

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 31, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for January 10, 2012 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.
3. **SP2011-006 (Chris)**  
Discuss and consider a request by Michael S. Kendall of Kendall Landscape Architecture for approval of **amended** building elevations for the Rockwall Nursing & Rehabilitation, being a 56,615-sf nursing / convalescent care facility located on the proposed Lot 6, Block C, Horizon Ridge Medical Park Addition, being 4.54-acres zoned (PD-9) Planned Development No. 9 district and situated along the southwest side of Medical Drive, and take any action necessary.
4. **SP2011-018 (Michael)**  
Discuss and consider a request by Greg Peters of Pacheco Koch for approval of special exceptions to the Unified Development Code, in association with an administrative site plan for the Hatfield & Company development, being a 50,108-sf office/warehouse development located on part of Lot 2, Block B, Rockwall Technology Park Addition, being 3.665-acres zoned (LI) Light Industrial district and situated at the southwest corner of Innovation Dr and Discovery Blvd, and take any action necessary.

**DISCUSSION ITEMS**

5. **Z2012-001 (Chris)**  
**Discuss** and consider a request by Roger Sefzik of Hoss Properties, LLC for approval of a zoning change from (Ag) Agricultural district to (LI) Light Industrial district on a 1-acre property located at 1785 I-30 and known as Tract 5-1, Abstract 134, J. Lockhart Survey.
6. **Z2012-002 (David)**  
**Discuss** and consider a request by Sandy Johnson of Bella's House for approval of a Specific Use Permit (SUP) to allow for an "Antiques / Collectible Store" within the (DT) Downtown district, specifically in conjunction with their existing retail business located at 206 E. Rusk, being a 0.057-acre tract known as west 25-ft of Lot 2, Block L, Rockwall O T Addition.
7. **P2012-001 (Michael)**  
Discuss and consider a request by Jay Bedford of A.J. Bedford Group, Inc., for approval of a final plat of Lot 1, Block A, Yetts Addition, being a 2.202-acre tract zoned (PD-46) Planned Development No. 46 district and located at 2315 SH 276.
8. **P2012-002 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 7A Addition, being 20 single family lots on 4.47-acres tract zoned (PD-5) Planned Development No. 5 district and located along the north side of Bay Line Dr.

9. **P2012-003 (Michael)**

Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a preliminary plat of Ridge/Summer Lee Addition, being two lots on 4.19-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district.

10. **SP2012-001 (Michael)**

Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district.

## **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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **27<sup>th</sup> day of January, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.