

**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 28, 2008**

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

Absent: Vice-Chairman Greg Peebles

STAFF PRESENT: Assistant Director of Development Services Alaina Ray, 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 7:02 p.m.

B. CONSENT AGENDA

1. Minutes of the regular meeting of October 14, 2008.

Commissioner Rick Sheffield made a motion to approve the minutes of the regular meeting of October 14, 2008. Commissioner Charles Alexander seconded the motion. Motion passed with a 5-0-1 vote with Commissioner Chris Cigainero abstaining from voting since he was not seated at the dais at the October 14, 2008 meeting.

C. PUBLIC HEARINGS

1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for 600± square foot accessory structure (detached garage) and make a recommendation to City Council regarding alternate building materials. The subject property is located at 3506 Lake Highlands in Cambridge Meadows Estate Phase 2, Lot 16 Block B. [CUP08-391]

Amy Mathews came forward to present this case. Ms. Mathews stated that the applicant is proposing to have a metal structure with a metal roof. The applicant originally poured his slab for the structure in 2004. Currently, the Rowlett Development Code states that any accessory structure over 500 square feet or over 25% of the primary structure square footage has to have a CUP and the applicant's structure is both over 500 square feet and is about 27% the size of the primary structure. Ms. Mathews stated that the alternate building materials will have to be sent to City Council.

Tracey Wright at 3506 Lake Highlands, Rowlett, TX who is the applicant, came forward to speak. He stated that at the time he had the slab poured, metal buildings were not against the code and that the slab can only support the metal building and changing the slab to make it compatible for masonry will be