

**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., MAY 11, 2010**

PRESENT: Chairman Rick Sheffield, Vice-Chairman Greg Peebles, Commissioners Joe Charles, Greg Landry, Chris Cigainero, Charles Alexander

ALSO PRESENT: Alternate Robert Kittrell, Karl Crawley

STAFF PRESENT: Planning Manager Erin Jones, Planner II Marc Kurbansade, Sr. Administrative Assistant Kendra Frederick

**A. CALL TO ORDER**

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Chairman Rick Sheffield called the meeting to order at 7:10 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Minutes of April 27, 2010.**

Commissioner Greg Landry made a motion to approve the minutes of the Regular Meeting of April 27, 2010. Commissioner Chris Cigainero seconded the motion. Motion carried with a 4-0-3 vote. Vice-Chairman Greg Peebles and Commissioner Charles Alexander abstained from voting since they were not present at the April 27, 2010 meeting. Alternate Robert Kittrell abstained from voting since he was not seated at the dais at the April 27, 2010 meeting.

**C. REGULAR ITEMS**

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**1. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) application for an extension of a detached garage to exceed 500± square feet. The applicant proposes to use primarily masonite siding on the façade. The subject property is located at 3114 Toler Road being Block 2, Lot 17 of the Chandler Park Subdivision.**

Planning Manager Erin Jones stated that the applicant submitted a building permit for an extension of a detached garage to exceed 500± square feet with a proposal to use primarily masonite siding. On April 6<sup>th</sup>, 2010 City council adopted Ordinance Number 005-10 which provided new requirements for residential accessory structures to allow homeowners greater flexibility while still giving the City authority to require esthetically pleasing structures. Also, on May 4<sup>th</sup>, 2010 the City Council amended the Fire Code to exempt residential accessory structures under 2,500 square feet from the fire suppression requirements. Current city requirements do not consider masonite siding a masonry product per residential building standards and since the primary structure is brick, the applicant was required to request the Conditional Use Permit. Ms. Jones stated that the one public hearing response she received in opposition to the request indicated concern that the accessory structure may be used as a commercial business due to the size. Ms. Jones stated that home occupations are regulated by Code

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Enforcement and if the City received complaints a citation would be issued. The applicant, James Osborn came forward to clarify that the extension of the detached garage would not be for business uses and that it would only be for vehicle storage. Mr. Osborn stated that he was not sure why he needed the CUP in the first place since his neighbors have added additions to their homes and used masonite siding. Ms. Jones reiterated that the accessory structures regulations specify that all structures over 500 sq. ft. must be of the same materials of the primary structure or a CUP is required. The primary structure is 100% Brick Veneer. With no further discussion, Commissioner Charles Alexander made a motion to approve the item as submitted. Vice-Chairman Greg Peebles seconded the motion. Motion carried with a 7-0 vote.

**2. 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. On April 27, 2010 the applicant presented to the Commission a façade showing a 100% metal structure. The Commission recommended denial to City Council regarding the request for the alternate building materials. Following the meeting the applicant rescinded his application and submitted a revised façade plan. As stated before, the property will not be facing Lakeview Parkway but will be visible from the DART train that will soon be coming through Rowlett. Also, the majority of the surrounding buildings are non-conforming structures; as they sit vacant over the years or the zoning changes there is potential to bring the area up to current code standards. Ms. Jones stated that she spoke to City Engineer, Dennis Abraham regarding DART speeds when approaching that particular area of Rowlett and he anticipates that the train will start to decrease their speed to about 40 – 50 mph and will be elevated at that point giving a clear view of that property. Vice-Chairman Greg Peebles discussed how the Commission made it clear to the applicant at the April 27, 2010 meeting what the Commission wanted to see submitted in order for this item to be approved. He stated that, again, the Commission is not seeing any improvements. Commissioner Greg Landry stated that he may have been in favor of a positive recommendation to City Council if the applicant would have submitted a landscape plan providing some type of buffering and showing a 20% accent material for the façade. However, at this time all the Commission has to base their decision on is the façade plan before them. With no further discussion, Vice-Chairman Greg Peebles made a recommendation to City Council to deny the request for alternative building materials. Alternate Robert Kittrell seconded the motion. Motion carried with a 7-0 vote.

**D. ADJOURNMENT**

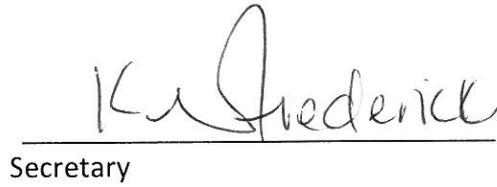
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Chairman Rick Sheffield adjourned the meeting at 7:32 p.m.



Chairman



Secretary