



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, March 8, 2022

7:00 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 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 February 22, 2022 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 Jeff Bethke, RLG Consulting Engineers, on behalf of property owner Amin Mawani, Rowlett Consolidated, LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 0.81-acre property zoned Planned Development (PD) District with a base zoning of General Commercial/Retail (C-2) District. The subject property is located approximately 1,050 feet northeast of the intersection of Lakeview Parkway and Dalrock Road, being a portion of Lot 3, Block A of the 8900 Lakeview Parkway Addition, in the City of Rowlett, Rockwall County, Texas. (This item was tabled by the Commission on February 8, 2022.)
- 4B.** Conduct a public hearing 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. (This item was tabled by the Commission on February 8, 2022.)
- 4C.** Conduct a public hearing and make a recommendation to City Council on a request by Mozharul Islam, Civil Urban Associates Inc., on behalf of property owner Star Line Group Texas LLC., to: 1) Rezone the subject property from Single-Family Residential (SF-40) to Planned Development (PD) District for Limited Commercial/Retail (C-1) Uses and Single-Family Residential (SF-5) Uses, and approval of a Concept Plan to construct 40 single-family homes and approximately 88,500 square feet of commercial/retail space; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 19.89-acre site is located at the southeast corner of the intersection of Miller and Rowlett Roads, situated in the T.A. Skiles Survey, Abstract Number 1409, and the William Crabtree Survey, Abstract Number 347, 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 4th day of March 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