

**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., OCTOBER 14, 2008**

PRESENT: Chairman Kevin Moore, Vice-Chairman Greg Peebles,
Commissioners Charles Alexander, Chuck Knickerbocker, Jeff
Thomas, Rick Sheffield

ALSO PRESENT: Alternate Greg Landry

ABSENT: Commissioner Chris Cigainero

STAFF PRESENT: Development Services Director Keri Samford, Amy Mathews
Planner II, Erin Jones Planner II, Sr. Administrative Assistant Kendra
Frederick

A. CALL TO ORDER

Chairman Moore called the meeting to order at 7:10 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of September 23, 2008.

Commissioner Jeff Thomas made a motion to approve the minutes of September 23, 2008.
Commissioner Rick Sheffield seconded the motion. Motion approved 6-0-1 with Commissioner Chuck
Knickerbocker abstaining.

C. PUBLIC HEARINGS

- 1. Conduct a public hearing and take appropriate action on a request to amend previously approved Planned Development (PD) # 2006-336 for a 4,997± square foot convenience store. The subject property is located on the northwest corner of Cheisa Road and Lakeview Parkway, being 2.67 acres located in the James Hobbs survey, abstract number 571. [ZAM08-382]**

Erin Jones came forward to present this case. She stated that the above mentioned Planned Development was approved in June 2006 and since that time the site has shifted due to an Atmos Energy line. The change in the site requires the applicant to amend the Planned Development with a new concept plan. The applicant is requesting that the revision remain under the old code which was the 2001 zoning ordinance and also requests that the trees that are typically required in the front landscape buffer be waived due to the existing Atmos Energy line. The applicant is proposing to provide the required sod, shrubs, and berm in the landscape buffer. Mrs. Jones reiterated that in the work session it was discussed to require the applicant to move the trees that would normally be required in