

**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., OCTOBER 28, 2008**

**PRESENT:** Chairman Kevin Moore, Commissioners Charles Alexander, Chuck Knickerbocker, Chris Cigainero, Rick Sheffield, Greg Landry

**Absent:** Vice-Chairman Greg Peebles

**STAFF PRESENT:** Assistant Director of Development Services Alaina Ray, Amy Mathews Planner II, Erin Jones Planner II, Sr. Administrative Assistant Kendra Frederick

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:02 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of October 14, 2008.**

Commissioner Rick Sheffield made a motion to approve the minutes of the regular meeting of October 14, 2008. Commissioner Charles Alexander seconded the motion. Motion passed with a 5-0-1 vote with Commissioner Chris Cigainero abstaining from voting since he was not seated at the dais at the October 14, 2008 meeting.

**C. PUBLIC HEARINGS**

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**1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for 600± square foot accessory structure (detached garage) and make a recommendation to City Council regarding alternate building materials. The subject property is located at 3506 Lake Highlands in Cambridge Meadows Estate Phase 2, Lot 16 Block B. [CUP08-391]**

Amy Mathews came forward to present this case. Ms. Mathews stated that the applicant is proposing to have a metal structure with a metal roof. The applicant originally poured his slab for the structure in 2004. Currently, the Rowlett Development Code states that any accessory structure over 500 square feet or over 25% of the primary structure square footage has to have a CUP and the applicant's structure is both over 500 square feet and is about 27% the size of the primary structure. Ms. Mathews stated that the alternate building materials will have to be sent to City Council.

Tracey Wright at 3506 Lake Highlands, Rowlett, TX who is the applicant, came forward to speak. He stated that at the time he had the slab poured, metal buildings were not against the code and that the slab can only support the metal building and changing the slab to make it compatible for masonry will be

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very costly. Mr. Cigainero asked the applicant if he was opposed to other types of siding and composition shingle roof and the applicant stated that he would be open to suggestions and recommendations if he could use the same slab that he originally poured. Chairman Moore asked for clarification on when the code changed from allowing metal structures and structures over 500 square feet to metal materials not being allowed and any accessory structure over 500 square feet needs to be approved by Planning and Zoning. Assistant Director of Development Services Alaina Ray stated that the code had been changed in 2006 to require anything over 500 square feet to come before the Planning and Zoning Commission and the building material requirements were also changed in 2006. With no other questions, Mr. Alexander made a motion to close the public hearing. Mr. Sheffield seconded the motion. Motion passed with a 6-0 vote.

Commissioner Landry stated that he feels the Commission should relieve some of the requirements since the applicant had originally poured his slab in 2004 when the code had at that time allowed for the type of building he is requesting but recommends that the applicant uses some kind of alternate building material that everyone can agree on.

Commissioner Greg Landry made a motion to approve the Conditional Use Permit. Commissioner Chuck Knickerbocker seconded the motion. Motion passed with a 6-0 vote.

Commissioner Cigainero made a recommendation to City Council regarding the building materials and Mr. Knickerbocker seconded the motion but with further discussion, both decided to withdraw their motions. Mr. Knickerbocker made a motion to recommend denial of the request of the building materials to City Council with the suggestion that, should City Council deem an alternative material to be appropriate, the Commission considers the use of hardy plank siding and a composite shingle roof as acceptable alternative materials. Mr. Cigainero seconded the motion. Motion passed with a 6-0 vote.

**2. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a medical office in general commercial/retail (C-2) zoning. The subject property is located at 8900 Lakeview Parkway being .79 ± acres located in the Josiah Hart Survey, Abstract 111. [CUP08-383]**

Erin Jones came forward to present this case. Ms. Jones stated that the Rowlett Development code states that all medical/dental office use in general commercial/retail zoning are required to have a Conditional Use Permit. The applicant is requesting to build a 3,830 square foot oral surgery office. Mr. Moore asked if there were any questions and with none Mr. Knickerbocker made a motion to close the public hearing. Mr. Alexander seconded the motion. Motion passed with a 5-0 vote. Commissioner Rick Sheffield excused himself from the voting since he lives within the 200 foot buffer of the applicant's request.

Commissioner Knickerbocker made a motion to approve the Conditional Use Permit as submitted. Commissioner Greg Landry seconded the motion. Motion passed with a 5-0 vote.

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D. ADJOURNMENT

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Chairman Moore adjourned the meeting at 7:25 p.m.



Chairman



Secretary