



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 11, 2018**

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, at which time the following items will be considered:

1. CALL TO ORDER

- 1A Discuss items on the regular agenda.
- 1B 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:

2. CALL TO ORDER

- 2A Update Report from Staff.

3. CONSENT AGENDA

- 3A Consider the Minutes of the Planning and Zoning Commission Meeting of November 13, 2018.
- 3B Consider approval of the Planning and Zoning Commission Calendar for the upcoming 2019 year.
- 3C Consider approval of a Final Plat for Northaven Phase I. The property is located at 3200 Hickox Road, being 34.049 acres of land in the Reason Crist Survey, Abstract 225, Tracts 121 and 121.1, City of Rowlett, Dallas County, TX.
- 3D Consider an extension to an approved Preliminary Plat of the Kayak Crossing Addition. The property is located at 6917 Miller Road, being 4.028 acres of land in the James Hobbs Survey, Abstract 571, City of Rowlett, Dallas County, Texas.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A Conduct a public hearing and make a recommendation to City Council regarding a request by Allen Whitwell, Architects, on behalf of the applicant Michael Richards for a Special Use Permit (SUP) to allow Vehicle Service and Repair, Light on property zoned Planned Development (PD) District for Limited Commercial/Retail (C-1) Uses. The 1.336 acre site is located at 7001 Rowlett Road, City of Rowlett, Dallas County, Texas.
- 4B Conduct a public hearing and make a recommendation to City Council regarding a request by Thomas Jones for a rezoning from a Planned Development (PD) District for Limited Commercial/Retail (C-1) Use to Planned Development (PD) District for General Commercial (C-1) Use to allow an Assisted Living and Memory Care Facility. The 1.89 acre site is located at 8400 and 8409 Chiesa Road, City of Rowlett, Dallas County, Texas.

5. 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.



Susan Nix, Community Development Coordinator