



**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**TUESDAY, DECEMBER 13, 2016**

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**

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1. Recess to City Hall Annex at 4004 Main Street, Rowlett.
2. Update Report from Staff.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of November 22, 2016.
2. Consider and take action on a Final Plat for the East Dallas Church of God, located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, City of Rowlett, Dallas County, Texas.
3. Consider and take action on a Preliminary Plat for the Kayak Crossing Addition located at 6917 Miller Road further described as being further described as being 4.028 +/- acres in the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.
4. Consider and take appropriate action on a Final Plat for Emerald Springs Estates Addition located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas
5. Conduct a public hearing and take appropriate action on a Final Plat for the Bullitt Multisport Addition, located at 8700 Princeton Road further described as being 9.0 +/- acres in the James M.

Hamilton Survey, Abstract No. 544, and being a replat of Lot 1, Block B and Part of Lot 2, Block A of the River Church Addition, City of Rowlett, Dallas County, Texas

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a rezoning request to amend Planned Development (PD) Ordinance #010-13 to modify the development standards for a detached garage. The subject property is located at 6809 Miller Road, being .98 +/- acres further described as a portion of Tracts 16.2, 66, and 58 out of the Charles D. Merrell Survey, Abstract Number 957, City of Rowlett, Dallas County, Texas.
2. Consider and take action on an Alternative Landscape Plan application for Starbucks located at 8201 Lakeview Parkway further described as being a portion of Lot 3R, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas.

**D. ADJOURNMENT**

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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