



**AGENDA
PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 13, 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, Texas, at which time the following items will be discussed:

- I. Call to Order.
- II. Form Based Code Webinar. (60 minutes)
- III. Minutes of the Regular Meeting of August 23, 2011. (5 minutes)
- IV. Minutes of the Special Meeting of August 30, 2011. (5 minutes)
- V. Discussion of Items on the Regular Agenda. (20 minutes)
- VI. 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, Texas, at which time the following items will be considered:

A. CALL TO ORDER

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of August 23, 2011.
2. Minutes of the Special Meeting of August 30, 2011.
3. Consider and take appropriate action on a replat application. The subject property is located off Lakeview Parkway, being 293 \pm feet west of Edgewater Drive, further described as Lot 1R, Block A of the Your Car Wash Addition, being a replat of Lots 1 and 2, Block A, of the Car Wash Equipment

Co. Addition as recorded in Volume 86099, Page 2977, M.R.D.C.T. Thomas Lundy Survey, Abstract Number 789 in the City of Rowlett, Dallas County, Texas.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Remove item from table, conduct a public hearing and consider making a recommendation on an Ordinance to rezone the subject property from General Manufacturing (M-2) to a Planned Development zoning district with an M-2 base zoning district. The subject property is located at 2202 Lakeview Parkway, being all of Lot 59R, Block 3 of the plat of Lots 59R & 60R, Block 3, Toler Industrial Park No. 3, an addition to the City of Rowlett, Dallas County, Texas; being all of Lot 58, Block 3 of the plat of Toler Industrial Park No. 3, an addition to the City of Rowlett, Dallas County, Texas; being all of that tract of land as described in deed to David Shanks, recorded in Volume 95070, Page 1515, Deed Records, Dallas, County, Texas, being a portion of Lakeview Parkway (State Highway No. 66) and being a portion of Grisham Drive. (PD11-526)
2. Conduct a public hearing and make a recommendation on a request from the City of Rowlett to rescind Special Use Permit Ordinance Number 3-5-96B. The purpose of this request is to reinstate the base zoning of C-2 (General Commercial/Retail) on the subject property. The subject property is located at 4501 Lakeview Parkway, being .2 ± acres, further described as Tract 2.2 in the Thomas Payne Abstract Number 1165, Page 650, Dallas County, City of Rowlett, Texas and 4509 Lakeview Parkway, being .7 ± acres, further described as Block 1, Lot 1 of the East Park Subdivision, Dallas County, City of Rowlett, Texas.
3. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) Application. The applicant requests a CUP for a restaurant with a drive-thru, more specifically described as Raising Cane's, in a C-2 (General Commercial/Retail) zoning district. The subject property is located at 4501 Lakeview Parkway, being .2 ± acres, further described as Tract 2.2 in the Thomas Payne Abstract Number 1165, Page 650, Dallas County, City of Rowlett, Texas and 4509 Lakeview Parkway, being .7 ± acres, further described as Block 1, Lot 1 of the East Park Subdivision, Dallas County, City of Rowlett, Texas. (CUP11-527)
4. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 506 Point Royal, being Lot 22, Block A of the Point Royal Estates Addition. (DP11-532)
5. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single family home located at 9113 Merritt Road, being an unplatted

4.0127 acre parcel of land in the Jesse W. James Survey, Abstract Number 1666, Page 320, Rowlett, TX, Dallas County. (DP11-534)

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 8th day of September, 2011 by 5:00 p.m.

State of Texas, Dallas County, Texas



Susie Quinn, City Secretary

This instrument was acknowledged before me on or before September 8, 2011, by Susie Quinn, City Secretary.



Stacey A. Chadwick

Commission Expires:

