

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 9, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2006-040 (Michael)**
Discuss and consider a request by Sean Flaherty of The Wallace Group for approval of an amended site plan and amended building elevations for the Plaza at Rockwall (aka Rockwall Crossing Phase 2) commercial development, located on a 47-acre (+/-) tract zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, and situated within the IH-30 Corridor Overlay District and SH 205 Corridor Overlay District, and take any action necessary.

2. **SP2006-042 (Chris)**
Discuss and consider a request by Billy Kimbrough of Gulf States Toyota for approval of a site plan for Toyota of Rockwall on Lot 1, Block 1, Toyota of Rockwall Addition, being 11.2561-acres zoned (LI) Light Industrial district and located along the south side of IH-30 east of SH 205 and west of Townsend Drive, within the IH-30 Overlay District, and take any action necessary.

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 5th day of January, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
January 30, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-001 (Michael)**

Discuss and consider a request by Michael Allen of Allen & Ridinger Consulting, Inc., for approval of a site plan for Wilkinson Commons, a 4.497-acre commercial development located on the proposed Lots 15-17, Block A, La Jolla Pointe Addition Phase 2, located along the north side of IH-30 west of Ridge Road, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

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 26th day of January, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
February 27, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-001 (Michael)**

Discuss and consider a request by Michael Allen of Allen & Ridinger Consulting, Inc., for approval of a site plan for Wilkinson Commons, a 4.497-acre commercial development located on the proposed Lots 15-17, Block A, La Jolla Pointe Addition Phase 2, located along the north side of IH-30 west of Ridge Road, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

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 23rd day of February, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
March 27, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-006**

Discuss and consider a request from Scott Barber of Z Projects, LLC for approval of an amended site plan for Lot 1, Block A, Walmart Supercenter Addition, specifically for construction of a drive-through ATM for Wells Fargo as an accessory structure to their existing bank located at 2334 Greencrest Drive, which is zoned (C) Commercial District and situated within the IH-30 Overlay district, and take any action necessary.

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 23rd day of March, 2007 by Kim Whitley

**Minutes of
PLANNING AND ZONING COMMISSION MEETING
April 24, 2007**

CALL TO ORDER

The meeting was called to order by Chairman, Bill Bricker at 6:00 p.m. with the following members present; Glen Farris, Mike Lucas, Earl Milner, Connie Jackson, Michael Hunter and Glen Smith.

Additionally, the following staff members were present: Robert LaCroix, Michael Hampton, Chris Spencer, Kim Whitley and Leslie Ryan.

PUBLIC HEARING ITEMS

Z2007-009

Hold a Public Hearing and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; and Article X. Planned Development Regulations; and take any action necessary.

The City Council, upon recommendation of the Planning and Zoning Commission, has adopted new policies in the Comprehensive Plan relating to future residential development in the City of Rockwall. Following discussion with the Planning and Zoning Commission at the 3/27 and 4/10 meetings, Staff has drafted the proposed policies into the Unified Development Code, which are attached to this report. These amendments include:

Article III, Zoning Districts and Maps

- Establishment of new "SF-1" zoning district

Article IV, Permissible Uses

- Amendment of Land Use Chart to add "SF-1" zoning district, and identify permitted uses

Article V, District Development Standards

- Addition of new "SF-1" zoning district and associated district requirements

Article X, Planned Development

- Updated Open Space Standards, Density standards and other development standards as recommended by the Comprehensive Plan policies

Chairman Bricker opened the public hearing and asked if anyone wished to speak. There being no response, he closed the public hearing.

Staff has uploaded the attached document to the City's website, and a notice has been published in the local newspaper in accordance with the provisions for amending the Code. Also attached for reference is Resolution 07-03, which are the

land use policy updates adopted by the P&Z/Council earlier this year that serve as the basis for these amendments.

Staff Recommends approval of the request.

After brief discussion, Jackson made a motion to approve the city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; and Article X. Planned Development Regulations, as recommended by staff.

Lucas seconded the motion. The motion was voted on and passed 7 to 0.

Chairman Bricker closed the P&Z Worksession and opened the meeting for the Capital Improvements Advisory Committee (CIAC) at 6:12 pm.

Eddie Haas, of Kelly & Associates, came forward to give a presentation to the commission to discuss the process for adoption of the Roadway Impact Fees for the City of Rockwall and their role as the "Capital Improvements Advisory Board".

Chairman Bricker closed the CIAC meeting and re-opened the P&Z Worksession at 6:41 pm.

There being no more action items, the commission moved to the discussion items.

ARCHITECTURAL REVIEW BOARD ITEMS

Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:

SP2007-007

Discuss and consider a request by Mark Cramer of Bury + Partners for approval of a site plan for Taco Cabana, located on Lot 14, Block A, La Jolla Pointe Addition Phase 2, being a 1.37-acre tract located along the north side of IH-30 west of Ridge Road, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

SP2007-009

Discuss and consider a request by Nixon Exantus of RS&H for approval of a site plan for Colonial Bank, located on Lot 6, Block C, La Jolla Pointe Addition Phase 2, being a 0.9941-acre tract located along the north side of IH-30 east of Village Drive, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

DISCUSSION ITEMS

SP2006-038

Discuss and consider a request by Children's Lighthouse for approval of an amended tree preservation / mitigation plan associated with their approved site

plan for their daycare / pre-school facility located on the proposed Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district and situated along the west side of SH 205 north of Old Quail Run Rd within the North SH 205 Corridor Overlay district, and take any action necessary.

SP2007-008

Discuss and consider a request by John Elsey for approval of a site plan for a professional office located on the proposed Lot 1, Block 1, Elsey Addition, being a 0.74-acre tract zoned (PD-69) Planned Development No. 69 district and located at 1213 N. Goliad, and take any action necessary.

P2007-010

Discuss and consider a request by John Elsey for approval of a final plat of Lots 1 and 2, Block 1, Elsey Addition, including a replat of Lot 7 and part of Lots 6 and 8 of the Green Valley Addition, being approximately 1.2-acres overall zoned (PD-69) Planned Development No. 69 district and located at 1213 N. Goliad and 1215 N. Goliad (vacant), and take any action necessary.

Z2007-010

Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article V, District Development Standards, Section 6.6, IH-30 Overlay (IH-30 OV) District, Section F., Signs.

Z2007-011

Discuss and consider a request by Thomas Jones of Tomden Engineering, LLP, for approval of a change in zoning from (Ag) Agricultural district to (C) Commercial district on a 55.23-acre tract located along the south side of SH 66 and along the planned route of the 205 Bypass and west side of the Ralph Hall Municipal Airport.

Discuss status of North Goliad Historic District and/or possible amendments to (PD-50) Planned Development No. 50 District.

ADDITIONAL DISCUSSION ITEMS

Miscellaneous Discussion of Land Use Issues.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:20 p.m.

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
May 29, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-012**
Discuss and consider a request by Richard Akin of The Dimension Group for approval of a site plan for a 7-Eleven retail store with gasoline sales, located on part of Lot 1, Block A, Hillcrest Center Addition, being a 1.02-acre tract located at the northeast corner of FM 552 and SH 205, zoned (GR) General Retail district and situated within the North SH 205 Corridor Overlay district, and take any action necessary.

2. **SP2007-013**
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a site plan for Rockwall Kia, located on a 5.99-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30, zoned (LI) Light Industrial district and situated within the IH-30 Overlay district, and take any action necessary.

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 25th day of May, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
July 31, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-013 (Chris)**

Discuss and consider a request by Tim McMahon of Preston Engineering for approval of an amended site plan (building elevations) for Rockwall Kia, located on a 5.99-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30, zoned (LI) Light Industrial district and situated within the IH-30 Overlay district, and take any action necessary.

2. **Z2007-026 (Michael)**

Discuss and consider a request by Michael Allen of Allen and Ridinger Consulting for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 1, Block D, La Jolla Pointe Phase 2 Addition, being a 0.688-acre tract situated within the Scenic Overlay (SOV) district at the northwest corner of La Jolla Pointe Dr and Ridge Rd.

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 27th day of July, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
August 28, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Z2007-027 (Chris)**

Discuss and consider a request by Matthew King for approval of a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a proposed four-story hotel measuring 46 feet in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd, and take any action necessary.

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 24th day of August, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
September 25, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-019 (Chris)**
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a site plan for Chase Bank, located on Lot 1, Block 1, Northshore Plaza Phase Two and Lots 1 and 2, Northshore Plaza Phase Three, being a 0.958-acre tract overall zoned (GR) General Retail district and situated within the SH 66 Overlay district, and take any action necessary.

2. **SP2007-021 (Michael)**
Discuss and consider a request by Shaye Tipton of Arbor House for approval of a site plan for Arbor House Assisted Living, a 55,460-sf assisted living development located on the proposed Lot 7, Block C, Horizon Ridge Medical Park Addition, being 10.488-acres zoned (PD-9) Planned Development No. 9 District and situated along the proposed Medical Drive southwest of Horizon Rd (FM 3097), and take any action necessary.

3. **SP2007-022 (Chris)**
Discuss and consider a request by Tim Thompson of Realty Capital for approval of a site plan for an office development located on Lot 10R2, Block A, Horizon Ridge Addition, being a 1.1121-acre tract zoned (PD-9) Planned Development No. 9 District and situated at 1211 Arista Rd, and take any action necessary.

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 21st day of September, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 30, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-023 (Michael)**
Discuss and consider a request by Steve Meier of Mays & Co. Real Estate Development for approval of a site plan for Firestone Complete Auto Care, located at 740 E IH-30 on a 0.8121-acre site known as Lot 1, Block A, Derrick Addition, zoned (C) Commercial zoning district and situated within the *IH-30 Overlay District*, and take any action necessary.
2. **SP2007-024 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a site plan for Walgreens, located on the proposed Lot 1, Block B, North Lakeshore Valley, being 1.9713-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the *North SH 205 Corridor Overlay district*, and take any action necessary.
3. **SP2007-025 (Chris)**
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a site plan for Chase Bank, located on Lot 1, Block A, Mark Carson Addition, being a 0.992-acre tract zoned (*PD-9*) *Planned Development No. 9 district* and located at the southwest corner of FM 3097 and Ralph Hall Parkway, and take any action necessary.
4. **SP2007-026 (Leslie)**
Discuss and consider approval by Cody Douglas of Miller Architects for approval of a site plan for Rockwall Medical Center, being a 22,590-sf medical office building located on the proposed Lot 1, Block 1, Rockwall Medical Center Addition (preliminary platted as Flagstone Creek Addition), being 2.4325-acres zoned (*PD-54*) *Planned Development No. 54 district* and situated at the southeast corner of Ralph Hall Parkway and Flagstone Creek Blvd, and take any action necessary.
5. **SP2007-027 (Chris)**
Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan and building elevations for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being an 8.65-acre tract zoned (C) Commercial district and situated within the *SH 205 Overlay District* and *IH-30 Overlay District*, and take any action necessary.

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 26th day of October, 2007 by Kim Whitley

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 27, 2007
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-024 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a site plan for Walgreens, located on the proposed Lot 1, Block B, North Lakeshore Valley, being 1.9713-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the *North SH 205 Corridor Overlay district*, and take any action necessary.

2. **SP2007-028 (Leslie)**
Discuss and consider a request by Kevan Meehan of Tri-Star Construction, Inc. for approval of a site plan for the Avery Veterinary Clinic, being a 6,100-sf animal clinic (with accessory animal boarding) located on a 1.086-acre tract zoned (GR) General Retail district and situated along the south side of SH 66 east of Lakeshore Drive within the SH 66 Overlay District, and take any action necessary.

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 21st day of November, 2007 by Kim Whitley