

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 12, 2010**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for December 8, 2009 Planning and Zoning Commission meeting
2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

**PUBLIC HEARING ITEMS**

3. **P2009-023 (David)**  
Hold a public hearing and consider a request by Harold Fetty for approval of a residential replat of Lot 2, Block B, Chandler's Landing Phase 14, zoned (PD-8) Planned Development No. 8 District, located at 5503 Ranger Drive, and take any action necessary.
4. **a) Z2009-023 (Michael)**  
**Continue** a public hearing and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within (PD-9) Planned Development No. 9 district, in association with a 7-Eleven proposed to be located on Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd, and take any action necessary.  
  
**b) SP2009-010 (Michael)**  
Discuss and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a site plan for a 7-Eleven retail store with gasoline product sales, located on the proposed Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd, zoned (PD-9) Planned Development No. 9 district and designated for (GR) General Retail uses, and take any action necessary.
5. **Z2009-025 (Chris)**  
Hold a public hearing and consider a request by James W. Valk for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirement of 2,000-sf (proposed 4,000-sf), exceeding the maximum height requirement of 15-feet (proposed 18-feet) and not meeting the exterior materials requirements, specifically on his 8.54-acre property located at 2730 N. FM 549 and currently described as Tract 3-1, Abstract 193, J E Sherwood Survey, SF-E/4.0 Single Family Estate district, and take any action necessary.
6. **Z2009-024 (Michael)**  
Hold a public hearing and consider a city-initiated request to amend Article II, Authority and Administrative Procedures, of the Unified Development Code (Ord. No. 04-38), specifically to change the length of terms for Planning and Zoning Commission members, and take any action necessary.

**SITE PLANS / PLATS**

7. **SP2009-011 (Chris)**  
Discuss and consider a request by David Walls of Wall & Associates, for approval of a site plan for a 15,955-sf memory care center, a 24,707-sf medical office, and a 12,502-sf day care center located on a 4.846-acre tract zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60, situated at the southeast corner of Ralph Hall Parkway and Mims Rd, and take any action necessary.

8. **P2009-022 (David)**

Discuss and consider a request by Phillip Morse of Architecture+ for approval of a replat of Lots 5 & 6, Block A, Rainbo Acres Addition, being 4.8-acres zoned (C) Commercial district and situated at the southeast corner of FM 3097 (Horizon Rd) and Ranch Trail, and take any action necessary.

**DISCUSSION ITEMS**

9. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
- a) Approved changes to notification policy for Zoning/SUP cases

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

**Posted by 5:00 p.m. this 8<sup>th</sup> day of January, 2010 by Irene Hatcher**