



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 8, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. **(time listed is approximate)** 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. Joint Work Session with City Council and Planning and Zoning Commission.
- iii. Discuss items on the regular agenda.
- iv. Adjourn.

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

1. Update Report from Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of October 25, 2016.
2. Consider and take action on a Preliminary Plat for the Waterspring Townhomes Addition located at 10206 Liberty Grove Road further described as being 3.149 +/- acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through at 8201 Lakeview Parkway further described as being Lot 3R, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and make a recommendation on a request for a rezoning from a Form-Based Commercial Center Zoning District to a Planned Development (PD) with underlying Single Family-5 (SF-5) base zoning district. The subject property is located at 7400 and 7600 Liberty Grove

Road further described as 58.83 +/- acre tract of land situated in the Jessie S. Starkey Survey, Abstract No. 1333, in the City of Rowlett, Dallas County, Texas.

3. Consider and take action on a Preliminary Replat for the Heritage Church Addition located at 7900 Miller Road further described as being 4.422 +/- acres in the Charles Merrill Survey, Abstract No. 957, City of Rowlett, Dallas County, Texas.
4. Consider and make a recommendation regarding a revised tree mitigation plan and related tree removal permit application for Manors on Miller. The subject property is located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas.

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.



Garrett Langford, Principal Planner