



## 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, September 28, 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.)\***

**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 September 14, 2021 Regular Meeting.

**4B. Consider and take action on the HteaO Addition Replat.**

Consider and take action on the HTeaO Addition, a request by Kyle Flaming, JM Civil Engineering, on behalf of property owner LCG2R Rowlett Lakeview, LLC., to replat Lot 4R, Block A of The Home Depot Addition. The approximately 1.6-acre site is situated in the Reason Crist Survey, Abstract Number 0225, and is located at the northwest corner of Lakeview Parkway and Gordon Smith Road, in the City of Rowlett, Dallas County, Texas.

**4C. Consider and take action the Vista North Shore Preliminary Plat.**

Consider and take action on the Vista North Shore Preliminary Plat, a request by Scott Zell, RISE Residential Construction, on behalf of property owners Paul C. Merritt and James R. Fisher. The approximately 33.31-acre site is situated in the Richard Copeland Survey, Abstract Number 229 and the Walter Caruth & Brother Survey, Abstract Number 363, and is located at the northwest corner of Castle Drive and Merritt Road, in the City of Rowlett, Dallas County, Texas.

**4D. Consider and take action on the Sunset Landing North Preliminary Plat.**

Consider and take action on the Sunset Landing at Bayside North Preliminary Plat, a request by Jeremy Deal, Real Search of Texas LLC., on behalf of property owner MM Bayside 22, LLC. The approximately 19.96-acre site is situated in the William Crabtree Survey, Abstract Number 346 and the Charles D. Merrill Survey, Abstract Number 957, and is located approximately 300 feet southeast of the intersection of Sunset Boulevard and Naples Drive, in the City of Rowlett, Dallas County, Texas.

**4E. Consider and take action on the Sunset Landing South Preliminary Plat.**

Consider and take action on the Sunset Landing at Bayside South Preliminary Plat, a request by Jeremy Deal, Real Search of Texas LLC., on behalf of property owner MM Bayside 22, LLC. The approximately 2.08-acre site is situated in the Charles D. Merrill Survey, Abstract Number 957, and is located at the southeast corner of Argolis Drive and Sunset Boulevard, in the City of Rowlett, Dallas County, Texas.

**5. ADJOURNMENT**



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 24<sup>th</sup> day of September 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.*