

**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 6:00 P.M., JUNE 8, 2010**

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

ALSO PRESENT: Alternate Robert Kittrell (voting member), Karl Crawley

STAFF PRESENT: Planning Manager Erin Jones, Planner II Marc Kurbansade, Sr. Administrative Assistant Kendra Frederick

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 6:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of May 25, 2010.

Commissioner Chris Cigainero made a motion to approve the Minutes of the Regular Meeting of May 25, 2010. Alternate Robert Kittrell seconded the motion. Motion carried with a 5-0-2 vote with Commissioner Greg Landry and Vice-Chairman Greg Peebles abstaining from voting since they were not present at the May 25, 2010 meeting.

C. REGULAR ITEMS

1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 9,480 square-foot medical office use. The subject property is located at 7801 Lakeview Parkway, Suite 100, located in the Richmond Addition, Lot 1R, Block 1. (Case Number CUP10-453)

Marc Kurbansade, Planner II came forward to present four requests for Conditional Use Permits (CUP) at 7801 Lakeview Parkway, suite 100, 110, 120, and 130. Each suite has existing tenants except for suite 110 which has a new proposed tenant. Mr. Kurbansade stated that the Development Plans for this site were originally approved by the Planning and Zoning Commission on May 27, 2003. At that time, medical office uses were permitted by right in accordance with the C-2 zoning designation in place at that time. Since 2003 the Rowlett Development Code (RDC) was amended to require a CUP for medical uses in C-2 zoning. The new tenant in suite 110 is required to obtain a CUP. The additional three suites were brought forward in order to bring them into conformance with the current RDC requirements. Mr. Kurbansade also stated that since the subject property is an existing building and the building and site are not being altered, the applicant was not required to provide any revised Development Plans. Twelve Public Hearing notices were sent out and there were no responses received. Chairman Sheffield asked Mr. Kurbansade if this request was Staff initiated and if Staff charged the tenants a fee for the Conditional Use Permits. Mr. Kurbansade confirmed that the request was Staff initiated and that the fees had been waived. With no additional questions for staff, Chairman Rick Sheffield opened the public hearing. With no

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one coming forward to speak the public hearing was closed. Commissioner Charles Alexander made a motion to approve the Conditional Use Permit for suite 100. Commissioner Joe Charles seconded the motion. Motion carried with a 7-0 vote.

- 2. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 1,500 square-foot medical office use. The subject property is located at 7801 Lakeview Parkway, Suite 110, located in the Richmond Addition, Lot 1R, Block 1. (Case Number CUP10-454)**

With no additional questions for staff, Chairman Rick Sheffield opened the public hearing. With no one coming forward to speak the public hearing was closed. Vice-Chairman Greg Peebles made a motion to approve the Conditional Use permit for suite 110. Commissioner Charles Alexander seconded the motion. Motion carried with a 7-0 vote.

- 3. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 2,660 square-foot medical office use. The subject property is located at 7801 Lakeview Parkway, Suite 120, located in the Richmond Addition, Lot 1R, Block 1. (Case Number CUP10-455)**

With no additional questions for staff, Chairman Rick Sheffield opened the public hearing. With no one coming forward to speak the public hearing was closed. Vice-Chairman Greg Peebles made a motion to approve the Conditional Use Permit for suite 120. Commissioner Greg Landry seconded the motion. Motion carried with a 7-0 vote.

- 4. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 1,800 square-foot medical office use. The subject property is located at 7801 Lakeview Parkway, Suite 130, located in the Richmond Addition, Lot 1R, Block 1. (Case Number CUP10-456)**

With no additional questions for staff, Chairman Rick Sheffield opened the public hearing. With no one coming forward to speak the public hearing was closed. Commissioner Greg Landry made a motion to approve the Conditional Use Permit for suite 130. Commissioner Chris Cigainero seconded the motion. Motion carried with a 7-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 6:10 p.m.


Chairman


Secretary