



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, OCTOBER 09, 2018**

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:

1. CALL TO ORDER

- 1A Introduction of the newly appointed members and alternate members.
- 1B Election of a Chair and Vice-Chair for the 2018-19 term.
- 1C Discuss an amendment to Chapter 77-704 of the Rowlett Development Code (RDC) to enact Article 211.006(f) of the Texas Local Government Code, providing that the affirmative vote of at least three-fourths of City Council be required to overrule a recommendation of denial from the Planning and Zoning Commission.
- 1D Discuss an amendment to the Rowlett Development Code (RDC) Chapter 77-303.4 *Solar Panels*, to allow roof mounted solar panels to be visible from public view and mounted on any side of the roof with optimal solar orientation.
- 1E Discuss items on the regular agenda.
- 1F Adjourn.

The Planning and Zoning Commission will convene 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 will be considered:

2. CALL TO ORDER

- 2A Update Report from Staff.

3. CONSENT AGENDA

- 3A Consider the Minutes of the Planning and Zoning Commission Meeting of September 25, 2018.

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- 4A Conduct a public hearing and make a recommendation on a request by Dan Adhamy, Wedgewood Development, LLC, for a Planned Development (PD) Amendment of Ordinance 001-08 to allow for an 18,981 square foot, multi-tenant medical and professional office building. The 1.89 acre site is located at 6901 Rowlett Road, in the Reason Crist Survey, Abstract No. 225, Lot 2, Block 1 of the Springfield Plaza Addition, City of Rowlett, Dallas County, Texas.
- 4B Conduct a public hearing and make a recommendation on a request by Michael Holigan on behalf of the property owners, V.M.C. Mooney and Kathryn Marie Jerome, for a rezoning from Single Family Residential (SF-40) District to Form Based Urban Neighborhood (FB-UN) with a Major Warrant to allow front entry, front facing garages with the elimination of alleys. The 24.844 acre site is located at 3601 and 3802 Miller Road, in the William Crabtree Survey, Abstract No. 347, City of Rowlett, Dallas County, Texas.

5. 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.



Susan Nix, Community Development Coordinator

Posted this 5th day
of October 2018
at 5:00 a.m./p.m.