



The Planning and Zoning Commission convened 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 were considered:

A. CALL TO ORDER

B. CONSENT AGENDA

1. Minutes of the Regular Meetings of February 11, 2014.
2. Consider and take action on a replat application for a property located at 3840 and 3900 Main Street, further described as a being Replat of Lot 3, Block A, Municipal Complex Addition, Lots 42 & 43, Original Town of Rowlett and abandoning a portion of Ponder Street public right-of-way (FP14-702).

APPROVED WITH A 7-0 VOTE

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider an approval for Development Plans for a 41,839 square-foot grocery store building with a 6-pump fueling station. The subject property is located at 8800 Lakeview Parkway, further described as Super 1 Food Addition to the City of Rowlett, Rockwall County, Texas. (DP13-695)

APPROVED WITH A 7-0 VOTE

2. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development. The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas.

RECOMMENDED APPROVAL WITH A 7-0 VOTE



**AGENDA RESULTS
PLANNING & ZONING COMMISSION
February 25, 2014**

3. Conduct a public hearing and make a recommendation to City Council regarding a request for a Major Warrant related to the following Form Based Code standards in order to develop a civic building (Church): building orientation, block dimension, building height (The code requires a two story minimum; the applicant requests a one story maximum), and façade rhythm. The subject property is located at 8701 Liberty Grove Road, being 3 +/- acres in the James M. Hamilton Survey, Abstract 544, Page 560, Rowlett, Dallas County, Texas.

**RECOMMENDED APPROVAL WITH A 6-1 VOTE
COMMISSIONER LUCAS VOTED IN OPPOSITION**

D. ADJOURNMENT
