



AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MAY 8, 2012

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. Staff Update (5 minutes)
- III. Discuss a proposed Residential Planned Development (PD) district rezoning request which is scheduled for consideration on the regular agenda. The subject property is generally located at the northeast Corner of Vinson Road and Stonewall Rd., being 227.9 + acres situated in the Williams Blevins Survey (Dallas County Abstract Number 8), a part of the M. L. Price Survey (Dallas County Abstract 1115 and Rockwall County Abstract Number 257), a part of the Elisha Price Survey (Dallas County Abstract Number 1114 and Rockwall County Abstract Number 256), a part of the Atkinson Clements Survey (Dallas County Abstract Number 255), City of Rowlett, Dallas and Rockwall County, Texas. (25 minutes)
- IV. Discuss a request of the City of Rowlett to amend Sections of the Rowlett Development Code pertaining to signs, specifically Section 77-512 "Signs", Section 77-906 "Nonconforming signs", and Section 77-1105 "Other terms defined", which is scheduled for consideration on the regular agenda. (20 minutes)
- V. Discussion of Items on the Consent Agenda (5 minutes)
- VI. Discussion of remaining Items on the Regular Agenda (5 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 April 24, 2012
2. Minutes of the Joint Work Session of April 19, 2012
3. Consider and take appropriate action on a replat application. The subject property is located at 4700 President George Bush Highway, being Lot 1, Block A, of the Rowlett High School Addition to the City of Rowlett further described as a 62.858 +/- acre portion of the Thomas Lumley Survey, Abstract 789, in the City of Rowlett, Dallas County, Texas (FP12-576).
4. Consider and take appropriate action on a residential final plat. The subject property is located at 2506 and 2514 Dalrock Road, being an unplatted 1.99 acre portion of Tracts 2 and 3 from the J. Stephenson Survey Abstract 258, Rockwall County, Texas (FP11-536).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider making a recommendation to City Council regarding an Alternative Building Materials application for a commercial property. The subject property is located 8548 Chiesa Road, at the southeast corner of Chiesa Road and Liberty Grove Road, being an unplatted 0.922 acre tract of land located in the H. Hamilton Survey, Abstract No. 548, in the City of Rowlett Dallas County, Texas (DP12-578).
2. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application for constructing a detached garage exceeding 500 square-feet in area in conjunction with proposing to utilize exterior building materials that are not similar in type and composition to those of the primary structure. The subject property is located at 3905 Castle Drive being Lot 8, Block 1, of the Castle Park Estates Addition in the City of Rowlett, Dallas County, Texas (CUP12-584).
3. Conduct a public hearing and take appropriate action on a Conditional Use Permit Application for a Medical Clinic or Office in the General Commercial (C-2) Zoning District. The subject property is a 2,264 square foot existing lease space located at 7600 Lakeview Parkway Suite 150, being Lot 1R, Block A of the Lakeview Plaza Addition to the City of Rowlett, Dallas County, Texas (CUP12-585).
4. Conduct a Public Hearing and make a recommendation to City Council regarding a rezoning request. The subject property is located at 3300 Enterprise Drive, further described as Lot 7 of the Rowlett Business Park Addition. The applicant requests a rezoning to a Revised Planned Development zoning district with an underlying Light Manufacturing (M-1) base zoning district

in order to accommodate the expansion of an existing light manufacturing business at this location (PD 12-581)

5. Conduct a Public Hearing and make a recommendation to City Council regarding a Residential Planned Development (PD) district rezoning request. The subject property is generally located at the northeast Corner of Vinson Road and Stonewall Rd., being 227.9 + acres situated in the Williams Blevins Survey (Dallas County Abstract Number 8), a part of the M. L. Price Survey (Dallas County Abstract 1115 and Rockwall County Abstract Number 257), a part of the Elisha Price Survey (Dallas County Abstract Number 1114 and Rockwall County Abstract Number 256), a part of the Atkinson Clements Survey (Dallas County Abstract Number 255), City of Rowlett, Dallas and Rockwall County, Texas (PD11-546)
6. Conduct a public hearing and consider making a recommendation to City Council regarding a request of the City of Rowlett to amend Sections of the Rowlett Development Code pertaining to signs, specifically Section 77-512 "Signs", Section 77-906 "Nonconforming signs", and Section 77-1105 "Other terms defined".

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.


Erin Jones, Planning Director