

**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 6:30 P.M., DECEMBER 11, 2012**

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

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

ABSENT: Commissioner Rosalind Jeffers; Alternate Tina Dorenbecker

STAFF PRESENT: Senior Planner Arti Harchekar, Planner II Michele Berry, Development Services Technician

A. CALL TO ORDER

Chairman Rick Sheffield called the meeting to order at 6:30 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of November 27, 2012.

Commissioner Karl Crawley made a motion to approve the Consent Agenda. Alternate Jonas Tune seconded the motion and it passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Remove from the table and make a recommendation regarding rescinding a Planned Development for senior housing located at 5404 Kenwood Drive, further described at Lot 5A, Block A of the Luke's Landing Addition (PD12-592) and reinstating the previous General Commercial zoning classification.

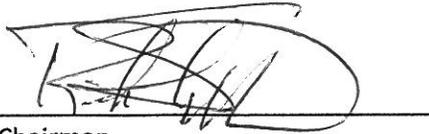
Vice-Chairman Landry made a motion to remove the item from the table. Commissioner Crawley seconded the motion and it passed with a 7-0 vote. Michele Berry, Planner II came forward to present the case. She presented a location map and noted that on February 7, 2012 Council approved a resolution in support of the project with the understanding that support of the project does not indicate approval of a rezoning request and all required approvals will be required prior to constructing the project. On July 12, 2012 the Planning and Zoning Commission recommended approval to City Council with conditions that landscaping be enhanced and on July 17, 2012 the City Council voted to approve the Planned Development with the condition that landscaping be enhanced and that the main entry be rotated to face northwards. As was noted at the time of approval the development was contingent on state funding and Staff committed to the Council at that time that if funding was not received Staff would initiate rescinding the PD as soon as possible. In October, the applicant informed staff that they had not received funding and that the project would not be moving forward, therefore Staff brought forward a request to rescind the approved Planned Development zoning on November 13, 2012 at which time the item was tabled. During a Work Session discussion on November 27, 2012 the Commission indicated that the preference was to leave the PD zoning in place to allow the property owner to continue to market the property as he requested. Commissioner Crawley made a motion to

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recommend denial of rescinding the Planned Development zoning. Vice-Chairman Landry seconded the motion and it passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 6:34 p.m.



Chairman



Secretary