

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JANUARY 25, 2011**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Landry, Commissioners Chris Cigainero, Karl Crawley, Joe Charles, Charles Alexander

ALSO PRESENT: Alternates Carl Pankratz (voting member), Robert Kittrell (non-voting member)

ABSENT: Commissioner Greg Peebles

STAFF PRESENT: Planning Manager Erin Jones, Planner II Marc Kurbansade, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of December 28, 2010

Commissioner Greg Landry made a motion to approve the Consent Agenda with the correction of the spelling of Mr. Riley's name. Charles Alexander seconded the motion. Motion carried with a 6-0-1 vote with Commissioner Joe Charles abstaining since he was not present at the December 28, 2010 meeting.

C. PUBLIC HEARINGS

1. Consider and take appropriate action on a preliminary plat application. The subject property is located approximately at the southeast corner of State Highway 66 and Dalrock Road, being 6.8 ± acres, in the Josiah Hart Survey, Abstract Number 111, City of Rowlett, Rockwall County, further described as Dalrock Crossing Phase I and II. (Case Number PP10-491)

Erin Jones, Planning Manager, came forward to present the case. Mrs. Jones presented a location map and stated that the subject site is currently zoned commercial. She mentioned that the proposed Lot 1, Block A is intended to be developed as a Whataburger restaurant and there are no immediate plans to develop Lot 2, Block A. Mrs. Jones noted that the development plan is currently under review by staff and that there are only a few minor comments left and engineering plans are pending approval. She stated that staff would recommend approval of the preliminary plat with the one condition that the required easements noted as "by separate instrument" shall be filed and the recording information reflected on the final plat prior to the filing due to the fact that two easements needed for Lot 1 continue into Lot 2 and with no immediate plans to final plat Lot 2, this need to be done by separate instrument and reflected on the final plat. Chairman Rick Sheffield asked for any questions and Alternate Carl Pankratz asked Mrs. Jones if a brick wall would be constructed between the lots and the neighboring residents. She responded that no brick wall would be built with Lot 1 but once Lot 2 is developed a screening wall would be built. Commissioner Karl Crawley made a motion to approve with the condition the required easements noted as "by separate instrument" shall be filed and the recording information reflected on the final plat prior to the filing. The motion was seconded by Commissioner Chris Cigainero. The motion passed with a 7-0 vote.

2. Consider and take appropriate action on a final plat application. The subject property is located on the south side of State Highway 66, approximately 224 feet from Dalrock Road, being .9 ± acres, in the Josiah

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JANUARY 25, 2011**

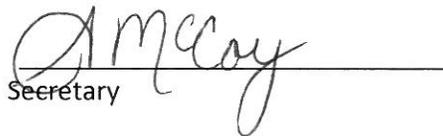
Hart Survey, Abstract Number 111, City of Rowlett, Rockwall County, further described as the Dalrock Crossing Phase I Addition. (Case Number FP10-492)

Erin Jones, Planning Manager, came forward to present the case. Mrs. Jones stated that this was the final plat for the preliminary plat in the previous item and that staff would recommend approval and asked that it be with the same condition as the preliminary plat. Chairman Rick Sheffield asked the applicant if there was an estimated timeline for the Whataburger project. David Vilbig of Vilbig & Associates, 10132 Monroe Drive, Dallas, TX 75229, came forward as the civil engineer for the developer and gave a range of ninety to one-hundred and twenty days once engineering and building plans are approved. Chairman Sheffield asked for any comments or motions. Commissioner Karl Crawley made a motion to approve with the condition the required easements noted as "by separate instrument" shall be filed and the recording information reflected on the final plat prior to the filing. The motion was seconded by Alternate Carl Pankratz. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:09 p.m.


Chairman


Secretary