

**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 9, 2008**

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

**ALSO PRESENT:** Alternate Greg Landry

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

**A. CALL TO ORDER**

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Chairman Moore called the meeting to order at 7:01 p.m.

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of August 12, 2008.**

Commissioner Chris Cigainero made a motion to approve the minutes of August 12, 2008 with a correction to add his name to the minutes. Commissioner Jeff Thomas seconded the motion. Motion approved 6-0-1 with Commissioner Jeff Thomas abstaining from voting since he was not at the August 12, 2008 meeting.

**C. PUBLIC HEARINGS**

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**1. Consider and take appropriate action on a Conditional Use Permit application for a 702± square foot accessory structure (detached garage) at 3409 Summer Solstice being Lot 16, Block F of the Magnolia Springs Phase 3A Subdivision. [CUP08-377]**

Amy Mathews came forward to present this case. Ms. Mathews explained that the area is currently zoned for a Planned Development. The applicant is required to have a CUP because the accessory building is over 500 square feet. For the building materials, the applicant stated that the material will be 100% brick with the roof matching the house. Ms. Mathews stated that seventeen public hearing notices were sent out and four were received in favor with one in opposition. With no further questions, Vice-Chairman made a motion to close the public hearing. Mr. Thomas seconded the motion. Motion passed with a 7-0 vote.

The applicant, James Herrin, who resides at 3409 Summer Solstice, Rowlett came forward for questions. Commissioner Chris Cigainero asked the applicant if he was planning on having a hip roof on all four corners or gable it. The applicant responded saying that the structure will be gabled which matches part of the house. Commissioner Knickerbocker asked if there had to be an HOA approval and the applicant