

**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., MARCH 13, 2012**

PRESENT: Chairman Rick Sheffield; Vice-Chairman Greg Landry; Commissioners Rosalind Jeffers, Greg Peebles

ALSO PRESENT: Alternates Jonas Tune (voting member)

ABSENT: Commissioners Charles Alexander, Joe Charles, Karl Crawley; Alternates Ronald Meyer, Sharon Starks

STAFF PRESENT: Planning Director Erin Jones, Planner I Michele Berry, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:06 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of February 28, 2012

Alternate Jonas Tune made a motion to approve the Consent Agenda. The motion was seconded by Vice-Chairman Greg Landry and passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on a residential final plat. The subject property is located at 9838 Merritt Road, being an unplatted 10.308 acre portion of Tract 5, Page 635 from the Richard Copeland Abstract 229, Dallas County, Texas. (FP12-570)

Michele Berry, Planner I came forward to present the case. She stated that the plat was part of a settlement agreement associated with the Right-Of-Way acquisitions along Merritt Road and is being platted because the new Merritt Road alignment will cut across the existing parcel. Vice-Chairman Landry made a motion to approve the residential final plat. Alternate Tune seconded the motion and the motion passed with a 5-0 vote.

2. Consider and take appropriate action on a preliminary plat. The subject property is located at 5000 Lakeview Parkway, being an unplatted 13.91 acre portion of Tract 14.1, Page 886 from the Thomas Lumley Survey Abstract No 789, Dallas County, Texas. (PP12-571)

Michele Berry, Planner I came forward to present the case. She stated the plat was prepared in conjunction with the CUP application at Staff's request in order to ensure availability of utilities and access. Chairman Sheffield noted that the parcel is included in the Downtown vision area and Mrs. Jones stated that if the final plat associated with this preliminary plat was not approved within one year, the preliminary plat would expire. Commissioner Peebles noted that the CUP would be a separate action for the Commission to vote on. Vice-Chairman Landry made a motion to approve the preliminary plat. Commissioner Jeffers seconded the motion and the motion passed with a 5-0 vote.

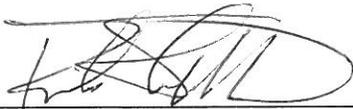
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3. Consider and take appropriate action on a Conditional Use Permit (CUP) for a "Vehicle Service and Repair, Light" use in the General Commercial/Retail (C-2) zoning district. The subject property is located at 5000 Lakeview Parkway, being an unplatted 0.91 acre portion of Tract 14.1, Page 886 from the Thomas Lumley Survey Abstract No 789, Dallas County, Texas. (CUP12-567)

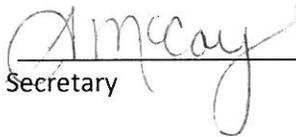
Michele Berry, Planner I came forward to present the case. She presented photos of the site and stated that Discount Tire is a national chain that is primarily retail oriented. She noted that the lot is currently on the corner of the Old Town area of the recently adopted Realize Rowlett 2020 Plan however it is unclear at this time if that area will stay in the Old Town study area or be associated more with the Highway 66 corridor. The lot is currently zoned C-2 and therefore a CUP is required for a "Vehicle Service and Repair, Light" use in the General Commercial/Retail (C-2) zoning district. She presented the concept plan and noted that the applicants are proposing to build half of the fire access easement on their property and the remaining half will be constructed off of the property. A mutual access and fire lane easement will be established at the time of the final plat. She stated that Staff would recommend approval and three notices were returned in favor of the request. Vice-Chairman Landry inquired if there was enough room for required parking and landscaping and Ms. Berry responded that there was adequate space. Commissioner Peebles stated he didn't feel the use was the best for that lot. Chairman Sheffield opened the public hearing and seeing no speakers closed the public hearing. Vice-Chairman Landry made a motion to approve the Conditional Use Permit for a "Vehicle Service and Repair, Light" use in the General Commercial/Retail (C-2) zoning district. Commissioner Jeffers seconded the motion and the motion passed with a 4-1 vote. Commissioner Peebles cast the opposing vote.

A. ADJOURMENT

Chairman Rick Sheffield adjourned the meeting at 7:16 p.m.



Chairman



Secretary