



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 29, 2013**

The Planning and Zoning Commission will convene into a Work Session at 6:45 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- I. Call to Order
- II. Staff Update
- III. Discuss the election of Chairman and Vice Chair for 2013-2014.
- IV. Discuss items on the regular agenda
- 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

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of October 8, 2013.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a Residential Planned Development (PD) district rezoning request. The subject property is generally located west of Liberty Grove Road and east of Larkin Lane and Berryman Road, being 69.761 ± acres situated in the Reason Crist Survey (Dallas County Abstract Number 225), City of Rowlett, Dallas and Rockwall County, Texas. The applicant requests a zoning change from the current Single Family 40 and Mixed Use North Shore zoning district to a Planned Development Zoning Overlay district for the purpose of primarily developing a single family residential development with ancillary garden office uses. (PD13-676)

2. Conduct a public hearing and make a recommendation on a rezoning request. The Subject Property is located at 3100 Merritt Road, further described as a 28.532 ± acres portion of 31.59 ± acre Tract 2 in the McKinney and WMS Abstract, Number 1015, Page 460 in the City of Rowlett, Dallas County, Texas. The applicant requests a rezoning from the existing Planned Development (ORD-052-06) Zoning District to the Urban Village Form Based Zoning District for the purposes of building a pedestrian-oriented, multi-family neighborhood to be governed by the City of Rowlett's Form Based Code. (FA13-673)
3. Elect Chairman and Vice Chair for 2013-2014.

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