



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, FEBRUARY 28, 2012**

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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 (10 minutes)
- III. Discuss a potential Planned Development for 8317 Schrade Road in order to provide feedback to a prospective applicant. Staff will provide a brief presentation and the applicant will provide an overview of the proposed use. (15 minutes)
- IV. Discussion of Items on the Consent Agenda (5 minutes)
- V. Discussion of Items on the Regular Agenda (30 minutes)
- VI. 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**

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**B. CONSENT AGENDA**

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1. Minutes of the Regular Meeting of February 14, 2012

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Consider and make a recommendation to City Council regarding a request for alternative building materials for a single family home remodel located at 3402 Juniper Court, being Lot 23R, Block 9 of the Westwood Estates 6 Addition. (DP12-572)

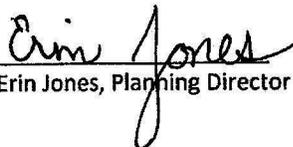
2. Conduct a Public Hearing and consider making a recommendation on an Ordinance to rezone the subject property from an existing Mixed-Use North Shore (MU-NS) zoning district to a Planned Development zoning district with an underlying zoning district of Single Family Residential 5/15 (SF-5). The subject property is located on the south side of Liberty Grove Road approximately 200-feet east of the intersection of Merritt Rd. and Liberty Grove Rd., being all of a 58.83 acre tract conveyed from Mattie Mae Taylor to James E. Patterson, Donald M. Patterson and A.W. Franke by deed recorded in Volume 69071 at Page 1500 of Deed Records of Dallas County, Texas and being out of the JESSIE S. STARKEY SURVEY, ABSTRACT NO. 1333. (PD11-550)
  
3. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit for a "Kennel or Veterinarian Office (no outside pens or runs)" within a Planned Development zoning district. The subject property is located at the southeast corner of Chiesa Road and Liberty Grove Road, being an unplatted 0.922 acre tract of land located in the H. Hamilton Survey, Abstract No. 548, Dallas County, Texas. (CUP12-568)

#### 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.

  
Erin Jones, Planning Director

Posted this 23<sup>rd</sup> day  
of February 2012  
at 12 a.m./p.m.  
