

**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., JULY 22, 2008**

PRESENT: Vice-Chairman Greg Peebles, Commissioners Charles Alexander, Chuck Knickerbocker, Jeff Thomas, Rick Sheffield, Chris Cigainero

ALSO PRESENT: Alternate Greg Landry

ABSENT: Chairman Kevin Moore

STAFF PRESENT: Development Services Director Keri Samford, Planner II Alaina Ray, Planner II Erin Jones, Sr. Administrative Assistant Kendra Frederick

A. CALL TO ORDER

Vice-Chairman Peebles called the meeting to order at 7:02 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of July 8, 2008.

Commissioner Rick Sheffield made a motion to approve the minutes of the regular meeting of July 8, 2008. Commissioner Jeff Thomas seconded the motion. Motion approved with a 6-0-1 vote. Vice-Chairman Peebles abstained from voting since he was not present at the July 8, 2008 meeting.

C. PUBLIC HEARINGS

1. Conduct a public hearing and take appropriate action on a request to amend Planned Development 11-3-87B to include an 11,485 square foot skate park as an accessory use to the existing church located at 6005 Dalrock Road. (PD08-375)

Erin Jones, Planner II, began by presenting where the property is located at 6005 Dalrock Road. She explained that on May 20, 2008 the Rowlett City Council approved the selling of the existing Rowlett Skate Zone equipment to Church in the City for \$10.00. Ms. Jones went on to state that the church is currently zoned in a planned development that does not permit a skate park use. Church in the City is requesting that the skate park be added to the planned development as an allowed use. With the addition of the proposed skate park the church will reduce their parking by 42 spaces. Ms. Jones stated that even with the 42 space reduction the church is still over parked by 490 spaces. Ms. Jones also stated that the church is proposing to screen the skate park with black vinyl-coated chain link fence with a tilt out to prevent people from climbing over the fence. The proposed hours of operation would be Wednesday's from 5:00 p.m. to 10:00 p.m. and Friday's and Saturday's from 6:00 p.m. to 11:00 p.m. The skate park is intended to be open to the public but will only be open

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under supervision. Ms. Jones suggested that the Planning and Zoning Commission recommend a time restriction to be included in the planned development to be respectful of surrounding properties. Commissioner Jeff Thomas asked if lighting would be added and Ms. Jones stated that she spoke with Pastor TeBeau and he stated that currently there are two lights on one pole and they plan to add two additional lights. Vice Chairman Peebles asked if there were any comments.

Pastor David TeBeau at 1290 Ft. Stanford Dr., Rockwall, TX came forward. He stated that currently they do have a small portable skate park that is put out on Wednesday evenings for the youth. Mr. TeBeau said that the equipment from the existing skate park is in need of great repair so they plan to bring it on to their property and refurbish it.

Commissioner Rick Sheffield asked if the tilt of the fence would be tilted in or out and Pastor TeBeau verified the tilt would be out to prevent any climbing over.

Commissioner Jeff Thomas asked the Pastor if he would be opposed if there were time restrictions put in place. The Pastor told the Commission that he agreed there should be limits but also wants to make sure the times the Church has proposed are allowed.

Commissioner Chris Cigainero asked if there were any oppositions towards landscaping. The Pastor informed the Commission that when the pad sites were sold from the Lake Pointe Church, the sprinkler systems were dug up. Doing any type of landscaping would be futile without water and digging under the parking lot would be too expensive.

Commissioner Jeff Thomas made a motion to close the public hearing. Commissioner Chuck Knickerbocker seconded the motion.

Commissioner Greg Landry commented that as long as, when in use, the skate park is under constant supervision he is for the proposed skate park.

Commissioner Jeff Thomas suggested that the hours of operation be from 9:00 a.m. to 10:00 p.m. on the weekdays and 11:00 p.m. on the weekends. Mr. Sheffield also stated that he agrees with the time restrictions starting at 9:00 a.m. instead of 8:00 a.m.

Commissioner Rick Sheffield made a motion to recommend approval to the City Council to amend Planned Development 11-3-87B to include a 11,485 square foot skate park as an accessory use to the existing church with the following additions:

1. *Lighting must meet current city code requirements*
2. *Hours of operation be limited to include Sunday –Thursday 9:00 a.m. to 10:00 p.m. and Friday – Saturday 9:00 a.m. to 11:00 p.m.*

Mr. Thomas seconded the motion. Motion passed with a 7-0 vote.

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D. ITEM FOR INDIVIDUAL CONSIDERATION

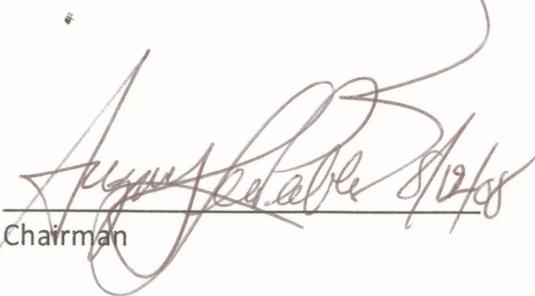
- 1. Consider and take appropriate action on a request to extend the approval period by one year from the date of expiration for a preliminary plat originally approved on May 22, 2007, for property known as The Vineyard, containing 47± acres of land located immediately east of Lakeside Park South, south of Miller Road, north of Garner Road, and 1,300± feet west of Chiesa Road. [PP06-214]**

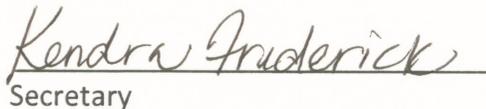
Alaina Ray, Planner II, came forward and stated that the case was originally approved as a Planned Development by City Council in 2006. The preliminary plat was approved by the Planning and Zoning Commission in May 2007. Ms. Ray stated that a preliminary plat expires in one year if a final plat has had no action taken on it and since the applicant did not submit a final plat, the preliminary plat expired. Ms. Ray stated that the applicant has asked that the preliminary plat be extended for one year from the date of expiration which would be May 22, 2009. All conditions relating to the plat that were placed at the time of approval would still apply and would have to be reflected on the final plat. Commissioner Thomas asked for clarification that the applicant is only asking for an extension of the date and not for any changes. Mr. Knickerbocker also asked if there was only one extension allowed and Ms. Ray clarified that they were correct in both instances.

Commissioner Jeff Thomas made a motion to approve the request to extend the approval period by one year from the date of expiration for a preliminary plat originally approved on May 22, 2007. Commissioner Cigainero seconded the motion. Motion passed with a 7-0 vote.

E. ADJOURNMENT

Vice-Chairman Peebles adjourned the meeting at 7:16 p.m.


Chairman


Secretary

