

**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 14, 2009**

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

ALSO PRESENT: Alternate Robert Kittrell

ABSENT: Commissioner Charles Alexander

STAFF PRESENT: Development Services Director Keri Samford, Sr. Administrative
Assistant Kendra Frederick

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:05 p.m.

B. CONSENT AGENDA

1. Minutes of the Regular Meeting of April 14, 2009.

Vice-Chairman Greg Peebles made a motion to approve the minutes of the Regular Meeting of April 14, 2009. Commissioner Rick Sheffield seconded the motion. Motion passed a 6-0-1 vote with Commissioner Chris Cigainero abstaining from voting since he was not seated at the dais April 14, 2009.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on a Site Plan application for a City Lift Station. The subject property is located in the approximate vicinity of 2909 Century Drive, Rowlett, Texas, Rowlett, Texas and is 2.765[±] acres of the Thomas Collins Survey, Abstract Number 332.

Senior Planner Amy Mathews was the original case manager but due to her absence, Development Services Director Keri Samford presented these cases. Ms. Samford stated that there will be a new lift station constructed as the old one will be demolished. The zoning that is currently in place is a Planned Development for 1972 so the newly constructed facility will be constructed under those development regulations. Ms. Samford stated that since the 1972 Code did not have any provisions for administrative approval of site plans in Planned Developments, which is why the Site Plan is not eligible for Administrative Approval and is being presented before the Commission. If the case were under the current development code, the plans would be eligible for administrative approval.

Tom Harris, Assistant City Engineer, came forward to speak of landscaping that will be placed around the perimeter of the station. He stated that there will be shrubbery placed around the station but

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mentioned that there will be no canopy trees due to safety issues. He also stated that depending on the shrubbery put in place, the Planning Department can help determine the space between each bush. Commissioner Rick Sheffield made a motion to approve the Site Plan as submitted. Commissioner Joe Charles seconded the motion. Motion passed with a 7-0 vote.

- 2. Consider and take appropriate action on a Site Plan application for a City Lift Station. The subject property is located at the northeast corner of Rowlett Road and Miller Road, Rowlett, Texas and is 0.6146[±] acres of the William Crabtree Survey, Abstract Number 347.**

Ms. Samford came forward to present this case. She stated that this lift station is also a planned development that is under the 1972 development code and it meets all city requirements under that zoning ordinance. Ms. Samford clarified that the lift station will have a masonry wall that meets the current standards in the RDC.

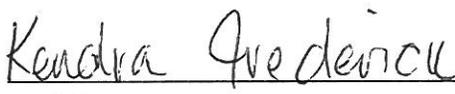
Vice-Chairman Greg Peebles made a motion to approve the Site Plan as submitted. Commissioner Greg Landry seconded the motion. Motion passed with a 7-0 vote.

A. ADJOURNMENT

Chairman Moore adjourned the meeting at 7:12 p.m.



Chairman



Secretary