



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, MAY 24, 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. Updates/Announcements from City Staff. (5 minutes)
- III. Minutes of the Regular Meeting of May 10, 2011. (5 minutes)
- IV. Discussion of Items on the Regular Agenda. (50 minutes)
- V. 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 May 10, 2011.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and provide a recommendation to City Council for an amenity plan and accompanying landscaping plan for the Waterford Estates Subdivision. The subject property is located on the north side of Miller Road approximately 1,697 feet east of Kirby Road, being 3.5 ± acres, in the Thomas Lumley Survey, Abstract Number 789, City of Rowlett, Dallas County, Texas.

**D. PUBLIC HEARINGS**

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1. Continue a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow the operation of an Indoor Recreation and Entertainment Use for a portion of an existing building within an existing Planned Development with a Light

Manufacturing/M-1 base zoning district. The subject property is located at 2502 Lawing Lane, being Lot 5, Block B of the Highpoint Industrial Park Addition. (Case Number CUP11-514)

2. Conduct a public hearing to consider and take appropriate action on a Replat application. The subject property is located at 5001 Chiesa Road, being a total of 3.352 ± acres, further described as proposed Lot 1R, Block A of the Meadow View Addition, situated in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County. (Case Number RP10-475)
3. Conduct a public hearing to consider and make recommendation on proposed text amendments to the following sections of the Rowlett Development Code: Section 77-807 (Conditional Use Permit); Section 77-902 (Regulations applicable to all Nonconformities); Section 77-507 (Public/Institutional and Commercial Building Standards); and Section 77-504 (Landscaping and Screening).

#### **E. 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.

#### **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 or before the 19<sup>th</sup> day of May, 2011 by 5:00 p.m.  
State of Texas, Dallas County, Texas



Susie Quinn, City Secretary

This instrument was acknowledged before me on May 19, 2011, by Susie Quinn, City Secretary.



Stacey A. Chadwick

Commission Expires:

