



## 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.*

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**Tuesday, May 10, 2022**

**7:00 P.M.**

**Municipal Building**

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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. 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 April 26, 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. Consider approval of the Eizeldin Addition Preliminary Plat with an alley waiver and variance to permit a 50-foot-wide right-of-way submitted by Shady Migally, ME Innovations, Inc., on behalf**

of property owner Sam Eizeldin. The approximately 5.74-acre site is zoned Single-Family Residential (SF-8) District and located approximately 450 feet northeast of the intersection of Dalrock Road and Pheasant Run Drive within the Hanse Hamilton Survey, Abstract No. 548 in the City of Rowlett, Dallas County, Texas.

- 4B. Consider and take action on a request by Eduard Minchuk for a street-facing garage at 941 Lake North Road, Lot 1, Block A, of the Rodriguez Addition, in the City of Rowlett, Dallas County, Texas.
- 4C. Conduct a public hearing and make a recommendation to City Council regarding a request by David Lara, regarding a Special Use Permit to allow for an accessory structure in excess of 500 feet on property zoned Form-Based Rural Neighborhood (FB-RN) District. The subject property is located southwest of the intersection of Misty Lane and Hickox Road, in the City of Rowlett, Dallas County, Texas.
- 4D. Conduct a public hearing and make a recommendation to City Council on a request by Sam Moore, MMCG DBR DFW, LLC on behalf of property owner Rowlett Consolidated, LLC., regarding a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 0.9-acre property zoned Planned Development (PD) District with a base zoning of General Commercial/Retail (C-2) District. The subject property is located approximately 1,000 feet northeast of the intersection of Lakeview Parkway and Dalrock Road, being a portion of Lot 2, Block A of the 8900 Lakeview Parkway Addition, in the City of Rowlett, Rockwall County, Texas.

## 5. ADJOURNMENT



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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 6<sup>th</sup> day of May 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)