

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., JUNE 10, 2014**

PRESENT: Vice-Chairman Greg Landry, Commissioners Karl Crawley, Michael Lucas, Chris Kilgore, Alternates Gabriela Borcoman, James Moseley

ABSENT: Commissioners Gregory Peebles, Clayton Farrow, Jonas Tune

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Vice-Chairman Greg Landry called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of May 27, 2014.

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Alternate James Moseley seconded the motion. The Consent Agenda passed with a 5-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Elect Chairman and Vice-Chairman.

There was a brief discussion regarding possible candidates. Vice-Chairman Landry expressed gratitude, but declined any nominations to move to the Chairman position.

After discussion, the Commission agreed 5-0 to table the item to the June 24, 2014 meeting.

2. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow a "Massage Establishment" in the General Commercial/Retail Zoning District, C-2. The subject property is a 1,500+/- square foot existing lease space located at 5101 Rowlett Road, Suite 5115, being part of a 2.96 acre portion of Tract 6.2 in the U Matthusen Survey, Abstract No. 1017, Page 470, City of Rowlett, Dallas County, Texas. (SUP14-714)

Garrett Langford, Principal Planner, came forward to present the case. He presented a location map and gave a brief background on the case. Mr. Langford presented site photos. He explained the staff analysis and stated that staff recommends approval of the item with the following stipulation:

The Special Use Permit shall be limited to reflexology of the feet and shall not include any other unlicensed massage services.

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Mr. Langford stated that 19 public hearing notices were sent; one was returned in favor of the request.

There was a brief discussion regarding the transferability of Special Use Permits.

Vice-Chairman Landry opened a public hearing.

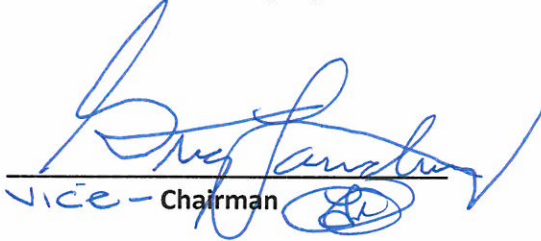
No speakers came forward.

Vice-Chairman Landry closed the public hearing.

Commissioner Michael Lucas made a motion to recommend approval. Commissioner Karl Crawley seconded the motion. The item passed 5-0.

D. ADJOURNMENT

Vice-Chairman Landry adjourned the meeting at 7:10 p.m.



Vice-Chairman



Secretary