



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 23, 2012**

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 25, 2012
2. Minutes of the Joint Meeting of October 4, 2012
3. Consider and take action on a Temporary Use Permit Request for a "Similar temporary use", specifically a mobile pet vaccination clinic, to be located at 3435 Lakeview Parkway and 8801 Lakeview Parkway on October 28, November 25, and December 30, 2012.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on amendments to the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the Woodside Living, Healthy Living, Signature Gateway, and Downtown (also referred to as Old Town) areas.
2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Code of Ordinances to establish two new zone classifications to be known as the New Neighborhood District and Urban Village District, which shall be governed by the Form Based Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, street design, setback, parking, signage, landscaping and permitted uses.
3. Conduct a public hearing and make a recommendation on a request to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Woodside Living to the New Neighborhood District and the Urban Village District. The property is generally located north of Liberty Grove Road, west of Phase 2 of the Waterview Subdivision and is approximately 242 ± acres.

4. Conduct a public hearing and make a recommendation on a request to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Healthy Living to the New Neighborhood District and the Urban Village District. The property is generally located north and south of Lakeview Parkway at the eastern City limits being approximately 70 ± acres.
5. Conduct a public hearing and make a recommendation on a request to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Signature Gateway to the New Neighborhood District and the Urban Village District. The property is generally located on the east side of the President George Bush Turnpike bounded by Lake Ray Hubbard at the southern City limits being approximately 81 ± acres.
6. Conduct a public hearing and make a recommendation on a request to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Downtown (also referred to as Old Town) to the New Neighborhood District and the Urban Village District. The property is generally located south of Lakeview Parkway, west of the President George Bush Turnpike, east of Rowlett Road, and extending as far south as Larry Street being approximately 240 ± acres.

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.



Michele Berry, Planner II