

**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., JANUARY 22, 2008**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles,  
Commissioners Charles Alexander, Chuck Knickerbocker, Patrick  
Jackson, Jeff Thomas, Alternate Chris Cigainero

ALSO PRESENT: Alternate Rick Sheffield

ABSENT: Commissioner Chris Kilgore

STAFF PRESENT: City Attorney David Berman, Development Services Director Keri  
Samford, Planner II Alaina Ray, Commission Secretary Dawn Frye

**A. CALL TO ORDER**

---

Chairman Moore called the meeting to order at 7:20 p.m.

**B. CONSENT AGENDA**

---

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

Mr. Thomas pointed out a change to be made to the first sentence of the first full paragraph on Page 3981. "Mr. Thomas asked if a house built there could be *in excess of* the square footage of the surrounding houses." "in excess of" should be changed to "less than." Mr. Peebles moved to approve the minutes as amended. Mr. Alexander seconded the motion. The motion passed with a 6-1 vote. Mr. Cigainero abstained from voting since he was not seated at the dais at the January 8<sup>th</sup> meeting.

**C. PUBLIC HEARING**

---

**1. Accept public comment regarding City of Rowlett adopting a residential Energy Conservation Program similar to the City of Frisco. Tabled 01-08-08**

Mr. Peebles made a motion to remove this item from the table for consideration. Mr. Thomas seconded the motion. The motion passed with a 7-0 vote.

Ms. Samford came forward to report that Mr. Philip Kleimer with the City of Frisco was present at the Work Session this evening to discuss their experience with the Energy Star Program. She indicated that he was also present at this meeting.

Philip Kleimer, Assistant Building Official, City of Frisco, 2217 Brookside Drive, Rowlett, came forward and stated that he was present at Ms. Samford's request to comment on current procedures and enforcement at the City of Frisco regarding the Green Building Ordinance and inspection procedures for the implementation of Energy Star and Guidelines for new home

**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., JANUARY 22, 2008, Cont.**

construction. Mr. Kleimer indicated that there was no doubt that the Energy Star Program has its advantages for energy and water conservation, indoor air quality, and refuse recycle. He was not familiar with any other programs that would be better than their program. Having third-party inspectors for compliance for residential energy standards ensures a better product, and there is no doubt that there are energy savings by having the more thorough and more stringent minimum standards. The energy rating system, the HERS score, is based on existing standards. With the table value from 500 to zero, with zero being the best, they ask for a score of 83.

Mr. Thomas asked if they had any kind of commercial program at the City of Frisco. Mr. Kleimer explained that they do and it was approved by their City Council last July. This program is still in its infancy and has minimal impact; however, they are just now seeing some developments come on line that will be affected. Generally this has to do with the refuse recycle, irrigation, and cool roof program that is part of the Energy Star Program. Mr. Kleimer commented that as a resident of Rowlett, he would like to see some initiative taken by the City of Rowlett for energy conservation because he believes that's where the future is.

There were no further witnesses. Mr. Thomas moved to close the public hearing, and Mr. Jackson seconded the motion. The motion passed with a 7-0 vote.

Mr. Moore pointed out that this will be a living document that can be changed and amended to make it conform to what is needed. Mr. Berman indicated that the Commission can discuss this with the Council at the Joint Work Session next Tuesday. Mr. Peebles suggested recommending the Energy Star Program to the Council along with asking them to appoint a committee to delve into the details of the available programs to make recommendations back to both the Commission and the Council so that it will be a living green document. Mr. Thomas suggested that the recommendation to the Council also extend to commercial and city construction, school districts, churches, etc., so that everyone is in compliance. Ms. Samford pointed out that the Commission recommended, and the City Council adopted, a resolution that all municipal buildings will be LEED certified. Mr. Thomas pointed out that this did not include commercial or nonprofit buildings. Ms. Samford indicated that the new International Codes will be coming out soon and staff is always reviewing that. Conservation is one of the top goals the City is trying to achieve. There will always be improvement in that area, both regionally and nationally. The City Council just wants to know that the Commission has received input from citizens and the building community on this subject.

Mr. Peebles indicated that the Commission and staff should not be the ones delving into this at the Commission meetings; a committee could investigate and provide input for the document. The Commission could recommend approval of the standards tonight with the caveat of asking the Council to appoint a separate committee. The building community mentioned that there are other programs and the City has not explored all the programs available. The standards adopted this evening might not be the best standards.

Mr. Berman asked Mr. Kleimer if Frisco had also adopted landscape regulations requirements. Mr. Kleimer replied that they did the last time the Comprehensive Zoning Ordinance was

**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., JANUARY 22, 2008, Cont.**

amended. Landscape permits are required for both residential and commercial. Mr. Berman asked if it was Stage 3 drought tolerant resistant, and Mr. Kleimer answered that it was. Mr. Berman pointed out that this item came back to the Commission because of additional landscape requirements; therefore, the recommendation should include consideration of proposed landscape requirements.

Mr. Knickerbocker agreed with Mr. Thomas that commercial development should be included, although the commercial developers are doing the LEED requirements because it sells. It is being driven by the market. He thought that the Energy Star was a good place to start. It remains to be seen if it is everything yet. He also agreed with Mr. Peebles. As the energy codes are developed in the international building community, some of that will start to trickle into Rowlett. Something more comprehensive and more thorough is worth exploring; such as the areas of water conservation and landscaping. Mr. Moore expressed appreciation to Mr. Kleimer for coming and thanked him for his invaluable input. He suggested recommending to the Council what the City of Frisco has in place now and possibly customizing it later on if need be. There will be some codes that will change and possibly some new standards in the future.

A Green Building Program similar to the City of Frisco's Energy Star Program; a Landscaping Program similar to the one discussed at the January 8th Planning and Zoning Commission meeting; require anyone installing sprinklers on a residential system to meet the Water Conservation Guidelines also discussed at the January 8th meeting; explore options for a Commercial Green Building Program; and explore the option of a subcommittee to research further advancements so the Program may be amended in the future as needed.

**D. ITEM FOR INDIVIDUAL CONSIDERATION**

---

- 1. Consider and take appropriate action on a Tree Survey/Preservation Plan for Carpe Diem Coffee Shop, containing 0.5± acre of land located in Block A, Lot 1, of the Carpe Diem Addition on the northeast corner of Lakeview Parkway and Mark Lane. [DP07-305]**

Mr. Moore indicated that he had received a call from one of the applicants indicating that they would not be in attendance this evening due to the death of Mr. Mike Foster's son. The visitation was this evening. Our thoughts and prayers were with the family.

Ms. Ray came forward and indicated that this project was previously approved, and the Final Plat, Site Plan, and Façade Plan were eligible for approval at staff level. The Tree Survey/Preservation Plan, however, requires Commission approval since they are removing three (3) or more trees. The applicant proposes to remove a total of 13 trees, six (6) of which are protected trees. They are preserving nine (9) trees on the property. The exhibit shown during the zoning case for the Planned Development indicated that they would be preserving eight (8) trees and would meet the conditions that would make the survival of these trees more likely. They have met all the conditions and designed their site according to the stipulations that were placed on them during

**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., JANUARY 22, 2008, Cont.**

the Planned Development approval. No additional mitigation is required on the property. Ms. Ray stated that they are meeting all the requirements of the PD Development Regulations.

Mr. Knickerbocker made a motion to approve this Tree Survey/Preservation Plan as submitted, granting removal of 93 caliper inches of protected trees; and preservation of 164.5 caliper inches of protected trees, resulting in a credit of 329 caliper inches (164.5 caliper inches preserved x 2). The motion was seconded by Mr. Thomas. The motion passed with a 7-0 vote.

**E. ADJOURNMENT**

---

Chairman Moore adjourned the meeting at 7:47 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary