



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 28, 2010**

The Planning and Zoning Commission will convene into a Work Session at 6:30 p.m. in the Council 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 December 14, 2010.
- III. Minutes of the Joint Meeting of December 14, 2010.
- IV. Discussion of Items on the Regular Agenda.
- 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 December 14, 2010.
- 2. Minutes of the Joint Meeting of December 14, 2010.

C. PUBLIC HEARINGS

- 1. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit for a Hair Salon use within a General Commercial/Retail (C-2) zoning district. The subject property is located at 3320 Lakeview Parkway, Suite 3334, being a portion of Tract 12 in the U Matthusen Survey, Abstract number 1017, Page 470, Dallas, County, Rowlett, Texas. The subject property is further described as a 1,260 square foot lease space within the 1st Rowlett Center Shopping Center. (CUP10-493)
- 2. Continue a Public Hearing tabled from the December 14, 2010 meeting, to consider and take appropriate action on a Replat application. The subject property is located at 5001 Chiesa Road,

being a total of 3.352 \pm acres, further described as proposed Lot 1R, Block A of the Meadow View Addition, situated in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas. (Case Number RP10-475)

D. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and make a recommendation on a Tree Preservation Plan associated with the Rowlett Kingdom Hall of Jehovah's Witnesses. The subject property is located at 5001 Chiesa Road, being a total of 3.352 \pm acres, further described as proposed Lot 1R, Block A of the Meadow View Addition, situated in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas. (DP10-476)
2. Consider and make a recommendation on a request from Tower Custom Homes, LLC to convert the Waterford Estates Subdivision from a public development to a private development. The subject property is located on the north side of Miller Road approximately 1,697 feet east of Kirby Road, being 3.5 \pm acres, in the Thomas Lumley Survey, Abstract Number 789, City of Rowlett, Dallas County, Texas, further described as the Waterford Estates Subdivision.

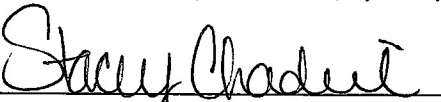
E. ADJOURNMENT

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

I certify that the above notice of meeting was posted on the bulletin board at the City Hall of the City of Rowlett, Texas, on or before the 22nd day of December, by 5:00 p.m.


Stacey Chadwick, Deputy 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 22nd day of December by 5:00 p.m.

State of Texas, Dallas County, Texas

This instrument was acknowledged before me on December 22, 2010, by Stacey Chadwick, Deputy City Secretary.


Carrie LaShell Wilson

Commission Expires:

