



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, November 24, 2020

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 888-550-3932 and enter Meeting #: 161 143 5686

1. CALL TO ORDER

2. 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 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). There will be no comments taken during the meeting.

3. CONSENT AGENDA

3A. Consider the Minutes of the Planning and Zoning Commission Meeting on November 10, 2020.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

4A. Take action on the FBC Rowlett Addition Preliminary Plat submitted by Bill Thomas, Engineering Concepts and Design, on behalf of First Baptist Church of Rowlett. The approximately 28.882-acre site is located northeast of the intersection of Main Street and the President George Bush Turnpike in the City of Rowlett, Dallas County, Texas.

- 4B.** Conduct a public hearing and make a recommendation to City Council on a request by Cypress Creek Rowlett, LP, to rezone the approximately 14.30-acre tract from Limited Office (O-1) District to Planned Development (PD) District for Multi-Family-Suburban (MF-S) and Limited Commercial/Retail (C-1) Uses in order to develop the property with mixed uses consisting of office/commercial uses and a multi-family development. The subject property is located on the northeast corner of Old Rowlett Road and Big A Road, in the City of Rowlett, Dallas County, Texas.
- 4C.** Conduct a public hearing and make a recommendation to City Council on a request by Kevin Harrell, Skorborg Company, on behalf of property owner Brian Hyatt, Cornerstone Assembly of God, to rezone the subject property from Single-Family Residential (SF-10) District and Limited Office (O-1) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses in order to develop the site with a single-family subdivision. The 21.74-acre site is located on the west side of Dalrock Road, approximately 760 feet south of Schrade Road, in the City of Rowlett, Dallas County, Texas.
- 4D.** Conduct a public hearing and make a recommendation to City Council on an application by Pov Chin, J.M. Civil Engineering, for the approval of a Special Use Permit to allow for a convenience store with gas pumps on property zoned General Commercial/Retail (C-2) District. The 0.73-acre site is located approximately 330 feet east of the intersection of Lakeview Parkway and Eula Street, in the City of Rowlett, Dallas County, Texas.

5. 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