



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 10, 2012**

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 (25 minutes)
- III. Discuss a Planned Development application for a Senior Independent Living Center to be located at 5404 Kenwood Drive, further described at Lot 5A, Block A of the Luke's Landing Addition (PD12-592) (30 minutes)
- IV. Discussion of Items on the Regular Agenda (5 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 June 26, 2012
2. Consider and take appropriate action on a replat application. The subject property is located at 4616 Lakeview Parkway, being Lots 1 and 2, Block A of the Applebee's Addition to the City of Rowlett further described as a 3.04 +/- acre portion of the Thomas Payne Survey, Abstract No. 1165, in the City of Rowlett, Dallas County, Texas (RP12-595).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

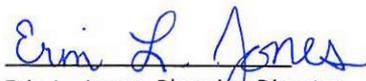
1. Consider and make a recommendation to City Council regarding a request for alternative building materials for a commercial drive-in establishment located at 6601 Dalrock Road, being Lot 4A, Block 1 of the Dalrock Sixty Six Addition (DP12-596).

2. Conduct a public hearing and take appropriate action on a Conditional Use Permit Application for a contractor shop with outdoor storage in Planned Development 07-30-02B with a base zoning of Light Manufacturing (M-1) Zoning District. The subject property is located at 2799 Singleton Street, being is a 1.04 +/- acre unplatted portion of tract 4.4, in the S A & M G RR Survey, Abstract 1407, Page 720, Dallas County, Texas (CUP12-598).
3. Conduct a public hearing and take appropriate action on a Conditional Use Permit Application for a Dental or Medical Clinic or Office in the General Commercial (C-2) Zoning District. The subject property is a 1,920 square foot existing lease space located at 8120 Lakeview Parkway, being Lot 1, Block A of the Primo Plaza Addition to the City of Rowlett, Dallas County, Texas (CUP12-597).
4. Conduct a public hearing and make a recommendation on a rezoning request. The 59.9087+/-acre subject property is generally located on the south side of Liberty Grove Road, approximately 204 feet east of the intersection of Liberty Grove Road and Merritt Road, being two unplatted tracts located in the Jessie S. Starkey Survey, Abstract Number 1333, City of Rowlett, Dallas County, Texas. The applicant requests to rezone the subject property from the Mixed-Use North Shore (MU-NS) zoning district to a Planned Development zoning district with an underlying zoning district of Single Family Residential 5/15 for single family and commercial uses. (PD11-550)

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, Planning Director