



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 28, 2017**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. 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. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 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. Consider the Minutes of the Planning and Zoning Commission Meeting of March 14, 2017.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take action on an Alternative Landscape Plan for Crossroads Church expansion located at 7900 Chiesa Road, further described as being Lot 1R, Block 1, Crossroads Church Addition, being 15.147 +/- acres out of the James Saunders Survey Abstract No.1424, City of Rowlett, Dallas County, Texas.
2. Consider and make a recommendation on a Tree Survey Preservation Plan and related Tree Removal Permit application for more than three trees. The subject property is located at 1901 Lakeview Parkway further described as being 6.854 +/- acres out of Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.
3. Consider and take action on an Alternative Landscape Plan (ALP). The subject property is located at 1901 Lakeview Parkway further described as being 6.854 +/- acres out of Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

4. Consider and make a recommendation on a request for Alternative Building Materials (AMB). The subject property is located at 1901 Lakeview Parkway further described as being 6.854 +/- acres out of Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.
5. Conduct a public hearing and make a recommendation on a rezoning request from both Rural Neighborhood Form Based District (RN-FB) and Urban Neighborhood Form Based District (UN-FB) to New Neighborhood Form Based District (NN-FB). The subject properties are located at 3200 and 3600 Hickox Road, further described as being 62.89 +/- acres in the Reason Crist Survey, Abstract #225, City of Rowlett, Dallas County, Texas.
6. Conduct a public hearing and make a recommendation on two Major Warrants, to eliminate each of the minimum height requirements in "Sub Area 2" and "Sub Area 3" of the Signature Gateway (E1) District, in order to develop 484 multifamily residential units within the Form Based Code Urban Village (UV-FB) district. The subject property is located at 4370 Chaha Road, further described as 33.88 acres +/- in the John D Alston Survey, Abstract 7, Page 071, 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.



Tony Felts, AICP, Planning Manager