

**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., APRIL 12, 2011**

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

ALSO PRESENT: Alternate Robert Kittrell (voting member)

ABSENT: Alternates Carl Pankratz, Charles Alexander

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

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:01 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of March 22, 2011
2. Minutes of the Special Meeting of March 29, 2011
3. Consider and take appropriate action on a final plat application. The subject property is located at the southwest corner of Chiesa Road and Liberty Grove Road, being 23.7 ± acres situated in the in the H. Hamilton Survey, Abstract Number 548, Z. Motley Survey, Abstract Number 1010, and the F. Wood Survey, Abstract Number 1563, City of Rowlett, Dallas County, Texas, further described as Lake Valley Estates Phase II. (FP11-505)

Commissioner Chris Cigainero made a motion to approve the Consent Agenda. Commissioner Greg Peebles seconded the motion. Motion carried with a 7-0 vote.

C. PUBLIC HEARINGS


1. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow for the operation 1,518± square foot restaurant with drive-thru in the General Commercial/Retail (C-2) zoning district. The subject property is located at 8214 Lakeview Parkway, being an unplatted 0.6887-acre portion of Tract 29.1, Page 030 from the James Saunders Abstract 1424. (Case Number CUP11-506).

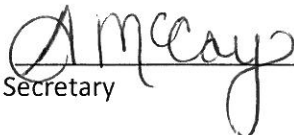
Marc Kurbansade, Senior Planner, came forward to present the case. Mr. Kurbansade stated that this is an existing business and a change in ownership prompted the need for a new Conditional Use Permit. He presented photos showing the existing drive-thru and frontage of the building along SH 66. Mr. Kurbansade noted that the property is located in C-2 zoning and a restaurant with drive-thru requires a CUP. He stated that all criteria set forth in the Rowlett Development Code had been met and staff would recommend approval. He presented that of the eight notices sent out; two were returned in favor of the request. Chairman Rick Sheffield opened the public hearing and recognized Jonathan Molina, 5206 Natchez Dr, Rowlett, TX 75088, as representative for the applicant to answer any questions the Commission may have. With no questions or other speakers, the public hearing was closed and Alternate Robert Kittrell made a

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D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:13 p.m.


Chairman


Secretary