



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

---

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**

---

**B. CONSENT AGENDA**

---

1. Minutes of the Regular Meeting of February 26, 2013.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

1. Conduct a public hearing and make a recommendation regarding a request to rezone a parcel from the Limited Commercial zoning district to the Single Family – 8 zoning district. The subject property is a 0.151 acre portion of a 3 acre unplatted lot in the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas. (ZA13-645)
2. Conduct a public hearing and take action on a Conditional Use Permit request for a “Massage Establishment” use in the General Commercial zoning district. The subject property is Suite 115, a 1,486 square foot lease space, located at 5101 Rowlett Road, further described as 2.96 acres in the U Matthusen Survey, Abstract 1017, Page 470, City of Rowlett, Dallas County, Texas. (CUP13-644)
3. Conduct a public hearing and take action on a Conditional Use Permit request for a 768 square foot detached garage constructed of materials different in type and composition from the primary

structure, specifically fiber cement board. The subject property is located at 8005 Dalrock Road, further described as a 2.01 acre portion of Tract 25 in the Hanse Hamilton Survey, Abstract No. 538, Page 596, City of Rowlett, Dallas County, Texas. (CUP13-647)

4. Conduct a public hearing and take action on a Conditional Use Permit request for a "General Day Care, more than 20 enrolled" use in the Limited Commercial zoning district. The subject property is 4115 Dalrock Road being further described as Lot 2, Block A of the Marian Addition to the City of Rowlett, Dallas County, Texas. (CUP13-645)
5. Consider and take action on an Alternative Landscape Plan request in the Limited Commercial zoning district. The subject property is 4115 Dalrock Road being further described as Lot 2, Block A of the Marian Addition to the City of Rowlett, Dallas County, Texas. (DP13-649)

## 6. 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.



Michele Berry, Planner II