

**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 25, 2009**

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

**ALSO PRESENT:** Alternate Robert Kittrell, Karl Crawley (seated at the dais, inactive alternate)

**STAFF PRESENT:** Erin Jones, Interim Planning Manager; Kendra Frederick, Senior Administrative Assistant

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:00 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of August 11, 2009.**

Commissioner Rick Sheffield made a motion to approve the minutes as amended. Commissioner Chris Cigainero seconded the motion. Motion passed with a 6-0-2 vote with Vice-Chairman Greg Peebles and Alternate Karl Crawley abstaining from voting since they were not seated at the dais at the August 11, 2009 meeting.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Consider and take appropriate action on a request to allow more than one accessory structure on a residential lot. The property is located at 2402 Woodrow Way, being block 10, lot 7 of the Toler Ridge II subdivision.**

Erin Jones presented the case stating that if the request is approved the applicant will have to detach the existing carport to consider it an accessory structure instead of an addition to the house as it is currently encroaching in required setbacks. There was discussion between the commission and the applicant, Perry Gonzalez, and the applicant's contractor, Jerry Daniel. Commissioner Charles Alexander made a motion to approve the item with the condition that the carport be constructed per code requirements. Commissioner Greg Landry seconded the motion. Motion passed with a 7-0 vote.

**2. Consider and take appropriate action on a modified site plan including a minor modification request to reduce the required parking for Primo's Plaza. The subject property is located at 8100 Lakeview Parkway being 1.252± acres in the James Saunders abstract number 1424. (DP08-371 Modified)**

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Erin Jones presented this case stating that the applicant requests a minor modification to allow for a parking reduction from 73 required spaces to a proposed 67. The commission asked the applicant's representative, Neal Jones, if he had any information regarding future retail uses for the site, if a shared parking agreement has been pursued by the owner of the property, and reiterated that the site will have to comply with all state laws regarding accessible parking. Commissioner Rick Sheffield made a motion to approve the item as submitted. Commissioner Greg Landry seconded the motion. Motion passed with a 7-0 vote.

**A. ADJOURNMENT**

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**Chairman Moore adjourned the meeting at 7:30 p.m.**



Chairman



Secretary