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The Planning and Zoning Commission convened into a Regular Meeting at 6:30 p.m. in the City Hall Council Chambers, 4000 Main Street, Rowlett, at which time the following items were considered:

**A. CALL TO ORDER**

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1. Update Report from Staff.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of October 11, 2016.
2. Consider and take action on a Preliminary Plat request for Bayside, located in the southeast quadrant of the City bounded to the north by Chiesa Road and to the southwest by IH 30, further described as a 91.483 +/- 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.

**APPROVED WITH A 7-0 VOTE**

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory building (residential greenhouse). The subject property is located at 5605 Edgewater Circle further described as being Lot 10, Block A of the Wimbledon on the Lakes Subdivision, City of Rowlett, Dallas County, Texas.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit (SUP) for a Commercial Office Center use in the Planned Development District 007-07, which retains an underlying zoning of Limited Commercial/Retail (C-1) in the location of the requested Commercial Office Center. The subject property is located at 8409 Chiesa Road further described as being 4.4534 acres in the Zach Motley, Abstract #1010, PG 435, City of Rowlett, Dallas County, Texas.

**RECOMMENDED APPROVAL WITH A 6-1 VOTE;  
ALTERNATE CLARK VOTED IN OPPOSITION**



**AGENDA RESULTS  
PLANNING & ZONING COMMISSION  
October 25, 2016**

3. Conduct a public hearing and make a recommendation to City Council on a request for a Major Warrant pertaining to landscaping requirements for tree caliper inches for the Homestead at Liberty Grove located at the northern terminus of Chiesa Road, north of Liberty Grove Road, further described as being 35.315 +/- acres out of the James M. Hamilton Survey, Abstract No. 544, City of Rowlett, Dallas County, Texas.

**RECOMMENDED APPROVAL WITH A 7-0 VOTE**

4. Consider and take action on a Development Plan for Alta Vista Nursery located at 1100 and 1200 Lakeview Parkway, further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas.

**APPROVED WITH A 7-0 VOTE**

5. Consider and make a recommendation on a request to allow an alternative building material for Beverage Depot located at 5100 Lakeview Parkway, further described as being 2.58 +/- acres of land located in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.

**RECOMMENDED DENIAL WITH A 5-2 VOTE;  
COMMISSIONERS KILGORE AND ESTEVEZ VOTED IN OPPOSITION**

6. Consider and take action on a revised Development Plan Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

**APPROVED WITH A 7-0 VOTE**

7. Consider and make a recommendation on a request to allow an alternative building material for Lone Star Storage located at 2817 Main Street, further described as being Lot 2, Block A, Four Square Addition, City of Rowlett, Dallas County, Texas.

**RECOMMENDED APPROVAL WITH A 5-2 VOTE;  
COMMISSIONER ESTEVEZ AND ALTERNATE MOORE VOTED IN OPPOSITION**

**D. ADJOURNMENT**

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