

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 7:00 P.M., NOVEMBER 25, 2014**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Thomas Finney, Chris Kilgore

ABSENT: Commissioner Clayton Farrow, Alternates Lisa Cain, Christe Cavaness, Gabriela Borcoman

STAFF PRESENT: Director of Development Services Marc Kurbansade, Development Services Coordinator Lola Isom, Development Services Technician Lorie Strickland

A. CALL TO ORDER

Chairman Karl Crawley called the meeting to order at 7:00 p.m.

1. Update Report from Director of Development Services.

No update was provided to the Commissioners during this meeting.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of November 11, 2014.

Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda. Commissioner Thomas Finney seconded the motion. The Consent Agenda passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Remove the item from the table, conduct a public hearing and make a recommendation on a request for a Special Use Permit to operate a licensed massage and day spa establishment at a property located at 8809 Lakeview Parkway, Suite 100, within Lakepoint Shopping Center Addition, City of Rowlett, Rockwall County, Texas. (SUP14-745)**

Director of Development Services Marc Kurbansade came forward to present the case. He presented a location map of the property. Mr. Kurbansade gave a brief background on the case. Mr. Kurbansade stated we did not receive any public hearing notice responses. Mr. Kurbansade summarized the staff analysis and stated that staff recommends approval of the request with the following stipulation:

The SUP shall be limited to licensed massage therapy establishments only

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Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

Sunny Hollister
8805 Lakeview Pkwy.
Representative of Sensational Day Spa

Ms. Hollister stated that the day spa will have an open concept design and the main focus will be skin care, body massage, reflexology, and, if approved, there will be a sign prohibiting illegal activity.

No additional speakers came forward.

Chairman Karl Crawley closed the public hearing.

Commissioner Thomas Finney expressed concern regarding permanently changing zoning for future development. He recommended the Commission to deny the SUP request.

Commissioner Chris Kilgore made a motion to recommend approval of the SUP with staff's stipulation as well as the following condition:

The SUP shall be in effect for so long as the applicant and any business succeeding to the SUP remains appropriately licensed with the State of Texas.

Commissioner James Moseley seconded the motion. The recommendation passed with a 5-1 vote. Commissioner Thomas Finney voted in opposition.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:09 p.m.



Chairman



Secretary