

**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., JULY 8, 2008**

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

**ALSO PRESENT:** Alternate Greg Landry

**ABSENT:** Vice-Chairman Greg Peebles

**STAFF PRESENT:** Development Services Director Keri Samford, Planner II Alaina Ray, Planner II Erin Jones, Secretary Susie Quinn

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:26 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of July 8, 2008.**

Commissioner Jeff Thomas made a motion to approve the minutes of the regular meeting of June 24, 2008. Commissioner Charles Alexander seconded the motion. Motion approved 4-0-3 with Commissioner Chuck Knickerbocker, Chris Cigainero, and Rick Sheffield abstaining as they were not present at the June 24, 2008 meeting.

**C. PUBLIC HEARINGS**

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**1. Conduct a public hearing and take appropriate action regarding amendments to the Rowlett Development Code (RDC), Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas.**

Keri Samford, Director of Development Services, came forward to discuss the amendments that were referenced in item C1. She reiterated from the discussion in the work session that the commission can add the highlighted wording in the proposed RDC amendments regarding accessory uses to the proposed changes as that was staff's intent. She stated she was available for any questions.

Commissioner Rick Sheffield asked Ms. Samford how long it would take Staff to research the items talked about regarding the screening standards in the work session. Ms. Samford stated that she believes there are wrought iron fence standards in the building construction standards. Staff will follow-up by next meeting to verify the information about the screening standards.

Commissioner Sheffield made a motion to recommend approval to the City Council with the following exceptions:

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**The following wording be included in the revisions regarding accessory uses:**

*Unless otherwise approved by a conditional use permit, the maximum size of any accessory building on a residential lot serving a residential use shall be no greater than 500 square feet, or 25 percent of the size of the primary structure, whichever is less and cannot exceed the height of the primary structure.*

**The following personal retail uses will remain allowed by right and will not require a CUP:**

*Nail Salons*

*General Personal Service Establishment*

*Dry Cleaners*

**The proposed changes to Section 77:504 F Screening Standards be removed from the recommendation for further discussion.**

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

**D. ADJOURNMENT**

Chairman Moore adjourned the meeting at 7:45 p.m.



Chairman



Secretary