



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, 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

Commission Chair Lisa Estevez called the meeting to order at 6:30 p.m.

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.

No comments were received for Citizen's Input.

3. CONSENT AGENDA

- 3A.** Consider the Minutes of the Planning and Zoning Commission Meeting of October 27, 2020.
APPROVED BY A VOTE OF 6 – 0 (ESTEVEZ ABSTAINED)

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.

CONDITIONALLY APPROVED BY A VOTE OF 7 – 0

- 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.

MOTION TO DENY APPROVED BY A VOTE OF 7 – 0

- 4C.** Conduct a public hearing and make a recommendation to City Council on a request by Kevin Harrell, Skorburg 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.

MOTION TO APPROVE DENIED BY A VOTE OF 3 – 4

(ESTEVEZ, COTE, SWIFT AND ENGEN VOTING AGAINST)

- 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.

APPROVED BY A VOTE OF 7 - 0

6. ADJOURNMENT

Commission Chair Lisa Estevez adjourned the meeting at 10:30 p.m.