

**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., FEBRUARY 14, 2012**

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

ALSO PRESENT: Alternate Ronald Meyer (voting member)

ABSENT: Commissioner Rosalind Jeffers; Alternates Jonas Tune, Sharon Starks

STAFF PRESENT: Planning Director Erin Jones, Senior Planner Marc Kurbansade, Planner I Michele Berry, 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 January 24, 2012
2. Consider and take appropriate action on a final plat application. The subject property is located at the southeast corner of Lakeview Parkway/SH 66 and Dalrock Road, being a replat of Lot 1, Block 1, Southland Addition recorded in Cabinet C, Slide 4, Plat Records of Rockwall County, Texas, and a portion of Dalrock Crossing Joint Venture recorded in Volume 5577, Page 162, Deed Records of Rockwall County, Texas. (FP12-564)

Vice-Chairman Greg Landry made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Karl Crawley and passed with a 6-0-1 vote. Alternate Ronald Meyer abstained from voting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request for a Conditional Use Permit (CUP) for a "Dental or Medical Office or Clinic" in the General Commercial/Retail (C-2) zoning district. The subject property is a 3,000 square-foot lease space located at 9101 Lakeview Parkway, being Lot 1, Block A, of the Zalcon Center 1 Addition. (CUP12-566)

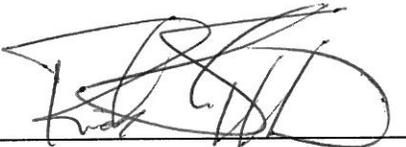
Michele Berry, Planner I came forward to present the case. She stated that the applicants proposed to open a dental office in an existing 3,000 square foot lease space at 9101 Lakeview Parkway and presented site photos showing the subject property on the north side of the Lakeview Parkway, approximately 1,600 feet east of Dalrock Road and 1,200 feet west of Scenic Drive. Ms. Berry noted that the applicants applied for a Certificate of Occupancy (CO) and were informed they would need to receive a CUP before the CO could be granted. The applicant spoke to City Staff about obtaining a temporary CO while the CUP application moved forward and the City Manager directed staff to issue a temporary CO with the condition that if the CUP was not approved; they will need to vacate the premise. Ms. Berry noted that the applicants understood and agreed to the condition. The subject property is zoned C-2 and per Table 3.1-1 of the Rowlett Development Code a Conditional Use Permit (CUP) is required for a "Dental or Medical Office or Clinic" in the C-2 Zoning District. Ms. Berry stated that staff reviewed the parking on site per Section 77-506 Table 5.6-1 of the Rowlett Development Code, and Dental and

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Medical offices require 1 parking space per 250 square feet floor space, so the proposed use requires 12 parking spaces. The shopping center has 64 available parking spaces so there is ample parking for this use as well as other future uses that may occupy currently vacant lease areas. Based on the criteria from the Rowlett Development Code and conformance with the comprehensive plan, Staff recommends approval of the application for a CUP for a "dental or medical clinic or office" in the C-2 zoning district. On January 30, 2012, a total of 20 notices were mailed and as of February 8, 2012, three had been returned in favor of the request. Chairman Sheffield opened the public hearing and recognized José Montoya, the applicant, to speak regarding his request for the CUP. He stated that he and his wife had moved to Rowlett and decided to open their practice near home. He stated that the landlord had represented the property to be zoned for a dental office in their lease agreement and gave examples of like uses in the area. He requested that the Commission approve the CUP so that his practice could remain in the space. With no one else wishing to speak Chairman Sheffield closed the public hearing and Commissioner Charles Alexander made a motion to approve the CUP for a "Dental or Medical Office or Clinic" in the General Commercial/Retail (C-2) zoning district. Commissioner Crawley seconded the motion and it passed with a 7-0 vote.

A. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:11 p.m.



Chairman



Secretary