-acre site is located at the southwest corner of the intersection of Dexham Road and Lakeview Parkway, situated in the Reason Crist Survey, Abstract Number 225, in the City of Rowlett, Dallas County, Texas.
- 5E.** Conduct a public hearing and make a recommendation to City Council regarding a request by Christopher Carpio, OMNIPLAN Architects, on behalf of property owners Sapphire Bay Marina, LLC, for Major Warrants to Article 2.4 to allow for a single story building, Articles 2.4.1.f and 3.1.3.a.1 to allow parking lots to dominate the street, and Article 2.4.3.b.2.i and Appendix 2.1 to eliminate the requirement for 80% continuous street frontage and allow for buildings to front on the lakeshore instead of on the street. The approximately 3.24-acre site is located south of the intersection of Marina Vista and East Access Drive, situated on lot 54, Block A of the Sapphire Bay Addition, in the City of Rowlett, Rockwall County, Texas.

- 5F.** Conduct a public hearing and make a recommendation to City Council regarding a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings, LLC, regarding the following: 1) Amendments to the Sapphire Bay Regulating Plan; and 2) A Major Warrant to Article 4, Lighting Standards. The approximately 115.32-acre site is located on the peninsula south of Interstate 30 (IH-30) in the City of Rowlett, Dallas County and Rockwall County, Texas.
- 5G.** Conduct a public hearing and make a recommendation to City Council regarding a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings, LLC, to consider a Development Plan for a residential subdivision with Major Warrants to: 1) Article 2.8.6.B.3 to remove the requirement for a stoop entry, 2) Article 2.8.6.B.7.iii and Article 2.8.6.C.3.iii to remove the requirement for a sidewalk adjacent to the street, and 3) Article 2.4.6.8.2.6 to reduce tree spacing requirements allowing trees to be spaced an average of 30 feet O.C. as opposed to the required 25 feet O.C. The approximately 2.93-acre site is located approximately along the eastern boundary of Marc Place and a portion of Easy Street, in the City of Rowlett, Rockwall County, Texas.
- 5H.** Conduct a public hearing and make a recommendation to City Council regarding a request by Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings, LLC, to consider a Development Plan for a restaurant with Major Warrants to: 1) Article 2.8.6.E.2 to reduce the façade glazing requirements from 60% to 15% on all elevations, and 2) Article 2.4.2.B.2 to allow for a single-story building on property regulated by the Form-Based Urban Village standards. The approximately 2.6-acre site is located approximately 400 feet northwest of the intersection of Meigan Elise Drive and Katie Drive, in the City of Rowlett, Dallas County, Texas.
- 5I.** Conduct a public hearing and make a recommendation to City Council regarding amendments to Chapter 77-508 of the Rowlett Development Code regarding residential building standards.
- 5J.** Conduct a public hearing and make a recommendation to City Council regarding amendments to Chapter 77-803.F of the Rowlett Development Code regarding the public hearing notification process.

**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](http://www.rowlett.com)) on the 22<sup>h</sup> day of April 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](http://www.rowlett.com)