



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 11, 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 May 14, 2013.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council regarding a request for a Special Use Permit for a foot reflexology business, defined as a "Massage Establishment" by the Rowlett Development Code in the Limited Commercial/Retail zoning district. The subject property is 2,450 square foot existing lease space at 6501 Dalrock Road, Suite 112, further described as Lot 3, Block 1 of the Dalrock Sixty Six Addition to the City of Rowlett, Dallas County, Texas. (SUP13-662)
2. Conduct a public hearing and make a recommendation on an amendment to the Water's Edge Planned Development, PD048-06 to allow a third, single garage door to face the street. The subject property is located at 9700 Dalrock Road, further described as 60.906 acres located in the Harrison Blevins Survey, Abstract No. 94, in the City of Rowlett, Dallas County, Texas a portion of which is the Water Edge Phase I Addition. (PD13-661)

3. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 512 Point Royal Drive, being further described as Lot 25, Block A of the Point Royal Estate 3 Addition to the City of Rowlett, TX, Dallas, County (DP13-663).
4. Consider and make a recommendation on a request for alternative building materials, specifically metal and concrete, on an accessory structure in an industrial area. The subject property is located at 2922 Main Street, further described as a 2.03 ± acre portion of Tract 14 of the Thomas Collins Survey, Abstract 332, Page 511, City of Rowlett, Dallas County, Texas. (DP13-658)

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 L. Jones, Planning Director