

**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 27, 2009**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles, Commissioners Charles Alexander, Chris Cigainero, Rick Sheffield, Greg Landry

ALSO PRESENT: Alternate Joe Charles

STAFF PRESENT: Development Services Director Keri Samford, Assistant Director of Development Services Alaina Ray, Erin Jones Planner II, Sr. Administrative Assistant Kendra Frederick

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:05 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of January 13, 2009.

Commissioner Rick Sheffield made a motion to approve the minutes of the January 13, 2009 meeting as amended. Commissioner Greg Landry seconded the motion. Motion passed with a 6-0-1 vote with Commissioner Chris Cigainero abstaining from voting since he was not seated at the dais at the January 13, 2009 meeting.

C. PUBLIC HEARINGS

1. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit (CUP) application to allow a 3,000 square foot dental office in general Commercial/Retail (C-2) zoning. The subject property is located at 4305 Lakeview Parkway, being a portion of Lot 2R, Block 1 of the LA Fitness-Rowlett Addition. (CUP09-410)

Erin Jones came forward to present this case. She stated that Monarch Dental is proposing to go into a vacant lease space in the existing McAlister's Deli shopping center. The original site plan was approved for a 3,000 square foot retail space. Dental and medical offices require a Conditional Use Permit in general Commercial/Retail (C-2) zoning. Monarch Dental submitted a modified concept plan to show that there is adequate parking for the dental office. Dental offices are required to have 1 parking space per 250 sq. ft. whereas retail is required 1 space per 300 sq. ft. Chairman Moore opened the public hearing for anyone who wished to come forward and speak. With there being no one, Vice-Chairman Peebles made a motion to close the public hearing. Commissioner Charles Alexander seconded the motion. Motion carried with a 7-0 vote.

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Vice-Chairman Peebles made a motion to approve the Conditional Use permit as presented. Commissioner Chris Cigainero seconded the motion. Motion carried with a 7-0 vote.

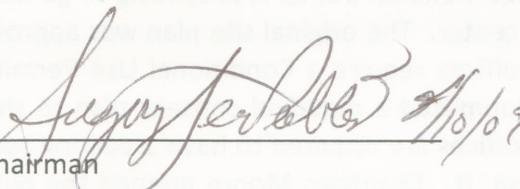
- 2. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit (CUP) application for a 1500± square foot accessory structure. The subject property is located at 2909 and 2913 Toler Rd. and was recently platted into one lot being Block 4, Lot 1R of the Chandler Park Subdivision No. 3. (CUP08-405)**

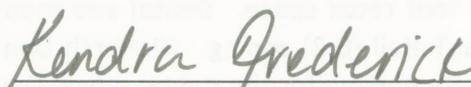
Erin Jones came forward to present this case. Ms. Jones stated that an amended plat for this property had recently been administratively approved, creating one lot. She stated that as discussed in the work session, the accessory structure would be covered with a stone veneer. The accessory structure is also 48% of the size of the primary structure and the Rowlett Development Code currently states that a building cannot exceed 25% of the primary structure without Planning and Zoning approval. Ms. Jones added that there is an existing shed on the property and the Rowlett Development Code states that there cannot be more than one accessory structure on the property. She stated that approval is requested for a Conditional Use Permit for an accessory structure over 500 square feet, for the structure to exceed 25% of the size of the primary structure, and for more than one accessory structure on the site. Chairman Moore opened the public hearing for anyone who wished to come forward and speak. With no one, Mr. Peebles made a motion to close the public hearing. Mr. Alexander seconded the motion. Motion carried with a 7-0 vote.

Mr. Sheffield stated that due to the information brought out during the work session, regarding the stone veneer, he recommends a motion to table the item to the next meeting on February 10, 2009. Mr. Alexander seconded the motion. The motion carried with a 6-1 vote with Mr. Cigainero casting the opposing vote.

D. ADJOURNMENT

Chairman Moore adjourned the meeting at 7:16 pm.


Chairman


Secretary