



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**TUESDAY, JULY 24, 2012**

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The Planning and Zoning Commission will convene into a Work Session at 6:15 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. Following the applicant's presentation discuss a proposed Residential Planned Development (PD) district rezoning request that was tabled at the May 8, 2012 Regular Meeting. 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. (45 minutes)
- III. Discussion of Items on the Regular Agenda (5 minutes)
- IV. Staff Update (30 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 July 10, 2012
2. Minutes of the Special Meeting of July 12, 2012
3. Minutes of the Joint Work Session with City Council of July 12, 2012

4. Consider and take appropriate action on a Preliminary Plat Application. The subject property is located at 2799 Singleton Street, being a 1.04 acre unplatted portion of the S A & M G RR Survey, Abstract 1407, Tract 4.4, Page 720, Dallas County, Texas (PP12-599).

### C. ITEMS FOR INDIVIDUAL CONSIDERATION

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1. Conduct a public hearing and take action on a modification to a Conditional Use Permit to allow a 2,016 square foot additional building for a "Kennel or veterinary office (with no outside pens or runs)" in the General Commercial Zoning District. The subject property is located at 5620 Rowlett Road, being a 0.56 acre portion of U Matthusen Abstract 1017, Tract 13, Page 470, and also part of Abstract 225, Dallas County, Texas (CUP12-600).

### D. 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.



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Erin L. Jones, Planning Director