

**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 27, 2009**

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

ALSO PRESENT: Alternate Joe Charles

STAFF PRESENT: Development Services Director Keri Samford, Assistant Director of Development Services Alaina Ray, Erin Jones 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 January 13, 2009.

Commissioner Rick Sheffield made a motion to approve the minutes of the January 13, 2009 meeting as amended. Commissioner Greg Landry seconded the motion. Motion passed with a 6-0-1 vote with Commissioner Chris Cigainero abstaining from voting since he was not seated at the dais at the January 13, 2009 meeting.

C. PUBLIC HEARINGS

1. Conduct a Public Hearing and take appropriate action on a Conditional Use Permit (CUP) application to allow a 3,000 square foot dental office in general Commercial/Retail (C-2) zoning. The subject property is located at 4305 Lakeview Parkway, being a portion of Lot 2R, Block 1 of the LA Fitness-Rowlett Addition. (CUP09-410)

Erin Jones came forward to present this case. She stated that Monarch Dental is proposing to go into a vacant lease space in the existing McAlister's Deli shopping center. The original site plan was approved for a 3,000 square foot retail space. Dental and medical offices require a Conditional Use Permit in general Commercial/Retail (C-2) zoning. Monarch Dental submitted a modified concept plan to show that there is adequate parking for the dental office. Dental offices are required to have 1 parking space per 250 sq. ft. whereas retail is required 1 space per 300 sq. ft. Chairman Moore opened the public hearing for anyone who wished to come forward and speak. With there being no one, Vice-Chairman Peebles made a motion to close the public hearing. Commissioner Charles Alexander seconded the motion. Motion carried with a 7-0 vote.