

**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., JULY 22, 2008**

PRESENT: Vice-Chairman Greg Peebles, Commissioners Charles Alexander, Chuck Knickerbocker, Jeff Thomas, Rick Sheffield, Chris Cigainero

ALSO PRESENT: Alternate Greg Landry

ABSENT: Chairman Kevin Moore

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

A. CALL TO ORDER

Vice-Chairman Peebles called the meeting to order at 7:02 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of July 8, 2008.

Commissioner Rick Sheffield made a motion to approve the minutes of the regular meeting of July 8, 2008. Commissioner Jeff Thomas seconded the motion. Motion approved with a 6-0-1 vote. Vice-Chairman Peebles abstained from voting since he was not present at the July 8, 2008 meeting.

C. PUBLIC HEARINGS

1. Conduct a public hearing and take appropriate action on a request to amend Planned Development 11-3-87B to include an 11,485 square foot skate park as an accessory use to the existing church located at 6005 Dalrock Road. (PD08-375)

Erin Jones, Planner II, began by presenting where the property is located at 6005 Dalrock Road. She explained that on May 20, 2008 the Rowlett City Council approved the selling of the existing Rowlett Skate Zone equipment to Church in the City for \$10.00. Ms. Jones went on to state that the church is currently zoned in a planned development that does not permit a skate park use. Church in the City is requesting that the skate park be added to the planned development as an allowed use. With the addition of the proposed skate park the church will reduce their parking by 42 spaces. Ms. Jones stated that even with the 42 space reduction the church is still over parked by 490 spaces. Ms. Jones also stated that the church is proposing to screen the skate park with black vinyl-coated chain link fence with a tilt out to prevent people from climbing over the fence. The proposed hours of operation would be Wednesday's from 5:00 p.m. to 10:00 p.m. and Friday's and Saturday's from 6:00 p.m. to 11:00 p.m. The skate park is intended to be open to the public but will only be open