

**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 12, 2013**

PRESENT: Chairman Rick Sheffield; Commissioners Greg Peebles, Joe Charles, Rosalind Jeffers, Karl Crawley

ALSO PRESENT: Alternate Ronald Meyer (voting member)

ABSENT: Commissioner Michael Lucas, Vice-Chairman Greg Landry, Alternates Tina Dorenbecker, Jonas Tune

STAFF PRESENT: Planning Director Erin Jones, Senior Planner Arti Harchekar, Planner II 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 22, 2013.

Commissioner Greg Peebles made a motion to approve the Consent Agenda. Commissioner Karl Crawley seconded the motion and it passed with a 5-0-1 vote with Commissioner Joe Charles abstaining from voting since he was not present at the January 22, 2013 meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

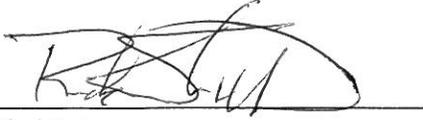
1. Consider and take appropriate action on a preliminary plat application. The subject property is located at 7900 Schrade Road, being a 5.77 +/- acre portion of the James Saunders Survey, Abstract 1424, Page 025, in the City of Rowlett, Dallas County, Texas. (PP13-635).

Arti Harchekar, Senior Planner came forward to present the case. She presented a location map and stated that the owner and applicant associated with the subject property is Cedar Grove Christian Church. The property is 5.77 acres of undeveloped and unplatted land and the applicant's intent is to develop the said property as a religious institution which is permitted in the SF-9 Zoning District. She noted that the property is not within the strategic opportunity areas designated in the Realize Rowlett 2020 Comprehensive Plan, however the First Guiding Principle recognizes and affirms the value of existing neighborhoods for our community's future and for this property, existing zoning as amended will continue to direct design and investment decisions. She reviewed the development review process and stated that the Final Plat will be brought back before the Commission for approval before building permits are issued. Commissioner Crawley made a motion to approve the preliminary plat application. Commissioner Rosalind Jeffers seconded the motion and it passed with a 6-0 vote.

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D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:04 p.m.



Chairman



Secretary