

**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., FEBRUARY 10, 2009**

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

**ABSENT:** Chairman Kevin Moore

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

**A. CALL TO ORDER**

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Vice Chairman Greg Peebles called the meeting at 7:05 pm.

**B. CONSENT AGENDA**

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**1. Minutes of the regular meeting of January 27, 2009.**

Commissioner Charles Alexander made a motion to approve the minutes of the regular meeting of January 27, 2009. Commissioner Rick Sheffield seconded the motion. Motion passed with a 5-0 vote.

**C. PUBLIC HEARINGS**

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**1. Conduct and Public Hearing and take appropriate action on a Conditional Use Permit (CUP) application for a 1,500± square foot accessory structure. The subject property is located at 2909 and 2913 Toler Road and was recently platted into one lot being Block 4, Lot 1R of the Chandler Park Subdivision No. 3. [CUP08-405] – tabled item from 1/27/09**

Erin Jones came forward to discuss this case. Ms. Jones stated that the recently platted property is at the corner of Toler Road and Hickox. The conditional use permit is required because the accessory structure is over 500 square feet and the structure would exceed 25% of the primary structure, per the *Rowlett Development Code*. The applicant is requesting to have a 1,500 square foot accessory structure and the structure which is 48% of the primary structure. Ms. Jones also stated that the code states that there can only be one accessory structure on the property and currently Mr. Lawson, the applicant, already has an existing shed on the property. Mr. Lawson is also requesting to use alternate building materials which would require a recommendation to City Council.

Vice-Chairman Greg Peebles stated that since this item was tabled at the last meeting there needed to be a motion to take the item off the table. Commissioner Rick Sheffield made a motion to bring the item back from the table. Commissioner Chris Cigainero seconded the motion. Motion passed with a 6-0 vote. Mr. Peebles asked if there was anyone who wanted to speak since this was a public hearing and with no one Mr. Alexander made a motion to close