



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, FEBRUARY 25, 2014**

The Planning and Zoning Commission will convene into a Work Session at 6:15 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 items on the regular agenda
- IV. 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 Meetings of February 11, 2014.
2. Consider and take action on a replat application for a property located at 3840 and 3900 Main Street, further described as a being Replat of Lot 3, Block A, Municipal Complex Addition, Lots 42 & 43, Original Town of Rowlett and abandoning a portion of Ponder Street public right-of-way (FP14-702).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider an approval for Development Plans for a 41,839 square-foot grocery store building with a 6-pump fueling station. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (DP13-695)
2. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development. The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas.
3. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant related to the following Form Based Code standards in order to develop a civic building (Church): building orientation, block dimension, building height (The code requires a two story minimum; the applicant requests a one story maximum), and façade rhythm. The subject property is located at 8701

Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas.

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, Director of Development Services