

**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., JUNE 12, 2012**

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

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

ABSENT: Commissioner Charles Alexander

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 7:21 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of May 22, 2012

Commissioner Karl Crawley made a motion to approve the Consent Agenda. The motion was seconded by Vice-Chairman Greg Landry and passed with a 5-0-2 vote with Commissioner Greg Peebles and Alternate Ronald Meyer abstaining from voting since they were not present at the May 22, 2012 meeting.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request for a Conditional Use Permit (CUP) for a "General Personal Service Establishment", specifically a martial arts studio in the General Commercial/Retail (C-2) zoning district. The subject property is a 2,476 square-foot lease space located at 8301 Lakeview Parkway, being Lot 1, Block A, of the Amesbury Addition to the City of Rowlett, Texas. (CUP12-590)

Michele Berry, Planner I came forward to present the case. She stated that the applicant was a current business within the City and would like to expand. She showed photos of the proposed site and gave examples of the surrounding businesses. Ms. Berry stated that a martial arts studio is classified as a General Personal Service Establishment by the Rowlett Development Code and required a CUP in a C-2 zoning district. She stated that Staff felt that the business met the intent of the code and would recommend approval. She noted that two notices were returned in favor of the request. Commissioner Crawley inquired about the parking requirement for this type of business and Ms. Berry responded that the code specified one space per three hundred square feet of business. Commissioner Crawley expressed concern that it may not be adequate space for this particular business. Chairman Sheffield opened the public hearing and recognized Howard Nixon, 8106 Salzburg, Rowlett, Texas to speak as the applicant. Mr. Nixon stated that Rowlett Martial Arts has been in business for 18 years and would like to expand to the proposed location. He gave a brief explanation of the services they provide and seeing no other speakers, Chairman Sheffield closed the public hearing. Vice-Chairman Landry made a motion to approve the Conditional Use Permit (CUP) for a "General Personal Service Establishment", specifically a martial arts studio in the General Commercial/Retail (C-2) zoning district. Commissioner Rosalind Jeffers seconded the motion and the motion passed with a 7-0 vote.

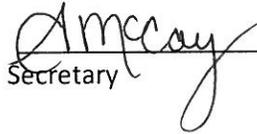
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D. ADJOURMENT

Chairman Rick Sheffield adjourned the meeting at 7:29 p.m.



Chairman



Secretary