



## 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, November 8, 2022**

**7:00 P.M.**

**Municipal Building-4000 Main Street**

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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.

**Process for Public Input:** If you are not able to attend in person, you may complete the [Citizen Input Form](#) on the City's website by 3:30 p.m. the day of the meeting. All forms will be forwarded to the Planning and Zoning Commission prior to the start of the meeting.

**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 October 25, 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 Ali Safi, on behalf of property owner Ribhi Abdeljabar, Suleiman Investment LLC., regarding Special Use Permits to build a convenience store with 8 gas pumps and a drive-through restaurant on**

property zoned Planed Development Limited Commercial/Retail (PD-C-1) District. The subject property is 3.58 acres and located Southwest of the intersection of Liberty Grove Road and Chiesa Road, in the City of Rowlett, Dallas County, Texas.

- 4B.** Conduct a public hearing and make a recommendation to City Council regarding a request to 1) Change the zoning classification for 5 contiguous parcels from Single-Family Residential (SF-10) District to General Commercial/Retail (C-2) District; 2) Amend the Comprehensive Plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 3.19-acre tract located The property is situated directly North of the intersection of Lakeview Parkway and Shipp Road, situated in the James Hobbs Abstract, in the City of Rowlett, Dallas 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 4th day of November 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)***