



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, MARCH 24, 2015**

The Planning and Zoning Commission will convene into a Work Session at 6:00 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 the forthcoming zoning request as it pertains to the property currently identified as Elgin B. Robertson Park.
- iii. Discuss items on the regular agenda.
- iv. Adjourn

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session 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**

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1. Update Report from Director of Development Services.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of March 10, 2015.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and consider a recommendation to City Council regarding Major Warrants related to the following Form Based Code standards: lighting, residential building types, ceiling height, flex-space, building materials (including signage), stairwell treatment, and continuous building frontage. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being a portion of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition. (MW15-774).
2. Conduct a public hearing and take action on a Preliminary Replat for the Village of Rowlett, located at 3900 and 3908 Main Street, further described as being 11.54 +/- acres of land being situated in the William Crabtree Survey, Abstract No. 347, being part of Lot 1 and all of Lot 2, Block A, Municipal Complex Addition, being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, Deed Records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, Municipal Complex Addition (PP15-771).

3. Consider and make a recommendation on an Alternative Landscape Plan for Usuga Medical located at 8100 Lakeview Parkway further described as being 1.87 acres of land located in the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas (DP15-767).

#### **D. ADJOURNMENT**

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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