



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, NOVEMBER 13, 2018**

The Planning and Zoning Commission will convene into a Work Session at 6:45 p.m. in the City Hall Annex Conference Room at the Municipal Center, 4004 Main Street, Rowlett, at which time the following items will be considered:

**1. CALL TO ORDER**

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1A Discuss items on the regular agenda.

1B Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 p.m. in the City Hall Annex Room at the Municipal Center, 4004 Main Street, Rowlett, at which time the following items will be considered:

**2. CALL TO ORDER**

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2A Update Report from Staff.

**3. CONSENT AGENDA**

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3A Consider the Minutes of the Planning and Zoning Commission Meeting of October 23, 2018.

3B Consider approval of a Preliminary Plat of the Residences of Long Branch. The property is located at 4217 Rowlett Road, and is approximately 18.221 acres of land in the Thomas Collins Survey, Abstract 332, Page 510, Tract 22, City of Rowlett, Dallas County, Texas.

3C Consider approval of a Preliminary Plat for Magnolia Landing. The property is located at 3621, 3713, 3717, and 3937 Hickox Road, being 33.021 acres of land in the Reason Crist Survey, Abstract 225, Tract 88, 89, and 95, Dallas County, Rowlett, TX.

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

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4A Consider and make a recommendation on a request by Jean Latsha, Pedcor Investments-2017-CLCI, L.P., for a Tree Removal Permit application on property zoned Planned Development (PD) District for Limited Commercial/Retail (C-1) and Multifamily Suburban (MF-S). The subject property is located at 4217 Rowlett Road.

4B Consider and make a recommendation on a request by Stephen Sulli, Rise Residential Construction, on the behalf of property owner, Melissa Fisher, for a Tree Mitigation Plan and related Tree Removal Permit application on property zoned Planned Development (PD) with a base zoning of General Commercial/Retail (C-2), for the Lakeview Senior Living Development. The 10.27 acre site is located at 7420 Lakeview Parkway.

4C Conduct a public hearing and make a recommendation on a request by Roger Stacey for a Special Use Permit (SUP) to allow solar panels on the front roof elevation, on property zoned Planned Development (PD) for Single Family Residential Uses. The 0.042-acre site is located at 3609 Shelley Lane, Dallas County, Texas.

## 5. ADJOURNMENT

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NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.



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Susan Nix, Community Development Coordinator