

**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., APRIL 10, 2012**

PRESENT: Chairman Rick Sheffield; Commissioners Rosalind Jeffers, Greg Peebles, Charles Alexander, Joe Charles, Karl Crawley

ALSO PRESENT: Alternates Jonas Tune (voting member), Ronald Meyer (non-voting member)

ABSENT: Vice-Chairman Greg Landry; Alternate Sharon Starks

STAFF PRESENT: Planning Director Erin Jones, Planner I Michele Berry, Development Services Technician Ashley McCoy

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 7:00 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of April 10, 2012

- 3. Consider and take appropriate action on a preliminary plat application. The subject property is located at the northern terminus of Gordon Smith Drive, north of Lakeview Parkway, being 34.93 ± acres out of the Reason Crist Survey, Abstract Number 225, further described as Lot 5, Block A of the Home Depot Addition (PP12-577).**

Commissioner Charles Alexander made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Karl Crawley and passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- B.2 Consider and take appropriate action on development plans for an addition to Rowlett High School located at 4700 President George Bush Highway being lot 1 Block A of the Rowlett high School Addition to the City of Rowlett, Dallas County, Texas (DP-12-575).**

This item was remove from the consent agenda and Commissioner Charles Alexander recused himself due to a conflict of interest. Commissioner Rosalind Jeffers made a motion to approve the development plans for Rowlett High School. The motion was seconded by Commissioner Karl Crawley and passed with a 6-0 vote.

- 1. Conduct a public hearing 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 (CUP12-583).**

Michele Berry, Planner I came forward to present the case. She stated that the applicants were proposing to use the facility for Futsal, an indoor game similar to soccer. The facility will host leagues and also provide

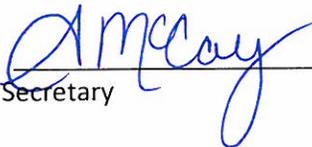
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training. She noted that the subject property is in part occupied by D-BAT, another Indoor Recreational and Entertainment use that received a Conditional Use Permit on July 26, 2011. Ms. Berry stated that there are currently 39 parking spaces on the lot and through a parking study it was determined that during peak hours an additional 15 spaces would be needed. The applicants have entered into a shared parking agreement with the owner of 2601 Lawing Lane to provide the additional 15 spaces. She stated that Staff would recommend approval of the CUP with the condition that the shared parking agreement be filed with Dallas County and a copy returned to the City of Rowlett prior to issuance of a Certificate of Occupancy. Ms. Berry stated that one notice was returned in favor of the request. Commissioner Crawley expressed concerns about possible termination of the shared parking agreement and a resulting shortage of parking spaces. Commissioner Peebles noted that if the shared parking agreement were terminated there would be a violation of the RDC Section 77-506 stating that parking must be within 600 feet of the entrance. Chairman Sheffield opened the public hearing and recognizing no speakers closed the public hearing. Commissioner Peebles stated that he did not disapprove of the use but there could be parking issues in the future. Commissioner Crawley noted that if the applicants had parking issues they would likely move to a larger space. Erin Jones, Planning Director stated that the parking study found the potential to increase parking spaces by up to 73 spaces but the applicants were opting for the shared parking agreement at this time. Commissioner Crawley inquired if there was the possibility for the applicants to use another parking surface other than concrete and Mrs. Jones responded that there was not. Alternate Jonas Tune made a motion to approve the Conditional Use Permit (CUP) for 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 with the condition that the shared parking agreement be filed with Dallas County and a copy returned to the City of Rowlett. Commissioner Crawley seconded the motion and the motion passed with a 7-0 vote.

A. ADJOURMENT

Chairman Rick Sheffield adjourned the meeting at 7:13 p.m.


Chairman


Secretary