



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 23, 2011**

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. Minutes of the Regular Meeting of August 8, 2011. (5 minutes)
- III. Minutes of the Joint Meeting of August 9, 2011. (5 minutes)
- IV. Discuss Expiration Dates as they Pertain to Zoning Cases. (5 minutes)
- V. Discussion of Item C.2 with a presentation from the applicant. (15 minutes)
- VI. Discussion of Remaining Items on the Regular Agenda. (15 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 August 8, 2011.
2. Minutes of the Joint Work Session of August 9, 2011.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application. The applicant requests a CUP for a Restaurant (with drive-thru) in the General Commercial/Retail (C-2) zoning district. The subject property is located at 3600 Lakeview Parkway,

being a standalone 425 square foot building in Lot 1 Block 1 of the Timberlake Shopping Center. A restaurant with a drive-thru is currently constructed on the subject site; the CUP is due to a change in tenant. (CUP11-529)

2. Conduct a public hearing and consider making a recommendation on an Ordinance to rezone the subject property from General Manufacturing (M-2) to a Planned Development zoning district with an M-2 base zoning district. The subject property is located at 2202 Lakeview Parkway, being all of Lot 59R, Block 3 of the plat of Lots 59R & 60R, Block 3, Toler Industrial Park No. 3, an addition to the City of Rowlett, Dallas County, Texas; being all of Lot 58, Block 3 of the plat of Toler Industrial Park No. 3, an addition to the City of Rowlett, Dallas County, Texas; being all of that tract of land as described in deed to David Shanks, recorded in Volume 95070, Page 1515, Deed Records, Dallas, County, Texas, being a portion of Lakeview Parkway (State Highway No. 66) and being a portion of Grisham Drive. (PD11-526)
3. Conduct a public hearing and make a recommendation to the City Council on the Realize Rowlett 2020 Vision Plan, which will serve as an amendment to the City's current Comprehensive Plan.-
This item will be tabled

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 or before the 19th day of August, 2011 by 5:00 p.m. State of Texas, Dallas County, Texas

This instrument was acknowledged before me on or before August 18, 2011, by Stacey Chadwick, Deputy City Secretary.

Commission Expires:

Carrie LaShell Wilson