

**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., NOVEMBER 27, 2012**

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

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

ABSENT:

STAFF PRESENT: Planning Director Erin Jones, Planner II 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 November 13, 2012.

Commissioner Peebles made a motion to approve the Consent Agenda. Vice Chairman Landry seconded the motion and it passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

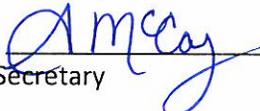
1. Conduct a public hearing and take action on a Conditional Use Permit application for a drive-thru restaurant at an existing lease space at 5601 President George Bush Highway, Suite 100, further described as Lot 3, Block 1, of the Rowlett Target Addition in the General Commercial zoning district. (CUP12-629)

Michele Berry, Planner II came forward to present the case. She presented a location map and stated that the location had been developed with a drive-thru for a bank that had previously occupied the space. She stated that the applicant had been previously using the window as a pick-up only window and would like to convert it to a complete drive-thru with menu boards and noted that there were adequate stacking spaces and the drive-thru was separated by a curb from the general parking lot. Chairman Sheffield opened the public hearing and seeing no speakers closed the public hearing. Vice-Chairman Landry made a motion to approve a Conditional Use Permit application for a drive-thru restaurant at an existing lease space at 5601 President George Bush Highway, Suite 100. Commissioner Jeffers seconded the motion and it passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:02 p.m.


Chairman


Secretary