



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 12, 2011**

The Planning and Zoning Commission will convene into a Work Session at 6:00 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. Discussion of proposed revisions to the Rowlett Development Code. (20 Minutes)
- III. General Discussion and developer presentation regarding a commercial development proposal to be located at the southwest corner of Rowlett Road and Miller Road. (15 minutes)
- IV. Minutes of the Regular Meeting of March 8, 2011 (5 minutes)
- V. Minutes of the Special Meeting of March 29, 2011 (5 minutes)
- VI. Discussion of Items on the Regular Agenda (10 minutes)
- VII. 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 22, 2011
2. Minutes of the Special Meeting of March 29, 2011
3. Consider and take appropriate action on a final plat application. The subject property is located at the southwest corner of Chiesa Road and Liberty Grove Road, being 23.7 ± 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. (FP11-505)

C. PUBLIC HEARINGS

1. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow for the operation 1,518± square foot restaurant with drive-thru in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8214 Lakeview Parkway, being an unplatted 0.6887-acre portion of Tract 29.1, Page 030 from the James Saunders Abstract 1424. (Case Number CUP11-506)
2. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit for a Spa Establishment with Massage and Permanent Cosmetics uses within a General Commercial/Retail (C-2) zoning district. The subject property is located at 5700 Rowlett Road, Suite 150, being a portion of the Concord Healthcare Addition. The subject property is further described as a 3,211 square foot lease space in the Rowlett Professional Plaza. (CUP11-508)
3. Continue a public hearing tabled from the March 22, 2011 meeting and take appropriate action on a request 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. 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. (RP11-501)

D. 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.

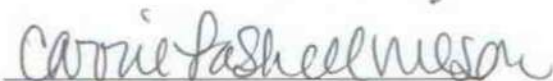
CERTIFICATE

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 7th day of April, 2011 by 5:00 p.m.
State of Texas, Dallas County, Texas



Susie Quinn, City Secretary

This instrument was acknowledged before me on April 7, 2011, by Susie Quinn, City Secretary.



Carrie LaShell Wilson

Commission Expires: _____

