



**City of Rowlett**  
**Joint Work Session Minutes**  
**City Council**  
**Planning and Zoning Commission**

4000 Main Street  
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*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.*

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Tuesday, October 27, 2009

5:30 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**1. CALL TO ORDER**

**1A. City Council**

Mayor Harper called the meeting to order at 5:30 p.m. All Councilmembers were present with the exception of Councilmember Rushing.

**1B. Planning and Zoning Commission**

Commissioner Rick Sheffield called the meeting to order at 5:30 p.m. Both Chair Kevin Moore and Vice Chair Greg Peebles arrived following the opening of the meeting. All Planning and Zoning members and alternates **with the exception of Charles Alexander** were present.

**2. WORK SESSION ITEMS**

**2A. Discussion of Accessory Structures. (20 minutes)**

The issue of carports was discussed as accessory structures. Policy directions about carports are needed, either as separate requirements in the Code or prohibit carports.

The next issue is the number, size and building materials of residential accessory structures. Changes are needed to make the process more user friendly for Rowlett citizens. Lot coverage should be considered.

Agricultural buildings or barns needs discussion as Rowlett is still a city in transition and will continue to be for several years. Staff recommends granting a conditional use permit for such

and Planning and Zoning having the authority to grant the material building variance, currently it has to have Council approval, making the process lengthy for the applicant. A sunset clause should be added to determine when the building should be renewed, replaced or destroyed. Waiving the platting and sprinklering requirements since the building is temporary.

Council offered suggestions for staff approval options, to include sheet metals. Predictability and consistency must be adhered. Standards can be stated by staff but judgment decisions should be presented to Planning and Zoning. Planning and Zoning agrees with the lot percentage basis, and better definitions of auxiliary buildings should be included.

**2B.** Discussion of North Central Texas Council of Governments (NCTCOG) Sustainable Development Funding Program: 2009 Call for Projects Applications. (10 minutes)

Staff explained the point system which provides the basis for awarding the funding. It is an 80-20% split match and is to be awarded in March, 2010. The city requested \$100,000 for Transit Oriented Development (TOD) Planning and \$50,000 for Form Based Code (FBC) study.

**2C.** Discussion of Wind Energy Systems Ordinance. (20 minutes)

Staff explained the draft Wind Energy Systems Ordinance. Perception and ascetics will create the most discussion in cities. A PowerPoint presentation was presented. Several recommendations were discussed by Council. Discussions with Dallas County regarding the take-line areas will need to be scheduled. The item will be brought back to the March Joint Council and Planning and Zoning meeting.

**2D.** Update on Going Green. (10 minutes)

An ordinance limiting the authority of HOAs to restrict wind or solar energy systems will move forward with a public hearing before Planning and Zoning on November 10, 2009 and then a public hearing before Council on November 17, 2009. Water harvesting was discussed. HOAs cannot ban water harvesting but can require screening and shielding.

**2E.** Discussion of Tree Preservation/Mitigation alternatives. (20 minutes)

Discussion regarding ordinance changes to the Tree Preservation/Mitigation ordinance will basically incorporate Council being involved on a case by case basis.

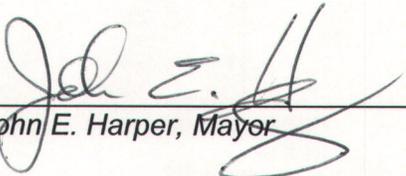
**2F.** Discussion of the Outdoor Lighting Ordinance and Dark Skies. (20 minutes)

Staff made a presentation regarding dark skies. Energy savings were discussed. Consensus was reached to look at costs for retrofitting lights and continue to work with Oncor and other businesses to replace on an as needed basis. And to have another work session regarding this item.

3. **ADJOURNMENT**

Mayor Harper adjourned the Council portion of the meeting at 7:41 p.m.

Chair Moore adjourned the Planning and Zoning portion of the meeting at 7:41 p.m.

  
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John E. Harper, Mayor

  
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Susie Quinn, City Secretary

Date Approved: November 17, 2009

Date Corrections were approved: February 2, 2010