



## 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, July 13, 2021

6:45 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.

**To provide comment for the meeting (if you are NOT attending in person), 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 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).**

**For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.**

1. **CALL TO ORDER**
2. **WORK SESSION (6:45 P.M.)\***
- 2A. Discuss Consent Agenda Items

**CONVENE REGULAR SESSION (7:00 P.M.)\*** Times listed are approximate.

3. **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.*

4. **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.*

- 4A. **Consider approving the minutes.**

Consider action to approve the Minutes of the June 22, 2021 Regular Meeting.

- 4B. **Consider approval of the Green Industry Addition Replat.**

Consider action to approve the Green Industry Addition Replat, a request made by Joseph Aguayo, CBG Surveying Texas, LLC., on behalf of property owner Stephen Kim. The approximately 1.9-acre site is situated in the Reason Crist Survey, Abstract Number 225, and is located approximately 630 feet southeast of the intersection of Lakeview Parkway and Dexham Road, in the City of Rowlett, Dallas County, Texas.

**4C. Consider approval of the Merritt Villas Final Plat.**

Consider action to approve the Merritt Villas Addition Final Plat, a request made by Mani Rajah on behalf of property owner 8600 Merritt Property Operator, LLC. The approximately 11-acre site is situated in the James M. Hamilton Survey, Abstract Number 544, and is located north of the intersection of Hickox and Liberty Grove Roads, in the City of Rowlett, Dallas County, Texas.

**4D. Consider approval of the Merritt Village Final Plat.**

Consider action to approve the Merritt Village Final Plat, a request made by property owner, Merritt Village Lot Venture LTD. The approximately 35.239-acre site is situated in the Reason Crist Survey, Abstract Number 225, and is located approximately 1,200 feet southwest of the intersection of Merritt Road and Castle Drive, in the City of Rowlett, Dallas County, Texas.

**4E. Consider approval of the Magnolia Landing Phase II Final Plat.**

Consider action to approve the Magnolia Landing Phase Two Final Plat, a request made by property owner, Hickox Development, LLC. The approximately 13.597-acre site is situated in the Reason Crist Survey, Abstract Number 225, and is located at approximately 1,200 feet southwest of the intersection of Merritt and Hickox Roads, in the City of Rowlett, Dallas County, Texas.

**4F. Consider approval of the Canterbury Cove Final Plat.**

Consider action to approve the Canterbury Cove Final Plat, a request made by Bart Reeder, on behalf of property owner Canterbury Cove LLC. The approximately 21.797-acre site is situated in the James Hobbs Survey, Abstract Number 571, and is located at approximately 600 feet northwest of the intersection of Chiesa and Miller Roads, in the City of Rowlett, Dallas County, Texas.

**5. 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.*

**5A. Consider and make a recommendation to the City Council on a request by Humberto Johnson, Skorborg Company, on behalf of property owners Lake Shore Village SF, Ltd., for approval of a Tree Removal Permit application on property zoned Planned Development (PD) District for Single-Family Residential (SF-5) Uses. The approximately 21.75-acre site is situated in the William Crabtree Survey, Abstract Number 346, approximately 750 feet southwest of the intersection of Schrade and Dalrock Roads in the City of Rowlett, Dallas County, Texas.**

- 5B.** Conduct a public hearing and make a recommendation to City Council on a request by Beau Durham, on behalf of property owner LCG2R Rowlett Lakeview LLC., regarding a Special Use Permit to allow a restaurant with a drive-through on a portion of property zoned Planned Development (PD) District for Regional Retail (C-2) Uses. The approximately 0.50-acre site is located in a portion of 2205 Lakeview Parkway, being a portion of Lot 4R, Block A of The Home Depot Addition, approximately 230 feet west of the intersection of Gordon Smith Road and Lakeview Parkway, in the City of Rowlett, Dallas County, Texas.

**6. 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 9<sup>th</sup> day of July 2021, 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)**