



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 8, 2011**

The Planning and Zoning Commission will convene into a Work Session at 6:30 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. Minutes of the Regular Meeting of February 22, 2011. (5 minutes)
- III. Discussion of Upcoming Sustainability Program Presentation by the City Manager. (5 minutes)
- IV. Discussion of Items on the Regular Agenda. (15 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 February 22, 2011.

C. PUBLIC HEARINGS

1. Conduct a public hearing and take appropriate action on a request of the City of Rowlett to amend PD 3-1-94B to update Use Regulations pertaining to "Outdoor Storage, Display and Sales". (Case Number PD10-496)
2. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for the use of an existing 3,920 square foot building for a "Vehicle Service and Repair, Light" use. The 0.642-acre subject property is located at 8408 Lakeview Parkway, located in the America's Service Station Addition, Lot 1, Block A. (Case Number CUP11-499)

3. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application for constructing a detached garage exceeding 500 square-foot in area in conjunction with proposing to utilize exterior building materials that are not similar in type and composition to those of the primary structure. The subject property is located at 3902 Castle Drive being Block 2, Lot 11 of the Castle Park Estates Addition. (Case Number CUP11-500)

D. ITEMS FOR INDIVIDUAL CONSIDERATION

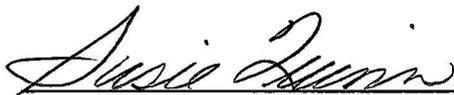
1. Consider and make a recommendation to City Council regarding a request for alternative building materials for an existing 3,920 square foot building located at 8408 Lakeview Parkway, further described as Lot 1, Block A of the America's Service Station Addition.

E. 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.

CERTIFICATE

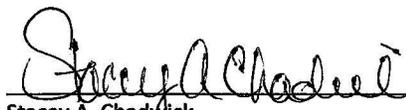


Susie Quinn, City Secretary

I certify that the above notice of meeting was posted on the bulletin board inside the Municipal Center, as well as outside the Municipal Center, 4000 Main Street, Rowlett, Texas, on or before the 3rd day of March, 2011 by 5:00 p.m.

State of Texas, Dallas County, Texas

This instrument was acknowledged before me on March 3, 2011, by Susie Quinn, City Secretary.



Stacey A. Chadwick

Commission Expires:

