

**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., AUGUST 10, 2010**

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

ALSO PRESENT: Alternate Karl Crawley (voting member), Robert Kittrell (voting member)

Absent: Commissioner Joe Charles

STAFF PRESENT: Planning Manager Erin Jones, Planner II Marc Kurbansade, City Secretary Susie Quinn

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 Meeting of July 27, 2010.

Alternate Karl Crawley made a motion to approve the Minutes of the Regular Meeting of July 13, 2010. Alternate Robert Kittrell seconded the motion. Motion carried with a 6/0/1 vote with Vice-Chairman Greg Peebles abstaining from voting since he was not present at the July 27, 2010 meeting.

C. REGULAR ITEMS

2. Conduct a Public Hearing to consider and take appropriate action on a Planned Development (PD) application for a single-family residential development. The subject property is located on the west side of Scenic Drive approximately 200 feet north of Nottingham Court and approximately 125 feet south of Fairmont Circle, being 12.90+ acres, in the W. Crabtree Survey, Abstract 60, Rockwall County. (Case Number PUD10-450)

Chairman Rick Sheffield proposed to take this item out of order on the agenda since the item was required to be tabled until the August 24, 2010, Planning & Zoning Commission meeting due to the legal notification requirements not being met for the August 10, 2010 meeting. Commissioner Cigainero made a motion to table the item until the August 24, 2010 Planning & Zoning Commission meeting. Alternate Karl Crawley seconded the motion. Motion carried unanimously with a 7/0 vote.

1. Conduct a public hearing and take appropriate action on a Conditional Use Permit (CUP) for an agricultural building (barn) over 500 sq. ft. to have a metal façade The property is located at 9113 Merritt Road, being a 5.2+ acre parcel of land in the Jesse W. James Survey, Abstract Number 1666, Page 320, Rowlett, TX, Dallas, County. (Case Number CUP10-464)

Erin Jones, Planning Manager came forward to present the case. She provided a background of the case by stating the purpose of the request was to construct a new barn and replace a barn that was removed because it was not structurally sound. Ms. Jones also provided background stating that the request was reviewed in light of the new ordinance pertaining to accessory structures and the amended Fire Code, which the new Fire Code excluded residential accessory structures less than 2,500 square feet from having a fire suppression system. Ms. Jones then stated that applicant intends to construct the barn in a similar location to the previous barn and set back 12-feet from the west property line. Ms. Jones then stated that the applicants do intend to build a home on the property in the next two years. She further stated that the location of the barn and ultimately the home are

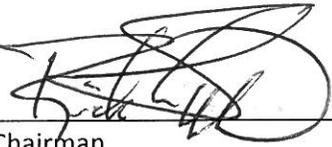
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constrained by the topography on the property. Ms. Jones then showed some exhibits depicting the proposed color scheme and proposed design of the barn as well as a comparison of the old barn location versus the new barn location. She stated that the footprint of the barn was 2,800 square feet but 600 square feet was unenclosed. Ms Jones continued by stating that a Final Plat would not be required until the primary structure is proposed and also that since 600 square feet of the barn is unenclosed, the Fire Marshal will not require a fire suppression system. Ms. Jones then provided a summary of the public hearing notices that were mailed on July 26, 2010, by stating that 12 notices were mailed and five were returned all in favor of the request. Ms. Jones concluded by requesting that the Commission include in their motion the proposed 12-foot setback on the west property line.

Chairman Rick Sheffield opened the public hearing. The applicant/property owner, Mr. Mark Gann, 5906 Freestone, Rowlett, Texas, came forward to speak. Mr. Gann stated that the purpose of the proposed barn is to replace the old barn that was demolished for safety reasons as well as provide a place to store farm equipment to tend to the cattle currently on the property. Chairman Rick Sheffield closed the public hearing. Alternate Karl Crawley made a motion to approve the Conditional Use Permit with the stipulation that the setback be 12 feet from the west property line. Commissioner Charles Alexander seconded the motion. Motion carried unanimously with a 7/0 vote.

D. ADJOURNMENT

Chairman Rick Sheffield adjourned the meeting at 7:10 p.m.



Chairman



Secretary