



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 23, 2013**

The Planning and Zoning Commission will convene into a Work Session at 6:00 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. Staff Update (5 minutes)
- III. Consider and provide feedback on a request to rezone a property from Single Family to Planned Development to develop an Assisted Living Facility. The subject property is located at 7000 Chiesa Road, further described as a 9.36 acre portion of Tract 1.1 of the James Saunders Survey, Abstract No.1424, Page 035, in the City of Rowlett, Dallas County, Texas. (ZA13-643) (30 minutes)
- IV. Discussion of Items on the Regular Agenda (25 minutes)
- 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 March 26, 2013.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a Planned Development Zoning Overlay for 6809 Miller Road to allow for office and storage uses in conjunction with the existing single family home to be used by the applicant, Kayak Instructions, Inc. The subject property is .98± acres further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, Dallas County Texas and being out of a 12.1 acre tract awarded to C.A. Roan by judgment number 70-10642-I of the 162nd District Court of Dallas County, dated July 12, 1972. (PD13-650)

2. Conduct a public hearing and make a recommendation to City Council regarding a major warrant request to update a legal non-conforming monument sign with electronic display at 4309 Main Street, being further described as a 4.664 acre portion of Tract 12 of the Thomas Payne Abstract 1165, Page 360, City of Rowlett, Dallas County, Texas. (MW13-653)
3. Conduct a public hearing and make a recommendation on a rezoning request from the existing Single Family 40 Zoning District to the New Neighborhood Form Based Zoning District for the purposes of building a pedestrian-oriented, single-family neighborhood to be governed by the City of Rowlett's Form Based Code. The subject properties are located at: 2910 and 3200 Castle Drive (respectively further described as a 1 acre portion of Tract 59 and 33.98 acre portion of Tract 50); 3621, 3713, 3717 and 3937 Hickox Road (respectively further described as a 19.93 acre portion of Tract 88, 4.02 acre portion of Tract 6.1, 4.02 acre portion of Tract 89, and 2.21 acre portion of Tract 100); all properties are of the Reason Crist Survey, Abstract No. 225, Page 585, in the City of Rowlett, Dallas County, Texas. (FA13-648)
4. Conduct a public hearing and make a recommendation to City Council regarding a request to rezone five parcels in light of the adopted Downtown Plan and rezoning of the Downtown are to the Urban Village Form Based District in November 2012. The request is to rezone two properties at 4701 Rowlett Road and 3410 Main Street from Mixed Use Downtown to General Commercial. These properties are further described as Lot 1, Block 1 of the Toler Business Park and a 0.94 acre +/- tract in the Thomas Collins Survey, Abstract 332 in the City of Rowlett, Dallas County, Texas. The request is also to remove the Oliver Village Sub-district overlay from three properties located at 3926, 4000, and 4016 Rowlett Road and use the base zoning districts of Institutional Urban, Multifamily Urban and Limited Office, respectively. These properties are further described as Lot 1, Block A of the Primera Iglesia Bautista Rowlett Addition; a 2.3 acre +/- tract the William Crabtree Survey, Abstract 3447; and Lot 1, Block 1 of the Nolan Addition to the City of Rowlett, Dallas County, Texas. (ZA13-651)
5. Conduct a public hearing and make a recommendation to City Council regarding text amendments to the Rowlett Development Code as it pertains to Chapter 77-200 Zoning Districts; Section 77-301 Table of Allowed Uses; Section 77-303 Accessory Uses and Structures; Section 77-401 Table of Dimensional Requirements, Section 77-402 General Measurements and Standards; Section 77-504 Landscaping and Screening; Section 77-506 Off-street Parking and Loading; Section 77-507 Public and Institution Commercial Building Standards; Section 77-510 Exterior Lighting; Section 77-512 Signage; Chapter 77-800 Review and Approval Procedures; Section 77-1103 Definitions of general use chart categories and specific use types; Section 86-32 Special Use Permits; and Part VI Downtown Land Use Plan.

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