

**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., SEPTEMBER 22, 2009**

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

**ALSO PRESENT:** Alternate Robert Kittrell, Karl Crawley

**ABSENT:** Vice-Chairman Greg Peebles, Commissioner Joe Charles

**STAFF PRESENT:** Interim Planning Manager Erin Jones, Kendra Frederick, Sr. Administrative Assistant.

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:12 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the Regular Meeting of August 25, 2009.**

Commissioner Charles Alexander made a motion to approve the minutes of the August 25, 2009 meeting. Commissioner Chris Cigainero seconded the motion. Motion passed with a 5-0-2 vote with Alternate Robert Kittrell abstaining from voting since he was not seated at the dais at the August 25, 2009 meeting. Alternate Karl Crawley abstained from voting as he was seated at the dais as an inactive member at the August 25, 2009 meeting.

**C. PUBLIC HEARINGS**

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**1. Conduct a public hearing and make a recommendation to city council on a request by the City of Rowlett to make text amendments to the Rowlett Code of Ordinances.**

Erin Jones came forward to present the proposed text revisions. She stated that the revisions related to tree mitigation/preservation are the first of at least two code revisions related to the topic. The commission can expect to see more detailed revisions within the next year, however, the revisions presented are items that City Council felt were urgent in nature and should be put in place as soon as possible. With no discuss from the public, Commissioner Rick Sheffield made a motion to close the public hearing. Commissioner Greg Landry seconded the motion. Motion passed with a 7-0 vote. After the commissioners discussed the item, Commissioner Rick Sheffield made a motion to recommend approval to City Council of the text amendments to the Rowlett Code of Ordinances as submitted. Alternate Karl Crawley seconded the motion. Motion passed with a 6-1 with Commissioner Chris Cigainero casting the opposing vote.

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**D. 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 2313 Brownlee Boulevard, being block 10, lot 14 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 the required setbacks. With no further discussion, Commissioner Charles Alexander made a motion to approve the item as submitted with the condition that the carport be constructed per code requirements. Commissioner Chris Cigainero seconded the motion. Motion passed with a 7-0 vote.

**A. ADJOURNMENT**

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Chairman Moore adjourned the meeting at 7:24 p.m.

  
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Chairman

  
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Secretary