

**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., DECEMBER 9, 2008**

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

**ALSO PRESENT:** Alternate Joe Charles

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

**A. CALL TO ORDER**

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

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of November 11, 2008.**

Vice Chairman Greg Peebles made a motion to approve the minutes of the regular meeting of November 11, 2008. Commissioner Greg Landry seconded the motion. Motion passed with a 7-0 vote.

**C. PUBLIC HEARINGS**

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**1. Conduct a Public Hearing to consider and take appropriate action on a Conditional Use Permit (CUP) application for a 788± square foot accessory structure. The subject property is located at 4001 Chiesa Road and is part of the James Hobbs Abstract 571 PG 721. [CUP08-397]**

Amy Mathews came forward to present this case. Ms. Mathews explained this 788± accessory structure would be located at the rear portion of the property. She explained that a CUP is required because the proposed structure is over 500 square feet, it is over 25% of the primary structure, and because there is one other small structure already located on the property. The applicant is proposing that the structure be stone with a roof to match the home.

The applicant, James Fisher at 4001 Chiesa Road, came forward to address questions from Staff and Commissioners. Chairman Moore asked if the smaller structure already on location will stay or come down once this structure is built. The applicant responded saying that if he has to get rid of the building he will but he would like for the Commission to be flexible with him and let him leave it for some period of time. Mr. Moore also asked the applicant if he was planning on using real stone or cultured stone and the applicant responded with cultured stone. Mr. Moore stated that he does not believe that cultured stone meets masonry requirements so an interpretation from the Building Official would be needed. Commissioner Chris Cigainero asked the applicant if he was planning on removing any trees and the