



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, JUNE 27, 2017**

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. Discuss making appointments to the Comprehensive Plan Steering Committee and the Joint Planning and Zoning Commission/City Council Working Group.
- 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**

---

1. Update Report from Staff.

**B. CONSENT AGENDA**

---

1. Consider the Minutes of the Planning and Zoning Commission Meeting of June 13, 2017.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

---

1. Conduct a public hearing and make a recommendation on a request to rezone property from SF-8 Single-Family Residential to PD Planned Development with an underlying base zoning district of C-1 Limited Commercial Retail. The subject property is located at 8110 Miller Road, further described as being a 2.319 +/- acre tract of land out of the Charles D. Merrill Survey, Abstract #957, Page 585, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation on a request to rezone property from C-1 Limited Commercial/Retail and SF-40 Single-Family Residential to PD Planned Development with MF-S base zoning. The subject property is located at 4509 Chiesa Road, further described as being a 14.086 +/- acre tract of land out of the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.

3. Conduct a public hearing and make a recommendation on a request to rezone property from RN-FB Rural Neighborhood Form Based District to UN-FB Urban Neighborhood Form Based District. The subject property is located at 9849 Merritt Road, further described as being Lot 1, Block B, Hughes Addition, City of Rowlett, Dallas County, Texas.
4. Accept nominations and vote to recommend to City Council up to two Commissioners or Alternates to the Comprehensive Plan Steering Committee.
5. Accept nominations and vote to appoint up to three Commissioners or Alternates to the Joint Planning and Zoning Commission/City Council Working Group.

#### **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.



Tony Felts, AICP, Planning Manager