



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, APRIL 8, 2014**

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:

A. CALL TO ORDER

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of March 25, 2014.
2. Consider and take action on a Final Plat request for Phase II of the Springfield Commons Addition, located at 5700 Lotus Drive and being a Replat of Lot 1, Block F, of the Springfield Common Phase 1 Addition to the City of Rowlett, Dallas County, Texas. (RP14-703).

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on amendments to the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the North Shore (Area A) and to the Center for Commercial + Industry (Area B-1) areas.
2. Conduct a public hearing and make a recommendation on amendments to the Rowlett Code of Ordinances and the Form Based Code to establish three new zone classifications to be known as the Rural Neighborhood District, Urban Neighborhood District, and Commercial Center District, which shall be governed by the Form Based Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, street design, setback, parking, signage, landscaping and permitted uses.
3. Conduct a public hearing and make a recommendation on a rezoning request for the area identified in the Realize Rowlett 2020 Comprehensive Plan as The Center of Commerce and Industry to the Commercial Center and Urban Village Districts. The property is generally located west of Muddy Creek, east of the President George Bush Turnpike, is bounded to the north by the City Limit Line and south by Lake Ray Hubbard, and is approximately 415.63 ± acres.
4. Conduct a public hearing and make a recommendation on a rezoning request for a portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as Northshore (further described as North Shore North) to the New Neighborhood, Urban Neighborhood, Urban Village, and Rural Neighborhood Districts. The property is generally located west of the President George Bush Turnpike, west of Hickox Road, east of the Castle Hills Estate and Ravens Nest subdivision, and bounded by the City Limits Line, and is approximately 552.19 ± acres.

5. Conduct a public hearing and consider an ordinance rezoning portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as Northshore (further described as North Shore South) to the Urban Neighborhood, Urban Village, Rural Neighborhood, and Commercial Center Districts. The property is generally located west of the President George Bush Turnpike, east of Hickox Road, northeast of the Chandler Park 4, Rowlett Ranch Estate, and Rowlett Ranch Estates 2 subdivisions, and is approximately 533.56 ± acres.

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.



Erin L. Jones, Senior Planner