

**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., MARCH 10, 2009**

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

**ALSO PRESENT:** Alternate Karl Crawley

**STAFF PRESENT:** Development Services Director Keri Samford, Assistant Director of Development Services Alaina Ray, Secretary 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 February 10, 2009.**

Commissioner Rick Sheffield made a motion to approve the minutes of the regular meeting of February 10, 2009. Commissioner Greg Landry seconded the motion. Motion approved 6-0-1 with Chairman Moore abstaining from voting since he was not present at the February 10, 2009 meeting.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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**1. Consider and take appropriate action on a request to approve a Tree Survey/Preservation Plan for property known as The Vineyards, containing 47± acres of land located immediately east of Lakeside Park South, south of Miller Road, north of Garner Road, and 1,300± feet west of Chiesa Road. [DP08-385]**

Alaina Ray came forward to present this case. She stated that the applicant is complying with all of the regulation under the Planned Development and the prior ordinance. They are also mitigating the trees that need to be removed by replanting the trees on site in common areas that will be maintained by the Homeowners Association. Staff will be making sure that the Deed Restrictions are in place to make sure that the trees are maintained on the property. Commissioner Rick Sheffield stated that the preliminary plat was expired May of 2008 and Planning and Zoning granted a one year extension. He asked if the applicant was looking for another extension and Ms. Ray stated that as long as there is progress being made with their plans, the plat is okay. The applicant is also bringing in a Final Plat in the near future. Paul Taylor at 17950 Preston Road, Dallas, TX, who is the applicant, came forward to explain that the civil plans are a work in progress. They are almost complete except they have to get some easements from the City of Dallas.

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Commissioner Charles Alexander made a motion to approve the Tree Survey/Preservation Plan as submitted. Commissioner Chris Cigainero seconded the motion. Motion approved with a 7-0 vote.

2. Consider and take appropriate action on a request to approve a Landscape/Amenity Plan for property known as The Vineyards, containing 47± acres of land located immediately east of Lakeside Park South, south of Miller Road, north of Garner Road, and 1,300± feet west of Chiesa Road. [DP08-385]

Alaina Ray came forward to present this case. She stated that this is the same project as the previous case. The applicant has exceeded requirements for the landscaping that are required under the ordinance that was in place at the time the Planned Development was submitted. They are providing extensive buffers along Garner Road and at their entrance from Miller Road.

Commissioner Rick Sheffield made a motion to approve the Landscape/Amenity Plan. Commissioner Charles Alexander seconded the motion. Motion approved with a 7-0 vote.

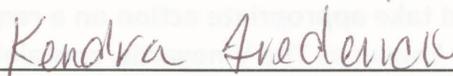
Chairman Moore welcomed Robert Kittrell and Karl Crawley as alternates to the Planning and Zoning Commission.

**D. ADJOURNMENT**

Chairman Moore adjourned the meeting at 7:17 p.m.



Chairman



Secretary