



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, SEPTEMBER 27, 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, Texas, at which time the following items will be discussed:

- I. Call to Order.
- II. Minutes of the Regular Meeting of September 13, 2011. (5 minutes)
- III. Discussion of Items on the Regular Agenda. (40 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 September 13, 2011.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and make a recommendation to City Council regarding a request for alternative building materials, specifically painted brick, for a restaurant with drive-thru in an existing lease space located at 1700 Dalrock Road, being a 1,000 square foot portion of a building on Lot 1, Block A, of the One Stop Dalrock NO 1 Addition. (DP11-538)
2. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application. The applicant requests a CUP for a Tailor's with dry cleaning drop-off and pick-up in the General Commercial/Retail (C-2) zoning district. The subject property is located at 5000 Rowlett Road, being a 1,200 square foot lease space in Lot 1, Block 1 of the Rowlett Business Park 3 Addition. (CUP11-533)

3. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application. The applicant requests a Conditional Use Permit (CUP) for a "Spa or Massage Establishment" in the General Commercial/Retail (C-2) zoning district. The subject property is located at 4301 Lakeview Parkway, Suite 600, being an existing lease space in an 11,500 sq-ft +/- building in Lot 3R Block 1 of the LA Fitness-Rowlett Replat Addition. (CUP11-535)

4. Conduct a Public Hearing and make a recommendation on a Planned Development (PD) application. The subject property is located at 3503 Rowlett Road, being a 6.9 + acre parcel, further described as Tract 28 in the Thomas Collins Abstract Number 332, Page 515, Dallas County, Rowlett, TX. The applicant requests a rezoning to a Planned Development zoning district with an underlying Limited Commercial/Retail (C-1) base zoning district in order to accommodate both retail and self storage mini-warehouse facilities on the property. (PD11-530)

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 22nd day of September, 2011 by 5:00 p.m.

State of Texas, Dallas County, Texas

Stacey Chadwick, Deputy City Secretary

This instrument was acknowledged before me on or before September 22, 2011, by Stacey Chadwick, Deputy City Secretary.

Commission Expires: