

**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 9, 2009**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles,
Commissioners Joe Charles, Charles Alexander, Greg Landry, Chris
Cigainero

ALSO PRESENT: Alternate Karl Crawley

ABSENT: Commissioner Rick Sheffield

STAFF PRESENT: Development Services Director Keri Samford, Amy Mathews
Planner II, Secretary Kendra Frederick

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:03 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of May 26, 2009.

Vice-Chairman Greg Peebles made a motion to approve the minutes of May 26, 2009 with changes discussed during the work session. Commissioner Chris Cigainero seconded the motion. Motion passed with a 5-0-2 vote with Alternate Karl Crawley and Commissioner Joe Charles abstaining from voting since they were not seated at the dais last meeting.

C. PUBLIC HEARING

1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 1,000± square foot Kung Fu studio. The subject property is located at 5113 Rowlett Road and is a part of the U Matthusen Abstract 1017 PG 470.

Amy Mathews, Planner II came forward to present this case. She stated that the applicant needs a Conditional Use Permit for this use at the proposed location. Commissioner Greg Landry asked if there was enough parking and Ms. Mathews stated there was. Chairman Kevin Moore opened up the public hearing.

Joe Garcia, 8506 Player Dr., Rowlett, TX, came forward to explain that the class is not only just for children but for adults and families too. Since his business is in Rowlett and his home is in Rowlett, he would like to open his Kung Fu studio in Rowlett as well. Commissioner Chris Cigainero asked approximately how many students usually attends the classes and Mr. Garcia stated that there is between 6 and 15 people and the activities are indoors. Mr. Crawley asked if the current tenants were taken into consideration for parking purposes to ensure adequate parking and Ms. Mathews stated yes. Chairman Moore closed the public hearing. Mr. Peebles made a motion to close the public hearing. Mr.

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

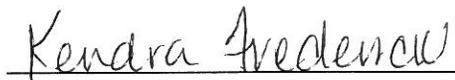
With no other discussion, Mr. Cigainero made a motion to approve the Conditional Use Permit as submitted. Commissioner Joe Charles seconded the motion. Motion passed with a 7-0 vote.

A. ADJOURNMENT

Chairman Moore adjourned the meeting at 7:13 p.m.



Chairman



Secretary