



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 8, 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 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. Minutes of the Planning and Zoning Commission Meeting of November 17, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and make a recommendation to City Council regarding a request for a rezoning from a Single Family-8 Zoning District to a Planned Development District with an underlying base district of Multi-Family Attached Residential Townhouse (MF-TH) for the purpose of constructing 14 townhomes. The subject property is 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. (PD41-2015)
- 2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a restaurant with a drive-through located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas. (SUP45-2015)

3. Consider and take action on a request to allow an alternative building material for Panda Express located at 2801 Lakeview Parkway further described as being 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas (ABM67-2015).
4. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6117 New Forest, further described as Lot 27, Block A of the Point Royal Estates III Addition to the City of Rowlett, Rockwall County, Texas (ABM66-2015).
5. Consider and make a recommendation to City Council regarding a request for alternative building materials for a proposed single-family home located at 6500 Garner Road, further described as being 0.4635 acres of land in the Charles D Merrell Abstract, No. 957, Rowlett, Dallas County, Texas (ABM77-2015).

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