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The Planning and Zoning Commission convened 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 were considered:

**A. CALL TO ORDER**

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**B. CONSENT AGENDA**

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2. Consider and take action on a Final Plat request for Phase II of the Springfield Commons Addition, located at 5700 Lotus Drive and being a Replat of Lot 1, Block F, of the Springfield Common Phase 1 Addition to the City of Rowlett, Dallas County, Texas. (RP14-703).

**APPROVED WITH A 7-0 VOTE**

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- B.1. Minutes of the Regular Meeting of March 25, 2014.

**APPROVED WITH CHANGE WITH A 6-0-1 VOTE;  
COMMISSIONER PEEBLES ABSTAINED**

1. Conduct a public hearing and make a recommendation on amendments to the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the North Shore (Area A) and to the Center for Commercial + Industry (Area B-1) areas.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Code of Ordinances and the Form Based Code to establish three new zone classifications to be known as the Rural Neighborhood District, Urban Neighborhood District, and Commercial Center District, which shall be governed by the Form Based Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, street design, setback, parking, signage, landscaping and permitted uses.

**RECOMMENDED APPROVAL WITH CHANGES AS READ INTO THE RECORD WITH A 7-0 VOTE**



**AGENDA RESULTS  
PLANNING & ZONING COMMISSION  
April 8, 2014**

3. Conduct a public hearing and make a recommendation on a rezoning request for the area identified in the Realize Rowlett 2020 Comprehensive Plan as The Center of Commerce and Industry to the Commercial Center and Urban Village Districts. The property is generally located west of Muddy Creek, east of the President George Bush Turnpike, is bounded to the north by the City Limit Line and south by Lake Ray Hubbard, and is approximately 415.63 ± acres.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

4. Conduct a public hearing and make a recommendation on a rezoning request for a portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as North Shore (further described as North Shore North) to the New Neighborhood, Urban Neighborhood, Urban Village, and Rural Neighborhood Districts. The property is generally located west of the President George Bush Turnpike, west of Hickox Road, east of the Castle Hills Estate and Ravens Nest subdivision, and bounded by the City Limits Line, and is approximately 552.19 ± acres.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

5. Conduct a public hearing and consider an ordinance rezoning portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as Northshore (further described as North Shore South) to the Urban Neighborhood, Urban Village, Rural Neighborhood, and Commercial Center Districts. The property is generally located west of the President George Bush Turnpike, east of Hickox Road, northeast of the Chandler Park 4, Rowlett Ranch Estate, and Rowlett Ranch Estates 2 subdivisions, and is approximately 533.56 ± acres.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

**D. ADJOURNMENT**

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