

**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., JUNE 10, 2008**

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

ALSO PRESENT: Alternate Greg Landry

ABSENT: Commissioner Chuck Knickerbocker and Jeff Thomas

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

A. SWEARING IN OF NEW COMMISSIONERS

B. CALL TO ORDER

Chairman Moore called the meeting to order at 7:15 p.m.

C. CONSENT AGENDA

1. Minutes of the regular meeting of April 22, 2008.

Commissioner Charles Alexander made a motion to approve the minutes of the regular meeting of April 22, 2008. Commissioner Rick Sheffield seconded the motion. Motion passed with a 5-0-1 vote with Alternate Greg Landry abstaining.

D. PUBLIC HEARINGS

1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 1,000± square foot medical office. The subject property is located at 5215 Rowlett Road being a portion of 2.96 ± acres located in the U MATTHUSEN ABST 1017 PG 470. (Case Number CUP08-364)

Erin Jones stated that this location is an existing lease space within the 1st Rowlett Shopping Center. She stated Dr. Ahn is proposing to do a medical office within C-2 zoning which does require a Conditional Use Permit. Ms. Jones stated that 19 public hearing notices were sent out on May 14, 2008 and as of June 4, the department had received 10 responses all in favor of the request. Ms. Jones stated that staff did not require a concept plan because it was an existing space. A medical office would require 4 parking spaces for the 1,000 square foot building and staff feels there is sufficient parking at the existing shopping center. Chairman Kevin Moore asked if there were any questions for staff.

Commissioner Greg Peebles made a motion to approve the Conditional Use Permit (Case Number CUP08-364) as presented. Commissioner Cigainero seconded the motion. Motion passed 6-0.