



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, AUGUST 22, 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 August 8, 2017.
2. Consider and take action on a Preliminary Plat request for Harborside Estates No. 3 located at 5099 Kirby Road further described as a being 3.416 +/- acre tract of land situated in the Oliver V. Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.
3. Consider and take action on an Amending Plat 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 take action on a Replat of Lots 4 and 5, Block A, Bubbus Addition, No.1, located at 1800 and 1900 Castle Drive, City of Rowlett, Dallas County, Texas.

2. Consider and make a recommendation on a request for Alternative Building Materials. The subject property is located at 8101 Lakeview Parkway further described as being Lot 1, Block A, Amesbury Addition Phase III, Lot 1, Block A, City of Rowlett, Dallas County, Texas.
3. Consider and make a recommendation on a request for an Alternative Landscape Plan. The subject property is located at 8101 Lakeview Parkway further described as Lot 1, Block A, Amesbury Addition Phase III, City of Rowlett, Dallas County, Texas.
4. Conduct a public hearing and take action on a Development Plan for Riverside Place, a retirement home/independent living facility. The subject property is located at 4205 Dalrock Road, further described as being a 5.4 +/- acre tract of land out of the William Crabtree Survey, Abstract #346, City of Rowlett, Dallas County, Texas.
5. Conduct a public hearing and make a recommendation on a request to rezone property from C-1 Limited Commercial/Retail to PD Planned Development with C-1 base zoning. The subject property is located at 4217 Rowlett Road, further described as being an 18.22 +/- acre tract of land out of the Thomas Collins Survey, Abstract #332, 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