

**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., APRIL 27, 2010**

PRESENT: Chairman Rick Sheffield, Commissioners Joe Charles, Greg Landry, Chris Cigainero,

ALSO PRESENT: Alternate Robert Kittrell, Karl Crawley

ABSENT: Vice-Chairman Greg Peebles, Commissioner Charles Alexander

STAFF PRESENT: Planning Manager Erin Jones, Sr. Administrative Assistant Kendra Frederick

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 Minutes of April 13, 2010.

Commissioner Greg Landry made a motion to approve the minutes of the April 13, 2010 meeting. Commissioner Chris Cigainero seconded the minutes. Motion carried with a 5-0-1 vote with Alternate Karl Crawley abstaining from voting since he was not present at the April 13, 2010 meeting.

C. REGULAR ITEMS

1. Consider and make a recommendation to City Council regarding a request for alternative building materials. The subject property is located at 2416 Chandler Dr., being approximately 1.9 ± acres of Lot 3 of the Storage Max of Rowlett Addition No. 2.

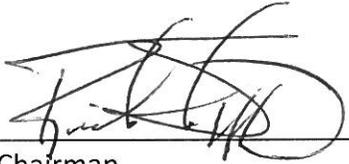
Planning Manager Erin Jones stated that the applicant came forward at the January 26, 2010 work session to discuss and receive feedback from the Commissioners regarding his proposal to put a 100% metal structure on the property. In January, the Commissioners discussed the requirements that are outlined in the RDC (Rowlett Development Code) such as the landscape requirements, 100% masonry requirements, etc. At that time the Commission also stated that they may be willing to work with the applicant on recommending approval of a partial masonry deviation but the applicant would need to propose something other than a 100% metal building. Following the January work session, the applicant submitted a façade plan showing a 100% metal structure. After Ms. Jones completed her presentation, Chairman Sheffield acknowledged that the applicant had approached the podium and although no public hearing is required he allowed the applicant to make a statement. The applicant, Russ Carol, who resides at 3513 McFarland, Dallas, TX explained to the Commission that the property has zero visibility and that it is not fair or economically viable for him to build at current standards when no other structures around his property reflect the current standards. Several Commissioners stated that the

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Commission made it clear in January how important it was for the façade to look appealing to the DART rail corridor that will be facing the building and how disappointed they are that Mr. Carol did not take any of their feedback under advisement when formally submitting the façade plan. With no more discussion, Alternate Karl Crawley made a motion to recommend denial to City Council regarding the request for alternative building materials. Commissioner Chris Cigainero seconded the motion. Motion carried with a 6-0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:12 p.m.


Chairman


Secretary