

**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., MAY 10, 2011**

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

ALSO PRESENT: Alternate Carl Pankratz (voting member), Alternate Robert Kittrell (non-voting member)

ABSENT: Commissioner Charles Alexander

STAFF PRESENT: Planning Manager Erin Jones, Senior Planner Marc Kurbansade, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:03 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of April 26, 2011

Vice-Chairman Greg Landry made a motion to approve the Consent Agenda with the correction of a misspelled name. Commissioner Chris Cigainero seconded the motion. Motion passed with a 6-0-1 vote with Commissioner Joe Charles abstaining from voting since he was not present at the April 26, 2011 meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow the operation of an Indoor Recreation and Entertainment Use for a portion of an existing building within an existing Planned Development with a Light Manufacturing/M-1 base zoning district. The subject property is located at 2502 Lawing Lane, being Lot 5, Block B of the Highpoint Industrial Park Addition. (CUP11-514)**

Marc Kurbansade, Senior Planner, came forward to present the case. He stated that the applicant had submitted a formal request for the item to be postponed to the May 24, 2011 meeting. Chairman Rick Sheffield opened the public hearing and Commissioner Greg Peebles made a motion to table the item to the May 24, 2011 meeting. Vice-chairman Greg Landry seconded the motion. The motion passed with a 7-0 vote.

- 2. Conduct a public hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application to allow the operation of a Restaurant with Drive-Thru in a Planned Development (PD10-6-98C) with Limited Commercial/Retail (C-1) base zoning. The subject property is located at 1700 Dalrock Road, being a 1,000 square foot lease space of an existing building on Lot 1, Block A, of the One Stop Dalrock No. 1 Addition. (CUP11-511)**

Marc Kurbansade, Senior Planner, came forward to present the case. He presented a location map showing the property in the far southeast corner of the city along Dalrock Road and Interstate Highway 30 and site photos of the existing building. Mr. Kurbansade stated that the space is approximately 1,000 square feet on the north side of the building where the previous tenant was a pharmacy with a drive-thru and for a restaurant with a drive-thru to occupy the space a Conditional Use Permit is required in the C-1 zoning. He also presented a site plan showing that there is adequate space for the drive-thru and a bypass lane to the

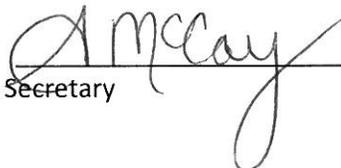
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outside. Mr. Kurbansade stated that staff would recommend approval and that of the four notices sent out, none were returned. Chairman Sheffield opened the public hearing and recognized Sami Ebrahim, applicant and owner of the property, to speak. Mr. Ebrahim stated that his intention is to bring a business into the space that will stay long-term to be a good investment and good for the City of Rowlett. Seeing no other speakers Chairman Sheffield closed the public hearing and Vice-Chairman Greg Landry made a motion to approve the Conditional Use Permit as presented. Commissioner Karl Crawley seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:10 p.m.


Chairman


Secretary