



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, August 10, 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.

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. 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.

3. 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.

3A. Consider approving the minutes.

Consider action to approve the Minutes of the July 13, 2021 Regular Meeting.

4. 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.

4A. Conduct a public hearing and make a recommendation to City Council on a request by James Carroll, on behalf of property owner Arturo Martinez, to: 1) Rezone the subject property from

Single-Family Residential (SF-8) to Planned Development (PD) District for Multi-Family Duplex (MF-2F) Uses, and approval of a Concept Plan to construct 13 duplex buildings totaling 26 units; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 3.49-acre site is located 230 feet east of the intersection of Miller and Chiesa Roads, situated in the Charles D. Merrell Survey, Abstract Number 957, in the City of Rowlett, Dallas County, Texas.

- 4B.** Conduct a public hearing and make a recommendation to City Council on a request by property owner Candace Edwards, regarding a Special Use Permit to allow for a massage establishment license on a portion of property zoned Planned Development (PD) District for Limited Commercial/ Retail (C-1) Uses. The approximately 2.66-acre site is located at 8200 Liberty Grove Road, being a portion of the Lake Valley Estates Phase 2 Subdivision, approximately 760 feet southwest of the intersection of Chiesa and Liberty Grove Roads, in the City of Rowlett, Dallas County, Texas.
- 4C.** Conduct a public hearing and make a recommendation to City Council on a request by Ryan Alcala, Jones & Carter, Inc., on behalf of property owner Walker Royall, Briarwood Rowlett LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on an approximately 0.88 acre property zoned General Commercial/Retail (C-2) District. The subject property is located at 3201 Lakeview Parkway, being Lot 4, Block A of Briarwood Armstrong Addition, approximately 560 feet west of the intersection of Rowlett Road and Lakeview Parkway, in the City of Rowlett, Dallas County, Texas.

5. 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 6th day of August 2021, 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