



## 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 25, 2021

6:30 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.

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 833-568-8864 and enter Meeting #: 160 514 9939

1. CALL TO ORDER

2. CHAIR SELECTS VOTING ALTERNATE(S)

3. CITIZENS' INPUT

To provide comment for the meeting, 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 Planning and Zoning Commission agenda item (specifically state "Planning and Zoning Commission Item—") or a general comment to the Planning and Zoning 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.

4. CONSENT AGENDA

4A. Consider the Minutes of the Planning and Zoning Commission Meeting May 11, 2021.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

To provide comment during a public hearing, call 833-568-8864 and enter Meeting ID#: 160 514 9939. Please note: using the Zoom app may experience technical issues. Preferred

method is calling the toll-free number. Written comments may be submitted in lieu of calling in (see above).

- 5A.** Conduct a public hearing and make a recommendation to City Council on a request by Humberto Castillo, on behalf of property owners Jose and Yenny Amaya, regarding a Special Use Permit to allow for an accessory structure exceeding 500 square-feet on property zoned Single-Family Residential (SF-40) District. The approximately 9.21-acre site is located at 4701 Dexham Road, being Lot 1, Block A of the Dexham Creek Ranch Estates Addition, in the City of Rowlett, Dallas County, Texas.
- 5B.** Conduct a public hearing and make a recommendation to City Council on a request by Mitchell Erp, on behalf of property owner Roberto Palacios, regarding a Special Use Permit to allow an accessory structure exceeding 500 square-feet on property zoned Single-Family Residential (SF-40) District. The approximately 1-acre site is located at 3402 Westwood Circle, being Lot 4, Block A of the Westwood Estates Addition, in the City of Rowlett, Dallas County, Texas.

**6. ADJOURNMENT**

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Susan Nix, Community Development Coordinator

***City of Rowlett Planning and Zoning Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Community Development Coordinator at 972-463-3927 or write 5702 Rowlet 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)