



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 25, 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 July 11, 2017.
2. Consider and take action on a Final Plat request for Homestead at Liberty Grove, Amenity Center, located at the northern terminus of Kessler Drive being a 4.491 +/- acre tract of land situated in the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.
3. Consider and take action on a Final Plat request for Bayside East, located in the southeast quadrant of the City bounded to the north by the DART rail line, to the southwest by IH 30, and to the east by Dalrock Road, further described as a 74.865 +/- acre tract of land situated in the Charles D. Merrill Survey, Abstract No. 957, and the William Crabtree Survey, Abstract No. 346, City of Rowlett, Dallas County, Texas.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on a Major Warrant from Section 3.1.3.e.iii of the Form Based Code, which states on-street parking and loading may not be reserved for private use as it pertains to Mixed-Residential and Mixed-Use buildings. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 +/- acres in the William Crabtree Survey, Abstract 347, Tract 27, and being lot 2, Block A, Municipal Complex Addition and also lot 3R-1AR, Block A, Municipal Complex Amended Addition, 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