



PLANNING AND ZONING COMMISSION AGENDA RESULTS

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, May 10, 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.

1. CALL TO ORDER

Commission Chair Estevez called the meeting to order at 7:00 PM.

2. CITIZENS' INPUT

There were no comments received for Citizens' Input.

3. CONSENT AGENDA

3A. Consider approving the minutes.

Consider action to approve the Minutes of the April 26, 2022 Regular Meeting.

Approved by a vote of 5-0 (Cote Abstained)

4. INDIVIDUAL CONSIDERATION

- 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.

Approved with conditions 6-0

- 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.

Approved by a vote 6-0

- 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.

Recommended for approval with conditions 4-2

- 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.

Recommended for approval 6-0

6. ADJOURNMENT

Commission Chair Estevez adjourned the meeting at 7:50 PM.