



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 11, 2011**

The Planning and Zoning Commission will convene into a Work Session at 5:30 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. Administer the Oath of Office and the Statement of Elected/Appointed Officer to the newly appointed and reappointed members. (5 minutes)
- III. Staff Update. (5 minutes)
- IV. Discussion of a Façade Plan related to TitleMax proposed at 2202 Lakeview Parkway. (15)
- V. Discussion of Industrial Overlay and corresponding Development Code changes. (45 minutes)
- VI. Discussion of 3101 and 3105 Main Street- Upcoming Zoning Process. (15 minutes)
- VII. Minutes of the Regular Meeting of September 27, 2011.
- VIII. Discussion of Items on the Regular Agenda. (5 minutes)
- IX. 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 September 27, 2011.
2. Consider and take appropriate action on a final plat application. The subject property is generally located at the southeast Corner of Miller Road and C.A. Roan Road, being 46.89 ± acres situated in the in the Charles D. Merrell Survey, Abstract Number 957 of Rowlett, Dallas County, Texas, further described as The Vineyards. (FP11-524)

### C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to the Rowlett City Council regarding a rezoning request. The applicant requests an amendment to previously approved Planned Development Ordinance 007-07 in order to revise 'Exhibit "C" as it pertains to garages. The subject property is located on the southwest corner of Chiesa Road and Liberty Grove Road, being 31.9 + acres situated in the in the H. Hamilton Survey, Abstract Number 548, Z. Motley Survey, Abstract Number 1010, and the F. Wood Survey, Abstract Number 1563, City of Rowlett, Dallas County, Texas, further described as Lake Valley Estates Phase II. (PD11-537)
2. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application for constructing an accessory structure (barn) 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 located at 3420 Vinson Road being Block A, Lot 1 of the Cox Ranch Addition. (Case Number CUP11-540)
3. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 104 Pecan Drive, being Lot 2, Block A of the Point Royal Addition.

### 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 6<sup>th</sup> day of October, 2011 by 5:00 p.m.

State of Texas, Dallas County, Texas

This instrument was acknowledged before me on or before October 6, 2011, by Stacey Chadwick, Deputy City Secretary.

Commission Expires:

Carrie LaShell Wilson