



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, AUGUST 28, 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. Staff Update (5 minutes)
- III. Discuss a proposed Del Taco drive-thru restaurant at 4502 Lakeview parkway being Lot 3, Block A of the Applebee's Addition to the City of Rowlett. (30 minutes)
- IV. Discussion of Items on the Regular Agenda (10 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 August 14, 2012
2. Consider and take appropriate action on a final 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 (PP12-611).

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and make a recommendation to City Council on a development plan application in conjunction with an alternative building materials request and an alternative landscaping request for a property located at 3801 and 3809 Miller Road, being further described as a 6.087 acre portion of the William Crabtree Abstract No 347, Tract 12, Page 607, Dallas County, Texas (DP12-608).

2. Conduct a public hearing and take appropriate action on a conditional use permit and make a recommendation regarding alternative building materials for an accessory structure in the Institutional Urban (IU) zoning district. The subject property is located at 4309 Main Street being a 4.664 acre portion of Tract 12 of the Thomas Payne Abstract 1165, Page 360, Dallas County Texas (CUP12-605).
3. 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 approximately 0.26 acres located at 8210 Paul Place being Lot 2, Block 2 of the Lakecrest 3 and 4 Additions to the City of Rowlett, Texas (CUP12-584).
4. Conduct a public hearing and make a recommendation on a Planned Development request for a property located at 4623-2629 Commerce Street, further described as 0.26 acre property being Lots 25-32 of the Original Town of Rowlett (PD12-602).

#### **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.

  
Erin L. Jones, Planning Director