



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 26, 2013**

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The Planning and Zoning Commission will convene into a Work Session at 6:45 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, TX, at which time the following items will be discussed:

- I. Call to Order
- II. Staff Update (5 minutes)
- III. Discussion of Items on the Regular Agenda (10 minutes)
- IV. Adjournment

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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**B. CONSENT AGENDA**

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1. Minutes of the Regular Meeting of February 12, 2013.
2. Consider and take action on a Final Plat request for AECW Rowlett Carwash, located at 2600 Lakeview Parkway and being a replat of Lot 1, Block A, of the Toler Industrial Park Addition to the City of Rowlett, Dallas County, Texas. (FP13-642).
3. Consider and take action on a Final Plat request for Phase I of the Springfield Commons Addition, located at 5 Gordon Smith Drive and being a replat of Lot 5, Block A, of the Home Depot Addition to the City of Rowlett, Dallas County, Texas. (RP13-638).

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and conduct a public hearing on a revised Conditional Use Permit to expand an existing office use in a 8,657 square foot lease the business into an additional 3,012 square foot lease space and to begin a new "medical office or clinic" use in the General Commercial/Retail (C-2) zoning district. The subject property is located at 5700 Lakeview Parkway, Suite 100, being Lot 2R, Block A, of the Concord Healthcare Addition to the City of Rowlett, Dallas County, Texas. (CUP13-640).

2. Consider and make a recommendation on an amended tree mitigation plan and related tree removal permit application for more than three trees associated with the Mallard Reserve Subdivision. The subject property is 7.7± acres of land located north of Lakeview Parkway on Scenic Road, 430± feet north of Chimneywood Drive, along the west shoreline of Lake Ray Hubbard.

#### **D. 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.



Michele Berry, Planner II