



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.

Tuesday, June 23, 2020

6:15 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 877-853-5247 and enter Meeting #: 868 3274 7670

1. CALL TO ORDER

2. WORK SESSION (6:15 P.M.)* Times listed are approximate.

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.

2A. Discuss Agenda Items.

CONVENE REGULAR SESSION (6:30 P.M.)*Times listed are approximate.

3. 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.

4. CONSENT AGENDA

- 4A.** Consider the Minutes of the Planning and Zoning Commission Meeting of June 9, 2020.

5. ITEMS FOR INDIVIDUAL CONSIDERATION

- 5A.** Take action on a request by Kiew Kam, Triangle Engineering, on behalf of property owner Ibrahim Ballout, Ballout Real Estate LLC. for a replat of Lots 1R and 2R, Block A of Bubbus Addition No. 1. The 3.718-acre site is located at 7800 Rowlett Road, in the City of Rowlett, Dallas County, Texas.
- 5B.** Consider and make a recommendation to City Council regarding an Alternative Landscaping Plan to modify the Primary and Secondary entryway for a proposed Single Family Development. The 17.07-acre site is located at 2,601 feet east of the Intersection of Rowlett Road and Big A Road in the City of Rowlett, Dallas County, Texas.
- 5C.** Conduct a public hearing and make a recommendation to City Council for a request by Adam Shiffer, Skorburg Company, to rezone the subject property from Single-Family Residential (SF-40) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses to develop the site with 88 single-family homes and 3 common area lots. The 19.89-acre site is located on the southeast corner of Rowlett Road and Miller Road, in the City of Rowlett, Dallas County, Texas.
- 5D.** Conduct a public hearing and make a recommendation to City Council on a request by David Meyerowitz for a Special Use Permit (SUP) to allow an accessory structure exceeding 500 square feet on property zoned Single Family Residential (SF-40) District. The 1.013-acre site is located approximately 150 feet south of Hickox Road and on the north side of Larkin Lane, in the City of Rowlett, Dallas County, Texas.
- 5E.** Conduct a public hearing and make a recommendation to City Council for a request by Kevin Harrell, Skorburg Company, on behalf of property owner Brian Hyatt, Corner 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 to develop the site with 99 single-family homes and 2 common area lots. The 21.65-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.

6. ADJOURNMENT



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