



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, OCTOBER 25, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the 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. Discuss proposed changes to subdivision regulations in the Unified Development Code pertaining to platting regulations and subdivision control regulations.
- iii. Discuss items on the regular agenda.
- iv. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 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**

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1. Update Report from Staff.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of October 11, 2016.
2. Consider and take action on a Preliminary Plat request for Bayside, located in the southeast quadrant of the City bounded to the north by Chiesa Road and to the southwest by IH 30, further described as a 91.483 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building (residential greenhouse). The subject property is located at 5605 Edgewater Circle further described as being Lot 10, Block A of the Wimbledon on the Lakes Subdivision, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit (SUP) for a Commercial Office Center use in the Planned Development District 007-07, which retains an underlying zoning of Limited Commercial/Retail (C-1) in the location of the requested Commercial Office Center. The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas.

3. Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant pertaining to landscaping requirements for tree caliper inches for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, further described as being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.
4. Consider and take action on a Development Plan for Alta Vista Nursery located at 1100 and 1200 Lakeview Parkway, further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas.
5. Consider and make a recommendation on a request to allow an alternative building material for Beverage Depot located at 5100 Lakeview Parkway, further described as being 2.58+/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.
6. Consider and take action on a revised Development Plan Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.
7. Consider and make a recommendation on a request to allow an alternative building material for Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

#### **D. ADJOURNMENT**

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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.



Garrett Langford, Principal Planner