

**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 13, 2009**

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

ALSO PRESENT: Alternate Joe Charles

ABSENT: Commissioner Chris Cigainero

STAFF PRESENT: Development Services Director Keri Samford, Erin Jones Planner II,
Amy Mathews 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 December 23, 2008.

Commissioner Rick Sheffield made a motion to approve the minutes of December 23, 2008. Vice-Chairman Greg Peebles seconded the motion. Motion approved 5-0-1 with Commissioner Charles Alexander abstaining from voting since he was not at the December 23, 2008 meeting.

C. PUBLIC HEARINGS

1. Conduct a public hearing and take appropriate action on a Special Use Permit (SUP) application for a gas station and convenience store. The subject property is located at 1803 Dalrock Road and is a part of the Racetrac Addition, Lot 1, Block A. [SUP08-393]

Amy Mathews came forward to present this case. Ms. Mathews stated that the applicant is requesting to build a 5, 577 square foot convenience store with gas stalls. The Rowlett Development Code requires an SUP for this use within a C-1 zoning district and requires a convenience store to include gas pumps. The applicant is also requesting that their dumpster enclosure be allowed to face Dalrock Road and the Development Code states that the opening of a dumpster enclosure shall not face a public street or an access easement. There were twenty-eight property owner notifications mailed out, six came back with two in favor and four opposed.

Applicant Anita James, Racetrac Petroleum, 3225 Cumberland Blvd, Atlanta, GA came forward to let the citizens and Staff know she is here with Kevin Patel, the engineer, to answer any questions.