



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 11, 2012**

The Planning and Zoning Commission will convene into a Work Session at 6:45 p.m. in the City Hall Chambers 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 (10 minutes)
- III. Discussion of Items on the Regular Agenda (5 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 August 28, 2012
- 2. Consider and take appropriate action on a final plat application. The subject property is generally located east of Dalrock Road and south of Liberty Grove Road, being 21.963 acres in the Harrison Blevins Survey Abstract No. 94, City of Rowlett, Dallas County, Texas. (FP12-614)

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Consider and take appropriate action on a final plat application. The subject property is located at 5000 Lakeview Parkway, being an unplatted 0.91 acre portion of Tract 14.1, Page 886 from the Thomas Lumley Survey Abstract No 789, Dallas County, Texas. (FP12-612)
- 2. Conduct a public hearing and take appropriate action on an expansion of a Conditional Use Permit for a Spa Establishment with Massage and Permanent Cosmetics use within a General Commercial/Retail (C-2) zoning district. The subject property is located at 5700 Rowlett Road Suite 150, being a portion of the Concord Health Care addition. The subject business currently occupies a 3,211 square foot lease space and proposes to expand into an additional 2,017 square foot lease space. (CUP12-615)

3. Conduct a public hearing and make a recommendation on a Planned Development rezoning request. The subject property is generally located at the northeast Corner of Vinson Road and Stonewall Road, 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. The applicant requests a zoning change from the current Single Family 40 zoning district to a Planned Development Zoning Overlay district for the purpose of developing a single family residential development with approximately 665 homes. (PD11-546)

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