



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 22, 2011**

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. Minutes of the Regular Meeting of March 8, 2011 (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

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of March 8, 2011
2. Consider and take appropriate action on a final plat application. The subject property is located on the east side of Dexham Road approximately 115 feet south of Foxwood Drive, being 41.97 +/- acres, in the Reason Crist Survey, Abstract 225, City of Rowlett, Dallas County, Texas, further described as Lakehill Addition Phase I. (Case Number FP10-502)

C. PUBLIC HEARINGS

1. Conduct a public hearing and make a recommendation to the Rowlett City Council regarding a zoning request. The subject property is located at the southwest corner of Chiesa Road and Liberty Grove Road, being 31.9 ± acres situated in the in the H. Hamilton Survey, Abstract Number 548, Z. Motley Survey, Abstract Number 1010, and the F. Wood Survey, Abstract Number 1563, City of Rowlett, Dallas County, Texas, further described as Lake Valley Estates Phase II. The applicant requests an amendment to previously approved Planned Development Ordinance 007-07 in order to revise drainage provisions by replacing Exhibit "D" with a new exhibit to provide for final drainage plans. (Case Number PD11-504)

2. Conduct a public hearing and take appropriate action on an application for a replat. The applicant is requesting to replat Lots 1-5, and open space area 3 and 4, Block A; Lots 1-8, Block B; Lots 1-8 Block C; Lots 1-13, Block D; and open space area 1 and 2, Block E of the Falcon Ridge Addition, in order to comply with zoning regulations approved by the Rowlett City Council on September 21, 2010. The subject property is located on the west side of Scenic Drive approximately 200 feet north of Nottingham Court and approximately 125 feet south of Fairmont Circle, being 12.90+ acres, in the W. Crabtree Survey, Abstract 60, Rockwall County. (Case Number RP11-501)
3. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow the operation of a General Personal Service Establishment, specifically a tailoring business in the General Commercial/Retail (C-2) zoning district. The subject property is located at 4418 Lakeview Parkway, being part of an unplatted 0.3511-acre portion of Tract 20, Page 650 from the Thomas Payne Abstract 1165. (Case Number CUP11-503)

D. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Discuss and take appropriate action on a Site Plan associated with the Rowlett Car Wash. The subject property is located off Lakeview Parkway, being 293 + feet west of Edgewater Drive and is further described as .92 + acres in the Carwash Equipment Co. Addition (Case Number DP10-466).

E. ADJOURNMENT

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.

CERTIFICATE

I certify that the above notice of meeting was posted on the bulletin board inside the Municipal Center, as well as outside the Municipal Center, 4000 Main Street, Rowlett, Texas, on the 17th day of March, 2011 by 5:00 p.m.
State of Texas, Dallas County, Texas

Susie Quinn, City Secretary

This instrument was acknowledged before me on March 17, 2011, by Susie Quinn, City Secretary.

Commission Expires:

Carrie LaShell Wilson