

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 10, 2006
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. Z2005-040 (Michael)

Continue a public hearing and consider a request by Joe and JoAnn Loftis for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.

2. Z2005-041 (Chris)

Hold a public hearing and consider a request by Scott and Andrea Gunderson for approval of a Specific Use Permit (SUP) allowing for an accessory building/detached garage exceeding the maximum size requirement of 1250-sf at their property at 241 Willowcrest Lane, located on Lot 26, Block A, Willowcrest Estates and zoned (SF-E/1.5) Single Family Estate district.

3. P2005-049 (Michael)

Hold a public hearing and consider a request by Dan Ramsey of Jones & Boyd, Inc. for approval of a residential replat of Lots 8-11, Promenade Harbor II, specifically to provide a 20-ft front yard setback on the subject lots. The subject property is zoned (SF-10) Single Family Residential district.

SITE PLANS / PLATS

4. P2005-048 (Chris)

Discuss and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for approval of a replat of Lot 4, Block A, Horizon Ridge Addition, being a 0.789-acre tract zoned (PD-9) Planned Development No. 9 district and situated along the southwest side of FM 3097 (Horizon Rd) southeast of FM 740 (Ridge Rd).

5. P2004-050 (Michael)

Discuss and consider a request by Eugene Middleton of Winkelmann & Assoc., for approval of an **extension**, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance, for the preliminary plat for Dalton Ranch, being 142 single-family lots on 76.731-acres situated at the southwest corner of FM 1141 and FM 552. The subject tract is zoned (PD-58) Planned Development No. 58 district, and the preliminary plat was approved by City Council on January 18, 2005.

6. P2005-003 (Michael)

Discuss and consider a request by John Wardell for approval of an **extension**, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance, for the preliminary plat for Renfro Creekside Estates, being three single-family lots on 1.43-acres situated 606 Renfro St, and originally approved by City Council on February 21, 2005.

7. P2005-011 (Michael)

Discuss and consider a request from Jason Faigle of Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 106 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres). The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

8. AM2006-001 (Robert)

Discuss and consider approval of an ordinance for a city initiated amendment to the City of Rockwall Code of Ordinances – Subdivision Regulations – Chapter 24 – Amending Section 24-10 Miscellaneous Requirements, specifically to add a new Subsection (p), Review of Homeowners Association (HOA) documents.

ADDITIONAL DISCUSSION ITEMS

Miscellaneous Discussion of Land Use Issues

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 6th day of January, 2006 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 31, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

Approval of Minutes for December 13, 2005 Planning and Zoning Commission meeting

Approval of Minutes for January 10, 2006 Planning and Zoning Commission meeting

1. P2006-001 (Michael)

Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of a replat of Lots 1 and 4, Block A, Rockwall Crossing Addition, being a 23.454-acre tract zoned (C) Commercial and located along the south side of Interstate 30, and take any action necessary.

2. P2006-004 (Chris)

Discuss and consider a request by Stacy Standridge of Quail Run Partners, Ltd. for approval of a final plat of Lots 1 and 2, Block 1, Shops at Ridge Creek Addition, being 3.141-acres zoned (PD-3) Planned Development No. 3 District and designated for General Retail uses, and situated at the northwest corner of Ridge Road West and SH 205 (N. Goliad), and take any action necessary.

SITE PLANS / PLATS

3. P2005-011 (Robert)

Discuss and consider a request from Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 108 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres), located at the southeast corner of FM 1141 and FM 552, currently described as Tract 2, Abstract 88, J.M. Gass Survey, and take any action necessary.

4. SP2003-020 (Michael)

Discuss and consider a request from Rob Whittle for approval of the final building elevations for The Harbor Hilton Hotel and Conference Center, located on Lot 2, Block A, The Harbor - Rockwall Addition, a 19.93-acre site zoned (PD-7) Planned Development No. 7 District and situated along the Lake Ray Hubbard shoreline south of I-30 and west of Summer Lee Drive, and take any action necessary.

DISCUSSION ITEMS (with Architectural Review)

5. SP2006-002 (Chris)

Discuss a request by Matthew King for approval of a site plan for an office development located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial district and located along Vigor Way within the (IH-30 OV) IH-30 Overlay District and (SOV) Scenic Overlay District.

DISCUSSION ITEMS

6. P2006-002 (Michael)

Discuss a request by John Burpee for approval of a residential replat of Lots 3 and 4, Block A, The Oaks of Buffalo Way Phase II, being 3.62-acres zoned (PD-51) Planned Development No. 51 District and located at 1865 Broken Lance Lane.

7. P2006-003 (Michael)

Discuss a request by Norma Morris of Country Day Montessori School for approval of a preliminary plat of Lot 1, Block 1, Country Day School Addition, being 1.10-acres zoned (PD-60) Planned Development No. 60 District and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy.

8. Z2006-001 (Michael)

Discuss a city-initiated request for approval of various amendments to the Unified Development Code (Ord. 04-38).

ADDITIONAL DISCUSSION ITEMS

Miscellaneous Discussion of Land Use Issues

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 January, 2006 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 14, 2006
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. Z2005-040 (Michael)

Continue a public hearing and consider a request by Joe and JoAnn Loftis for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.

2. P2006-002 (Michael)

Hold a public hearing and consider a request by John Burpee for approval of a residential replat of Lots 3 and 4, Block A, The Oaks of Buffalo Way Phase II, being 3.62-acres zoned (PD-51) Planned Development No. 51 District and located at 1865 Broken Lance Lane, and take any action necessary.

SITE PLANS / PLATS

3. SP2006-002 (Chris)

Discuss a request by Matthew King for approval of a site plan for an office development located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial district and located along Vigor Way within the (IH-30 OV) IH-30 Overlay District and (SOV) Scenic Overlay District, and take any action necessary.

4. P2006-003 (Michael)

Discuss a request by Norma Morris of Country Day Montessori School for approval of a preliminary plat of Lot 1, Block 1, Country Day School Addition, being 1.10-acres zoned (PD-60) Planned Development No. 60 District and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.

5. SP2003-020 (Robert)

Discuss and consider a request from Rob Whittle for approval of the final building elevations for The Harbor Hilton Hotel and Conference Center, located on Lot 2, Block A, The Harbor - Rockwall Addition, a 19.93-acre site zoned (PD-7) Planned Development No. 7 District and situated along the Lake Ray Hubbard shoreline south of I-30 and west of Summer Lee Drive, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 10th day of February, 2006 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 28, 2006
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. P2006-007 (Michael)

Discuss and consider a request by Daniel Jameson and Sara McFadin for approval of a final plat of the Jameson Addition, being a 1.50-acre lot zoned (SF-10) Single Family Residential district and located at 909 N. West Street, and take any action necessary.

2. P2004-034 (Chris)

Discuss and consider a request by Brandon Cox of Pogue Engineering & Development Company that the "expired" preliminary plat for Burks Addition (approved September 20, 2004) be reinstated, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance. The subject site is along the west side of N. Goliad (SH 205) north of the future extension of Alamo Rd and is zoned (PD-56) Planned Development No. 56 district, and take any action necessary

3. SP2006-001 (Michael)

Discuss and consider a request by Elizabeth Holser of F & S Partners Architects for approval of building elevations for Phase 2 of the First United Methodist Church, including a request for special exceptions to the Unified Development Code's requirements for building articulation (Article V, Section 4.1 C) and mechanical equipment screening (Article V, Section 1.5), and take any action necessary.

4. P2006-005 (Robert)

Discuss and consider a request by George Schuler of Schuler Development for approval of an amended preliminary plat of Horizon Ridge Center-North, being a 38.16-acre tract zoned (PD-9) Planned Development No. 9 District and located along Horizon Rd (FM 3097) south of Rockwall Parkway and east of Summer Lee Drive, and take any action necessary.

5. P2006-006 (Robert)

Discuss and consider a request by George Schuler of Schuler Development for approval of a preliminary plat of Horizon Ridge Center-South, being a 35.86-acre tract zoned (PD-9) Planned Development No. 9 District and located along the southwest side of Horizon Rd (FM 3097) south of Tubbs Rd, and take any action necessary.

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:

6. SP2006-005 (Chris)

Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being a 9.91-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.

7. SP2006-006 (Chris)

Discuss and consider a request by Mark Piepenbrok from Westwind Building Corp. for approval of an amended site plan and building elevations for Rockwall Chrysler, Jeep and Dodge, located at 970 E. I-30 on a 6.874-acre tract known as Lot 1, Block A, Rockwall Dodge Addition, zoned (C) Commercial and situated within the IH-30 Overlay District, and take any action necessary.

DISCUSSION ITEMS

8. Z2006-002 (Chris)

Discuss and consider a request from Billy and Glenda Bradshaw for a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at the northeast corner of SH 205 and Emma Jane (907 S. Goliad).

9. Z2006-003 (Chris)

Discuss and consider a request by Mike and Paige Brown for approval of a Specific Use Permit (SUP) allowing for a deck/patio within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1160 Crestcove Drive, being Lot 21, Block B, Hillcrest Shores Phase 3 Addition.

10. a) SP2006-003 (Michael)

Discuss and consider a request by Michael Goodman for approval of a site plan for his law office to be located at 1008 Ridge Rd, being a 0.331-acre tract currently described as Tract 20, Abstract 255, BJT Lewis Survey, which is zoned (PD-53) Planned Development No. 53 District and designated for (RO) Residential-Office district uses.

b) P2006-008 (Michael)

Discuss and consider a request by Michael Goodman for approval of a final plat for a 0.331-acre tract located at 1008 Ridge Rd, currently described as Tract 20, Abstract 255, BJT Lewis Survey, which is zoned (PD-53) Planned Development No. 53 District and designated for (RO) Residential-Office district uses.

11. P2006-009 (Michael)

Discuss and consider a request by Richard Hovas of Tipton Engineering, Inc., for approval of a final plat for Castle Ridge Estates Phase 1, being 53 lots on 23.957-acres, zoned (SF-10) Single Family district and situated west of SH 205 and north of Dalton Road (FM 552).

12. Z2006-001 (Michael)

Discuss a city-initiated request for approval of various amendments to the Unified Development Code (Ord. 04-38).

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 February, 2006 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 14, 2006
6:00 P.M.

CALL TO ORDER

Approval of Minutes for January 31, 2006 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

1. Z2006-001 (Michael)

Hold a Public Hearing and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article II. Administrative Procedures; Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; Article VI. Parking and Loading; Article VII. Environmental Performance; Article VIII. Landscape Standards; Article X. Planned Development Regulations; Article XI. Zoning-Related Applications; and Article XIII. Definitions; and take any action necessary.

2. Z2006-002 (Chris)

Hold a public hearing and consider a request from Billy and Glenda Bradshaw for a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at the northeast corner of SH 205 and Emma Jane (907 S. Goliad), and take any action necessary.

3. Z2006-003 (Chris)

Hold a public hearing and consider a request by Mike and Paige Brown for approval of a Specific Use Permit (SUP) allowing for a deck/patio within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1160 Crestcove Drive, being Lot 21, Block B, Hillcrest Shores Phase 3 Addition, and take any action necessary.

SITE PLANS / PLATS

4. SP2006-003 (Michael)

Discuss and consider a request by Michael Goodman for approval of a site plan for his law office to be located at 1008 Ridge Rd, being a 0.331-acre tract currently described as Tract 20, Abstract 255, BJT Lewis Survey, which is zoned (PD-53) Planned Development No. 53 District and designated for (RO) Residential-Office district uses, and take any action necessary.

5. P2006-008 (Michael)

Discuss and consider a request by Michael Goodman for approval of a final plat for a 0.331-acre tract located at 1008 Ridge Rd, currently described as Tract 20, Abstract 255, BJT Lewis Survey, which is zoned (PD-53) Planned Development No. 53 District and designated for (RO) Residential-Office district uses, and take any action necessary.

6. P2006-009 (Michael)

Discuss and consider a request by Richard Hovas of Tipton Engineering, Inc., for approval of a final plat for Castle Ridge Estates Phase 1, being 53 lots on 23.957-acres, zoned (SF-

10) Single Family district and situated west of SH 205 and north of Dalton Road (FM 552), and take any action necessary.

7. SP2006-005 (Chris)

Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being a 9.91-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 10th day of March, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 28, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** from February 14, 2006 Planning and Zoning Commission meeting
2. **Approval of Minutes** from February 28, 2006 Planning and Zoning Commission meeting
3. **Approval of Minutes** from March 14, 2006 Planning and Zoning Commission meeting
4. **P2006-012 (Leslie)**
Discuss and consider a request by Terri Webb for approval of a replat of Lot 5, Block A, Rockwall Market Center East, being a 0.554-acre tract zoned (C) Commercial district and located at the southwest corner of IH-30 and Mims Rd, and take any action necessary.

DISCUSSION ITEMS

5. **Z2006-005 (Chris)**
Discuss and consider a request by Brent Lemmond of Dallas Towboys for approval of a Specific Use Permit (SUP) to allow for a "Towing and Impound Yard" within the (HC) Heavy Commercial district, on property described as Lot 4, Block A, Rockwall 205 Business Park (unrecorded) and located at 291 National Drive.
6. **P2006-010 (Leslie)**
Discuss and consider a request by Teresa Dabney for approval of the Dabney Addition, being a residential replat of a part of Lot 1, Block G, Sanger Brothers Addition, a 0.22-acre tract located at 801 and 803 Peters Colony, which is zoned SF-7 District and located within the (SO) Southside Residential Neighborhood Overlay District.
7. **P2006-011 (Chris)**
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a final plat of Lot 2, Block A, Burks Addition, being a 1.07-acre tract zoned (PD-56) Planned Development No. 56 district and situated along the west side of SH 205 (N. Goliad) south of Los Altos Drive and north of the future extension of N. Alamo Rd, and take any action necessary.
8. **P2006-013 (Michael)**
Discuss and consider a request from Heritage Christian Academy for approval of a final plat of Heritage Christian Academy Phase Two Addition, being a 11.44-acre tract zoned (MF-14) Multi-family District, (C) Commercial district and (PD-27) Planned Development No. 27 District, and located southwest of S. Goliad St (SH 205) along Damascus Rd, and take any action necessary.

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:

9. **SP2006-007 (Michael)**

Discuss and consider a request by Ross Morris of Country Day Montessori School for approval of a site plan on Lot 1, Block 1, Country Day School Addition, being 1.08-acres zoned (PD-60) Planned Development No. 60 District and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.

10. **SP2006-008 (Michael)**

Discuss and consider a request by Tim Thompson of Realty Capital Corporation for approval of a site plan of an office building located on Lot 10R3, Block A, Horizon Ridge Addition, being a 0.5963-acre tract zoned (PD-9) Planned Development No. 9 and designated for (GR) General Retail uses, situated along the south side of Arista Rd east of Ridge Rd, and take any action necessary.

11. **SP2006-009 (Chris)**

Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

12. **SP2006-010 (Michael)**

Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a site plan for Rockwall Crossing Phase 2, being a 509,000 (+/-) sq ft commercial development located on approximately 45.72-acres currently described as Rockwall Business Park East. The subject property is zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, is situated within the I-30 Corridor Overlay District and SH 205 Corridor Overlay district, and located along the south side of I-30, north side of Ralph Hall Pkwy, west of SH 205 and immediately east of Rockwall Crossing Phase 1.

13. **SP2006-011 (Chris)**

Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a site plan for American National Bank of Texas, located on the proposed Lot 2, Block A, Burks Addition, being a 1.07-acre tract zoned (PD-56) Planned Development No. 56 district and situated within the North SH 205 Overlay district along the west side of SH 205 (N. Goliad) south of Los Altos Drive and north of the future extension of N. Alamo Rd, and take any action necessary.

14. **SP2006-012 (Chris)**

Discuss and consider a request by Dean Whitlock of Rockwall Signal Ridge, LP, for approval of a site plan for 30 condominium units on a 2.93-acre tract being a part of Lot 3, Block A, Signal Ridge No. 4 Addition, which is zoned (PD-15) Planned Development No. 15 district, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 March, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 11, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2006-011 (Chris)**
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a final plat of Lot 2, Block A, Burks Addition, being a 1.07-acre tract zoned (PD-56) Planned Development No. 56 district and situated along the west side of SH 205 (N. Goliad) south of Los Altos Drive and north of the future extension of N. Alamo Rd, and take any action necessary.
2. **SP2006-011 (Chris)**
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a site plan for American National Bank of Texas, located on the proposed Lot 2, Block A, Burks Addition, being a 1.07-acre tract zoned (PD-56) Planned Development No. 56 district and situated within the North SH 205 Overlay district along the west side of SH 205 (N. Goliad) south of Los Altos Drive and north of the future extension of N. Alamo Rd, and take any action necessary.
3. **P2006-013 (Michael)**
Discuss and consider a request from Heritage Christian Academy for approval of a final plat of Heritage Christian Academy Phase Two Addition, being a 11.44-acre tract zoned (MF-14) Multi-family District, (C) Commercial district and (PD-27) Planned Development No. 27 District, and located southwest of S. Goliad St (SH 205) along Damascus Rd, and take any action necessary.
4. **SP2006-012 (Chris)**
Discuss and consider a request by Dean Whitlock of Rockwall Signal Ridge, LP, for approval of a site plan for 30 condominium units on a 2.93-acre tract being a part of Lot 3, Block A, Signal Ridge No. 4 Addition, which is zoned (PD-15) Planned Development No. 15 district, and take any action necessary.

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:

5. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 1 and Lot 4, Block A, Rockwall Crossing Addition, a 1.64-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

PUBLIC HEARING ITEMS

6. **Z2006-005 (Chris)**
Hold a public hearing and consider a request by Brent Lemmond of Dallas Towboys for approval of a Specific Use Permit (SUP) to allow for a "Towing and Impound Yard" within the (HC) Heavy Commercial district, on property described as Lot 4, Block A, Rockwall 205 Business Park (unrecorded) and located at 291 National Drive, and take any action necessary.

7. **P2006-010 (Leslie)**

Hold a public hearing and consider a request by Teresa Dabney for approval of the Dabney Addition, being a residential replat of a part of Lot 1, Block G, Sanger Brothers Addition, a 0.22-acre tract located at 801 and 803 Peters Colony, which is zoned SF-7 District and located within the (SO) Southside Residential Neighborhood Overlay District, and take any action necessary.

SITE PLANS / PLATS

8. **SP2006-007 (Michael)**

Discuss and consider a request by Ross Morris of Country Day Montessori School for approval of a site plan on Lot 1, Block 1, Country Day School Addition, being 1.08-acres zoned (PD-60) Planned Development No. 60 District and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.

9. **SP2006-008 (Michael)**

Discuss and consider a request by Tim Thompson of Realty Capital Corporation for approval of a site plan of an office building located on Lot 10R3, Block A, Horizon Ridge Addition, being a 0.5963-acre tract zoned (PD-9) Planned Development No. 9 and designated for (GR) General Retail uses, situated along the south side of Arista Rd east of Ridge Rd, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Founder's Day Festival – April 15, 2006
- Miscellaneous Discussion of Land Use Issues

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 7th day of April, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 25, 2006
6:00 P.M.

CALL TO ORDER

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:

1. **SP2005-019 (Chris)**
Discuss and consider a request by Karen Blevins of La Madeleine for approval of amended building elevations for the proposed La Madeleine restaurant located on Lot 2, Block A, Rockwall Crossing Addition, and take any action necessary.
2. **SP2006-013 (Chris)**
Discuss and consider a request by Matthew King for approval of an amended site plan for the Lighthouse Private School located on Lot 1, Block A, Lighthouse Addition, being 2.21-acres zoned "GR" - General Retail Zoning District and located at 951 North Lakeshore Drive, and take any action necessary.
3. **SP2006-014 (Michael)**
Discuss and consider a request from Matthew King for approval of an amended site plan for Ridge Road Town Centre, specifically for construction of a drive through canopy for Jefferson Bank, on a 7.64 acre tract zoned "C" - Commercial Zoning District, located on Ridge Road north of Vigor Way (private), and take any action necessary.

DISCUSSION ITEMS

4. **P2006-014 (Michael)**
Discuss and consider a request by Amy Miller of Douphrate & Associates, Inc., for approval of a final plat of Lakeview Summit Phase IV Addition, being a 38.056-acre tract zoned (PD-29) Planned Development No. 29 district and situated along the north side of North Lakeshore Drive, and take any action necessary.
5. **P2006-015 (Leslie)**
Discuss and consider a request by Norma Morris of Country Day Montessori School for approval of a final plat of Lot 1, Block 1, Country Day School Addition, being 1.08-acres zoned (PD-60) Planned Development No. 60 district and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.
6. **P2006-016 (Michael)**
Discuss and consider a request by Glen and Peg Smith for approval of a final plat of Lots 1 and 2, Block A, Tropical John's Addition, being a 0.66-acre tract zoned (PD-55) Planned Development No. 55 district and (GR) General Retail district, located at the southeast corner of N. Fannin St and Williams St (SH 66), and take any action necessary.
7. **P2006-017 (Michael)**
Discuss and consider a request from Rob Whittle for approval of a final plat of Nelson Lake Addition, being a 121.2-acre tract zoned (SF-16) Single Family Residential district and (NS)

Neighborhood Service district, located at the southeast corner of FM 1141 and FM 552, currently described as Tract 2, Abstract 88, J.M. Gass Survey, and take any action necessary.

8. **Z2006-006 (Leslie)**

Discuss and consider a request by Heath Middleton of Enterprise Rent-A-Car for approval of a Specific Use Permit (SUP) to allow for "Automobile Rental" within the (C) Commercial district on Lot 13B1, Block A, Rockwall Towne Centre Addition, located at 700 E IH-30.

9. **Z2006-007 (Michael)**

Discuss and consider a request by Salehoun Family Ltd. Ptnr. for approval of a change in zoning from (Ag) Agricultural district to (LI) Light Industrial district, on a 6.0-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30.

10. **Z2006-008 (Chris)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd.

11. **Z2006-009 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc. for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on a 27.89-acre tract known as Tract 19, Abstract 186, J.A. Ramsey Survey, located on the east side of F.M. 549 immediately south of (PD-64) Planned Development district No. 64.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 April, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 9, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** from March 28, 2006 Planning and Zoning Commission meeting
2. **Approval of Minutes** from April 11, 2006 Planning and Zoning Commission meeting
3. **Approval of Minutes** from April 25, 2006 Planning and Zoning Commission meeting
4. **P2006-015 (Leslie)**
Discuss and consider a request by Norma Morris of Country Day Montessori School for approval of a final plat of Lot 1, Block 1, Country Day School Addition, being 1.08-acres zoned (PD-60) Planned Development No. 60 district and located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy, and take any action necessary.

PUBLIC HEARING ITEMS

5. **Z2006-006 (Leslie)**
Hold a public hearing and consider a request by Heath Middleton of Enterprise Rent-A-Car for approval of a Specific Use Permit (SUP) to allow for "Automobile Rental" within the (C) Commercial district on Lot 13B1, Block A, Rockwall Towne Centre Addition, located at 700 E IH-30, and take any action necessary.
6. **Z2006-007 (Michael)**
Hold a public hearing and consider a request by Salehoun Family Ltd. Ptnr. for approval of a change in zoning from (Ag) Agricultural district to (LI) Light Industrial district, on a 6.0-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30, and take any action necessary.
7. **Z2006-008 (Chris)**
Hold a public hearing and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.
8. **Z2006-009 (Michael)**
Hold a public hearing and consider a request by Randell Curington of Spring Haven Investments, Inc. for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on a 27.89-acre tract known as Tract 19, Abstract 186, J.A. Ramsey Survey, located on the east side of F.M. 549 immediately south of (PD-64) Planned Development district No. 64, and take any action necessary.

SITE PLANS / PLATS

9. **P2006-014 (Michael)**
Discuss and consider a request by Amy Miller of Douphrate & Associates, Inc., for approval of a final plat of Lakeview Summit Phase IV Addition, being a 38.056-acre tract zoned (PD-29) Planned Development No. 29 district and situated along the north side of North Lakeshore Drive, and take any action necessary.

10. **P2006-016 (Michael)**

Discuss and consider a request by Glen and Peg Smith for approval of a final plat of Lots 1 and 2, Block A, Tropical John's Addition, being a 0.66-acre tract zoned (PD-55) Planned Development No. 55 district and (GR) General Retail district, located at the southeast corner of N. Fannin St and Williams St (SH 66), and take any action necessary.

11. **SP2006-013 (Chris)**

Discuss and consider a request by Matthew King for approval of an amended site plan for the Lighthouse Private School located on Lot 1, Block A, Lighthouse Addition, being 2.21-acres zoned "GR" - General Retail Zoning District and located at 951 North Lakeshore Drive, and take any action necessary.

12. **SP2006-014 (Michael)**

Discuss and consider a request from Matthew King for approval of an amended site plan for Ridge Road Town Centre, specifically for construction of a drive through canopy for Jefferson Bank, on a 7.64 acre tract zoned "C" - Commercial Zoning District, located on Ridge Road north of Vigor Way (private), and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Review and discuss revised plans for Rockwall Crossing Phase II
- Miscellaneous Discussion of Land Use Issues

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 May, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 30, 2006
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **AM2006-002 (Robert)**

Hold a public and consider approval of a city initiated amendment to the City of Rockwall Code of Ordinances - Subdivision Regulations - Chapter 24 - Amending the following sections: Section 24-7, Master Plat, subsections (a) and (b); Section 24-8, Preliminary Plats, adding a new subsection (a) and renumbering succeeding subsections; and Section 24-9, Final Plat, subsection (a), and take any action necessary.

SITE PLANS / PLATS

2. **SP2006-015 (Chris)**

Discuss and consider a request by Andrew Booher of BMA Architects for approval of building elevations for the First Baptist Church Children's Building, including a request for special exceptions to the Unified Development Code's requirements for construction materials (Article V, Section 4.1 A) and mechanical equipment screening (Article V, Section 1.5), and take any action necessary.

3. **P2006-020 (Chris)**

Discuss and consider a request from First Baptist Church for approval of a replat of Lot 1, Block A, First Baptist Church Addition, being a 7.52-acre tract zoned (GR) General Retail district, (PD-12) Planned Development district and (SF-7) Single Family district and located at the northwest corner of Goliad (SH 205) and Boydston Drive.

DISCUSSION ITEMS

4. **Z2006-010 (Michael)**

Discuss and consider a request by Brian Walker for approval of a Specific Use Permit (SUP) allowing for a deck/patio within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1170 Crestcove Drive, being Lot 22, Block B, Hillcrest Shores Phase 3 Addition.

5. **Z2006-011 (Leslie)**

Discuss and consider a request by Brent Lemmond of Dallas Cowboys for approval of a Specific Use Permit (SUP) to allow for a "Towing and Impound Yard" within the (HC) Heavy Commercial district, on property described as Lot 4, Block A, Rockwall 205 Business Park (unrecorded) and located at 291 National Drive.

6. **P2006-019 (Michael)**

Discuss and consider a request by Michael Allen of Allen & Ridinger for approval of a replat of a 15.481-acre tract zoned (C) Commercial district and located north of I-30 and south of La Jolla Pointe Drive, being Lots 4-5, Block A, and Lots 1-3, Block B, La Jolla Pointe Addition Phase 2, and Lot 2, Block A, Steak N Shake Addition, and including the proposed abandonment of part of Catalina Drive (a 60-ft right-of-way).

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:

7. SP2006-004 (Robert)

Discuss and consider a request by Donald Freeman of Perkins + Will for approval of a PD Site Plan for the Presbyterian Hospital of Rockwall, located on a 13.49-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd (FM 3097), south of Rockwall Pkwy, east of Summer Lee Drive, and north of Tubbs Rd, and take any action necessary.

8. SP2006-009 (Chris)

Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.

9. SP2006-010 (Michael)

Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a site plan for Rockwall Crossing Phase 2, being a 509,000 (+/-) sq ft commercial development located on approximately 45.72-acres currently described as Rockwall Business Park East. The subject property is zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, is situated within the I-30 Corridor Overlay District and SH 205 Corridor Overlay district, and located along the south side of I-30, north side of Ralph Hall Pkwy, west of SH 205 and immediately east of Rockwall Crossing Phase 1.

10. SP2006-016 (Michael)

Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for the Gateway Convenience Store and Subway, located on Tract 2-2, Abstract 186, J.A. Ramsey Survey, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and situated within the SH 276 Corridor Overlay District and FM 549 Corridor Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 May, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 13, 2006
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** from May 9, 2006 Planning and Zoning Commission meeting
2. **Approval of Minutes** from May 30, 2006 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2006-010 (Michael)**
Hold a public hearing and consider a request by Brian Walker for approval of a Specific Use Permit (SUP) allowing for a deck/patio within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1170 Crestcove Drive, being Lot 22, Block B, Hillcrest Shores Phase 3 Addition, and take any action necessary.
4. **Z2006-011 (Leslie)**
Hold a public hearing and consider a request by Brent Lemmond of Dallas Cowboys for approval of a Specific Use Permit (SUP) to allow for a "Towing and Impound Yard" within the (HC) Heavy Commercial district, on property described as Lot 4, Block A, Rockwall 205 Business Park (unrecorded) and located at 291 National Drive, and take any action necessary.

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:

5. **SP2006-016 (Michael)**
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for the Gateway Convenience Store and Subway, located on Tract 2-2, Abstract 186, J.A. Ramsey Survey, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and situated within the SH 276 Corridor Overlay District and FM 549 Corridor Overlay District, and take any action necessary.

SITE PLANS / PLATS

6. **SP2006-009 (Chris)**
Discuss and consider a request by Robert Calderon of The Wallace Group, Inc., for approval of a site plan of a retail building located on Lot 4, Block A, Rockwall Crossing Addition, a 1.208-acre tract zoned (C) Commercial and situated within the (I-30 OV) I-30 Corridor Overlay District, located at 903 Interstate 30, and take any action necessary.
7. **SP2006-010 (Michael)**
Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a site plan for Rockwall Crossing Phase 2, being a 509,000 (+/-) sq ft commercial development located on approximately 45.72-acres currently described as Rockwall Business Park East. The subject property is zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, is situated within the I-30 Corridor Overlay District and

SH 205 Corridor Overlay district, and located along the south side of I-30, north side of Ralph Hall Pkwy, west of SH 205 and immediately east of Rockwall Crossing Phase 1.

8. **SP2006-004 (Robert)**

Discuss and consider a request by Donald Freeman of Perkins + Will for approval of a PD Site Plan for the Presbyterian Hospital of Rockwall, located on a 13.49-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd (FM 3097), south of Rockwall Pkwy, east of Summer Lee Drive, and north of Tubbs Rd, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 9th day of June, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 27, 2006
6:00 P.M.

CALL TO ORDER

SITE PLANS / PLATS

1. **SP2006-018 (Chris)**

Discuss and consider a request from Blake Kitch of Genesis Design Group for approval of amended building elevations for a proposed CVS Pharmacy to be located on Lot 1R, Block B, Quail Run Retail Addition, located at 2004 N. Goliad (SH 205) and zoned (PD-5) Planned Development No. 5 district, and take any action necessary.

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:

2. **SP2006-017 (Chris)**

Discuss and consider a request by Stephen Seitz for approval of a site plan for a medical office building located on Lot 15, Block A, Horizon Ridge Addition, being a 0.415-acre tract zoned (PD-9) Planned Development No. 9 district and designated for (GR) General Retail uses, situated along the north side of Ralph Hall Pkwy west of Arista Rd, and take any action necessary.

3. **SP2006-019 (Michael)**

Discuss and consider a request by Rockwall RMKP, LP, for approval of a site plan for Hampton Inn, a proposed 62-room hotel located on Lot 4R, Block C, La Jolla Pointe Phase 1 Addition, being 1.751-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

4. **SP2006-021 (Chris)**

Discuss and consider a request by David Johnston for approval of a site plan for Value Place Hotel, a proposed 121-room hotel located on Lot 2, Block 1, Newman Center #1 Addition, being 2.158-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

DISCUSSION ITEMS

5. **SP2005-033 (Michael)**

Discuss and consider a request by Tim Thompson of Realty Capital Corp. for approval of a PD Site Plan for the Lakes of Somerset, being a 139.354-acre single family development zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.

6. **P2006-020 (Chris)**

Discuss and consider a request from First Baptist Church for approval of a replat of Lot 1, Block A, First Baptist Church Addition, being a 7.52-acre tract zoned (GR) General Retail district, (SF-10) Single Family Residential district and (SF-7) Single Family Residential district and located at the northwest corner of Goliad (SH 205) and Boydston Drive, and take any action necessary.

7. **P2006-021 (Leslie)**
Discuss and consider a request by Randall Curington of Spring Haven Investments, Inc. for approval of a preliminary plat for Fontanna Ranch Phase III, being a 27.89-acre tract zoned (PD-67) Planned Development No. 67 district and located on the east side of FM 549, directly south of Fontanna Ranch Phase I, and take any action necessary.
8. **P2006-023 (Chris)**
Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of a replat of Lot 2, Block A, Rockwall Crossing Addition, being a 1.42-acre tract zoned (C) Commercial and located along the south side of Interstate 30, and take any action necessary.
9. **P2006-024 (Leslie)**
Discuss and consider a request by Kyung Hwan In and Jee Hyung Chung for approval of a final plat for Lot 1, Block A, Gadel Addition, being a 1.129-acre tract zoned (C) Commercial district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane, and take any action necessary.
10. **P2006-025 (Chris)**
Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of a replat of Lakeside Chevrolet Addition, located at 2005 S. Goliad, being a 8.692-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.
11. **SP2006-020 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a PD Site Plan for Firenza, being a 234.71-acre single family development zoned (PD-66) Planned Development No. 66 district and located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.
12. **SP2006-022 (Michael)**
Discuss and consider a request by Robert A. Howman of Glenn Engineering for approval of a PD Site Plan for Rockwall Elementary School #12 (Fontanna Ranch), located on a 10.0-acre site within (PD-64) Planned Development No. 64 district and situated on the proposed Fontanna Blvd east of FM 549 and south of SH 276, and take any action necessary.
13. **SP2006-023 (Michael)**
Discuss and consider a request by Robert A. Howman of Glenn Engineering for approval of a PD Site Plan for Rockwall Elementary School #11 (Dalton Ranch), located on a 11.136-acre site within (PD-58) Planned Development No. 58 district and situated at the southwest corner of FM 1141 and FM 552, and take any action necessary.
14. **Z2006-013 (Michael)**
Discuss and consider a request by Brad Forslund of Churchill Residential, Inc., for a change in zoning from (C) Commercial district to (PD) Planned Development district, specifically to accommodate an independent/active senior living community and commercial uses on a 25.45-acre tract known as Tract 18, Abstract No. 255, B.J.T. Lewis Survey, situated along the east side of S. Goliad south of the railroad and north of Justin Dr.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 June, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 11, 2006
6:00 P.M.

CALL TO ORDER

Approval of Minutes from June 13, 2006 Planning and Zoning Commission meeting

Approval of Minutes from June 27, 2006 Planning and Zoning Commission meeting

CONSENT AGENDA ITEMS

1. **P2006-020 (Chris)**
Discuss and consider a request from First Baptist Church for approval of a replat of Lot 1, Block A, First Baptist Church Addition, being a 7.52-acre tract zoned (GR) General Retail district, (SF-10) Single Family Residential district and (SF-7) Single Family Residential district and located at the northwest corner of Goliad (SH 205) and Boydston Drive, and take any action necessary.
2. **P2006-021 (Leslie)**
Discuss and consider a request by Randall Curington of Spring Haven Investments, Inc. for approval of a preliminary plat for Fontanna Ranch Phase III, being a 27.89-acre tract zoned (PD-67) Planned Development No. 67 district and located on the east side of FM 549, directly south of Fontanna Ranch Phase I, and take any action necessary.
3. **P2006-023 (Chris)**
Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of a replat of Lot 2, Block A, Rockwall Crossing Addition, being a 1.42-acre tract zoned (C) Commercial and located along the south side of Interstate 30, and take any action necessary.
4. **P2006-024 (Leslie)**
Discuss and consider a request by Kyung Hwan In and Jee Hyung Chung for approval of a final plat for Lot 1, Block A, Yellow Jacket Addition, being a 1.129-acre tract zoned (C) Commercial district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane, and take any action necessary.
5. **P2006-025 (Chris)**
Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of a replat of Lakeside Chevrolet Addition, located at 2005 S. Goliad, being a 8.692-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.
6. **SP2006-017 (Chris)**
Discuss and consider a request by Stephen Seitz for approval of a site plan for a medical office building located on Lot 15, Block A, Horizon Ridge Addition, being a 0.415-acre tract zoned (PD-9) Planned Development No. 9 district and designated for (GR) General Retail uses, situated along the north side of Ralph Hall Pkwy west of Arista Rd, and take any action necessary.

7. **SP2006-021 (Chris)**

Discuss and consider a request by David Johnston for approval of a site plan for Value Place Hotel, a proposed 121-room hotel located on Lot 2, Block 1, Newman Center #1 Addition, being 2.158-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

PUBLIC HEARING ITEMS

8. **Z2006-013 (Michael)**

Hold a public hearing and consider a request by Brad Forslund of Churchill Residential, Inc., for a change in zoning from (C) Commercial district to (PD) Planned Development district, specifically to accommodate an independent/active senior living community and commercial uses on a 25.45-acre tract known as Tract 18, Abstract No. 255, B.J.T. Lewis Survey, situated along the east side of S. Goliad south of the railroad and north of Justin Dr, and take any action necessary.

SITE PLANS / PLATS

9. **SP2003-020 (Robert)**

Discuss and consider a request from Rob Whittle for approval of amended building elevations for The Harbor Hilton Hotel and Conference Center, located on Lot 2, Block A, The Harbor - Rockwall Addition, a 19.93-acre site zoned (PD-7) Planned Development No. 7 District and situated along the Lake Ray Hubbard shoreline south of I-30 and west of Summer Lee Drive, and take any action necessary.

10. **SP2005-031 (Robert)**

Discuss and consider a request by Peg Smith for approval of amended elevations for Smitty's Roadhouse Grill, located on the proposed Lot 2, Thomas and Smith Addition, being a 0.29-acre tract zoned (GR) General Retail district and located at 308 North Fannin St, and take any action necessary.

11. **SP2006-023 (Michael)**

Discuss and consider a request by Robert A. Howman of Glenn Engineering for approval of a PD Site Plan for Rockwall Elementary School #11 (Dalton Ranch), located on a 11.136-acre site within (PD-58) Planned Development No. 58 district and situated at the southwest corner of FM 1141 and FM 552, and take any action necessary.

12. **SP2006-022 (Michael)**

Discuss and consider a request by Robert A. Howman of Glenn Engineering for approval of a PD Site Plan for Rockwall Elementary School #12 (Fontanna Ranch), located on a 10.0-acre site within (PD-64) Planned Development No. 64 district and situated on the proposed Fontanna Blvd east of FM 549 and south of SH 276, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 7th day of July, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 25, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2006-029 (Leslie)**
Discuss and consider a request from Arthur Beck of BSM Engineers, Inc., for approval of a replat of First United Methodist Church Addition, being 19.56-acres zoned (C) Commercial district and located at 1200 Yellow Jacket Ln, and take any action necessary.
2. **P2006-031 (Chris)**
Discuss and consider a request by Amy Miller of Douphrate and Associates for approval of a replat of Lot 1, Block A, Rockwall Dodge Addition, being a 6.874-acre tract zoned (C) Commercial district and located at 970 E. I-30, and take any action necessary.

SITE PLANS / PLATS

3. **SP2005-033 (Michael)**
Discuss and consider a request by Tim Thompson of Realty Capital Corp. for approval of a PD Site Plan for the Lakes of Somerset, being a 139.354-acre single family development zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.
4. Discuss and consider a request by Clyde W. Talley of Tallison Construction Co., for approval of a special exception to the side yard setback requirements of the (ZL-5) Zero Lot Line district, specifically on Lots 12 and 13, Block M, Sanger Brothers Addition, located at the southeast corner of S. Alamo Rd and Ross, and take any action necessary. **(Robert)**

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:

5. **SP2006-024 (Leslie)**
Discuss and consider a request by Gordon Pulis of Braum's Ice Cream Store for approval of an amended site plan and building elevations for the existing Braum's Restaurant located at 1920 S. Goliad (SH 205), on a 1.30-acre tract known as Lot 1A, Block A, Braum's Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, and take any action necessary.
6. **SP2006-025 (Chris)**
Discuss and consider a request by David Arterburn of One Stop Food Stores, Inc., for approval of a site plan for Dickey's BBQ, located on a 1.24-acre tract known as Lots 1R-A and 1R, Block A, Montego Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, located at 2012 S. Goliad, and take any action necessary.

DISCUSSION ITEMS

7. **P2006-026 (Michael)**
Discuss and consider a request by Phillip Duncan of Taylor-Duncan Interest, Inc., for approval of a master plat for the Lakes of Somerset, being a 139.354-acre tract zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.

8. **P2006-027 (Michael)**
Discuss and consider a request by Phillip Duncan of Taylor-Duncan Interest, Inc., for approval of a preliminary plat for the Lakes of Somerset, being a 139.354-acre tract zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.
9. **SP2006-020 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a PD Site Plan for Firenza, being a 234.71-acre single family development zoned (PD-66) Planned Development No. 66 district and located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.
10. **P2006-028 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a master plat for Firenza, being a 234.71-acre tract zoned (PD-66) Planned Development No. 66 district and located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.
11. **P2006-030 (Chris)**
Discuss and consider a request by David Johnston of Quannah Hospitality Partners for approval of a replat of the Newman Center Addition, being a 3.301-acre tract zoned (C) Commercial district and located along the north side of IH-30 west of SH 205, and take any action necessary.
12. **P2006-033(Michael)**
Discuss and consider a request by Clyde W. Talley of Tallison Construction Co., for approval of a residential replat of Lots 12 and 13, Block M, Sanger Brothers Addition, being a 0.29-acre tract zoned (ZL-5) Zero Lot Line district and located at the southeast corner of S. Alamo Rd and Ross, and take any action necessary.
13. **P2006-034 (Michael)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a final plat for Fontanna Ranch Phase 1, being a 64.008-acre tract zoned (PD-64) Planned Development No. 64 district and situated along the east side of FM 549 south of Hwy 276, and take any action necessary.
14. **Z2006-012 (Michael)**
Discuss and consider a request by Todd Thomas of The Fortis Group for an amendment to (PD-3) Planned Development No. 3 district (Ord. No. 96-23), specifically to allow for a condominium and townhome development on an 18.31-acre tract currently designated for (C) Commercial district uses, located along the southwest side of North Lakeshore Blvd north of Old Alamo Rd.
15. **Z2006-014 (Leslie)**
Discuss and consider a request by Kelley Winner of Mirror-Mirror Hair Studio for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within (PD-50) Planned Development No. 50 district which is designated for (RO) Residential Office uses, specifically on Lot 1, Block A, Conselman Addition, located at 802 N. Goliad (SH 205).

ADDITIONAL DISCUSSION ITEMS

- Discuss the initiation of rezoning of all properties on Indian Trail and Amity Lane, located along the north side of Airport Rd, from (Ag) Agricultural district to Single Family Residential district.
- Miscellaneous Discussion of Land Use Issues

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 July, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 8, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2006-019 (Michael)**
Discuss and consider a request by Michael Allen of Allen & Ridinger for approval of a replat of a 15.481-acre tract zoned (C) Commercial district and located north of I-30 and south of La Jolla Pointe Drive, being Lots 4-5, Block A, and Lots 1-3, Block B, La Jolla Pointe Addition Phase 2, and Lot 2, Block A, Steak N Shake Addition, and including the proposed abandonment of part of Catalina Drive (a 60-ft right-of-way), and take any action necessary.
2. **P2006-026 (Michael)**
Discuss and consider a request by Phillip Duncan of Taylor-Duncan Interest, Inc., for approval of a master plat for the Lakes of Somerset, being a 139.354-acre tract zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.
3. **P2006-027 (Michael)**
Discuss and consider a request by Phillip Duncan of Taylor-Duncan Interest, Inc., for approval of a preliminary plat for the Lakes of Somerset, being a 139.354-acre tract zoned (PD-63) Planned Development No. 63 district and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake, and take any action necessary.
4. **P2006-030 (Chris)**
Discuss and consider a request by David Johnston of Quannah Hospitality Partners for approval of a replat of the Newman Center Addition, being a 3.301-acre tract zoned (C) Commercial district and located along the north side of IH-30 west of SH 205, and take any action necessary.
5. **P2006-034 (Michael)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a final plat for Fontanna Ranch Phase 1, being a 64.008-acre tract zoned (PD-64) Planned Development No. 64 district and situated along the east side of FM 549 south of Hwy 276, and take any action necessary.

SITE PLANS / PLATS

6. **SP2006-024 (Leslie)**
Discuss and consider a request by Gordon Pulis of Braum's Ice Cream Store for approval of an amended site plan and building elevations for the existing Braum's Restaurant located at 1920 S. Goliad (SH 205), on a 1.30-acre tract known as Lot 1A, Block A, Braum's Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, and take any action necessary.
7. **SP2006-020 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a PD Site Plan for The Highlands, being a 234.71-acre single family development zoned (PD-66) Planned Development No. 66 district and located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.
8. **P2006-028 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a master plat for The Highlands, being a 234.71-acre tract zoned (PD-66) Planned Development No. 66 district and located along the south side of SH 276 east of Rochelle Rd, and take any action necessary.

PUBLIC HEARING ITEMS

9. **P2006-033(Michael)**
Hold a public hearing and consider a request by Clyde W. Talley of Tallison Construction Co., for approval of a residential replat of Lots 12 and 13, Block M, Sanger Brothers Addition, being a 0.29-acre tract zoned (ZL-5) Zero Lot Line district and located at the southeast corner of S. Alamo Rd and Ross, and take any action necessary.
10. **Z2006-014 (Leslie)**
Hold a public hearing and consider a request by Kelley Winner of Mirror-Mirror Hair Studio for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within (PD-50) Planned Development No. 50 district which is designated for (RO) Residential Office uses, specifically on Lot 1, Block A, Conselman Addition, located at 802 N. Goliad (SH 205), and take any action necessary.
11. **Z2006-012 (Michael)**
Hold a public hearing and consider a request by Todd Thomas of The Fortis Group for an amendment to (PD-3) Planned Development No. 3 district (Ord. No. 96-23), specifically to allow for a condominium and townhouse development on an 18.31-acre tract currently designated for (C) Commercial district uses, located along the southwest side of North Lakeshore Blvd north of Old Alamo Rd, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Discuss the proposed North Goliad Historic District (H2006-005) and consider calling a public hearing on September 12, 2006 for consideration of the district by the Planning and Zoning Commission, and take any action necessary.
- Miscellaneous Discussion of Land Use Issues

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 4th day of August, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 29, 2006
6:00 P.M.

CALL TO ORDER

ELECTION of Planning and Zoning Commission Chair and Vice-Chair positions

Approval of Minutes for July 11, 2006 Planning and Zoning Commission meeting

Approval of Minutes for July 25, 2006 Planning and Zoning Commission meeting

Approval of Minutes for August 8, 2006 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

1. **Z2006-015 (Michael)**

Hold a public hearing and consider a city-initiated request for a change in zoning from (Ag) Agricultural district to (SF-10) Single Family Residential district for all properties located within the Airport Acres Addition (Indian Trail) and the Greenlee Addition (Amity Lane), being approximately 18.89-acres located north of Airport Rd west of FM 549, and take any action necessary.

SITE PLANS / PLATS

2. **P2006-032 (Michael)**

Discuss and consider a request by Alex Flores of Cascada Custom Homes for approval of a final plat of Lots 16 and 17, Airport Acres Addition, being a 0.86-acre tract zoned (Ag) Agricultural district (proposed SF-10 Single Family Residential) and located along the east side of Indian Trail north of Airport Rd, and take any action necessary.

3. **P2006-035 (Michael)**

Discuss and consider a request by Erik Hauglie of Pacheco Koch Consulting Engineers for approval of a final plat of Rockwall Community Hospital Addition, being 16 lots on 33.201-acres zoned (PD-9) Planned Development No. 9 District and located south of Rockwall Parkway, west of Horizon Road (FM 3097) and east of Summer Lee Drive, and take any action necessary.

4. **SP2006-019 (Michael)**

Discuss and consider a request by Rockwall RMKP, LP, for approval of a site plan for Hampton Inn, a 62-room hotel located on Lot 4R, Block C, La Jolla Pointe Phase 1 Addition, being 1.751-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

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:

5. **SP2006-025 (Chris)**

Discuss and consider a request by David Arterburn of One Stop Food Stores, Inc., for approval of a site plan for Dickey's BBQ, located on a 1.24-acre tract known as Lots 1R-A and 1R, Block A, Montego Addition, zoned (C) Commercial district and situated within the SH 205 Corridor Overlay district, located at 2012 S. Goliad, and take any action necessary.

6. **SP2006-026 (Leslie)**

Discuss and consider a request from Z Projects for approval of an amended site plan for Rockwall Market Center, specifically for construction of a drive-through ATM for Wells Fargo, on a 21-acre (+/-) tract zoned (C) Commercial District and situated within the IH-30 Overlay district, and located along the south side of IH-3030 west of Market Center Drive, and take any action necessary.

7. **SP2006-027 (Leslie)**
Discuss and consider a request by Steven Reyes of Ramsay Ivy CO., LC., for approval of a site plan for McClintock Office Building, located on a 0.573-acre tract known as Lot 4, Block A, Shoreline Plaza Addition, zoned (C) Commercial district and situated within the IH-30 Overlay district, and located along Lakefront Trail and the future extension of Shoreline Drive, and take any action necessary.
8. **SP2006-029 (Michael)**
Discuss and consider a request by Richard Ireland of Nudell Architects for approval of amended building elevations for JC Penney, located within the approved "Plaza at Rockwall" shopping center, on a 47-acre (+/-) tract zoned (PD-14) Planned Development No. 14 district and situated within the IH-30 Corridor Overlay District, and take any action necessary.
9. **SP2006-030 (Michael)**
Discuss and consider a request by Robert Siegel of RM Crowe for approval of a site plan for Vista Lago, a proposed commercial development on Lot 1R, Block C, La Jolla Pointe Addition Phase 1, which is zoned (C) Commercial district and situated within the IH-30 Overlay district along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.

DISCUSSION ITEMS

10. **P2006-037 (Chris)**
Discuss and consider a request by Eugene Middleton of Winkelmann & Associates for approval of a final plat for Rockwall Elementary School No. 11 (Dalton Ranch, Lots 5 and 6, Block C), being 13.508-acres zoned (PD-58) Planned Development No. 58 district, and located at the southeast corner of FM 1141 and FM 552, and take any action necessary.
11. **P2006-038 (Chris)**
Discuss and consider a request by David Booth of D.R. Horton for approval of a final plat for Dalton Ranch, being 142 single-family lots on 63.22-acres zoned (PD-58) Planned Development No. 58 district and located along the south side of FM 552 and west side of FM 1141, and take any action necessary.
12. **P2006-039 (Leslie)**
Discuss and consider a request by Mark & Sharon Steele for approval of a residential replat of part of Lot 2, Block A, W.D. Austin Addition, to be Lot 16, Block A of the Steele Addition, being a 0.32-acre tract zoned (PD-50) Planned Development District and located at 906 N. Goliad Street.
13. **SP2006-028 (Leslie)**
Discuss and consider a request by Mark and Sharon Steele for approval of a site plan for Lot 16, Block A, Steele Addition, being a 0.32-acre tract zoned (PD-50) Planned Development District and located at 906 N. Goliad Street, and take any action necessary.
14. **P2006-040 (Leslie)**
Discuss and consider a request by Sam Canup and Jeorg Whittenberg for approval of a final plat of the Jack Canup Addition, being a 2.02-acre tract zoned (PD-62) Planned Development District and including properties addressed as 902 and 906 S. Goliad Street and 903 S. Alamo Road, and take any action necessary.
15. **P2006-041 (Michael)**
Discuss and consider a request by Robert Siegel of RM Crowe for approval of a replat of Lot 1R, Block C, La Jolla Pointe Addition Phase 1, a 2.09-acre tract zoned (C) Commercial district and situated along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.
16. **Z2006-016 (Chris)**
Discuss and consider a request by Brian A. Ryan for approval of a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district, on a 1.0-acre tract currently known as B F Boydston, Block 122, Lot D, and located at 105 Olive Street. The subject site is located within the "Old Town Rockwall Historic" district and is identified as a "High Contributing" property.

17. **Z2006-017 (Michael)**

Discuss and consider a request by Ed Hurst of Integrity Concepts, LLC, for approval of a change in zoning from (2F) Duplex Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.358-acre tract known as Billy Peoples No. 3 Addition, from (SF-7) Single Family Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.393-acre tract known as B.F. Boydston, Lot 61B, and from (PD-52) Planned Development No. 52 district to (ZL-5) Zero-Lot Line Residential district on a 1.10-acre tract known as B.F. Boydston, Lot 71B). The subject property comprises approximately 1.85-acres overall and is located at the northwest corner of Boydston and Clark Street.

18. **Z2006-018 (Leslie)**

Discuss and consider a request by Kevin Berger for approval of a Specific Use Permit (SUP) to allow for a detached garage exceeding the maximum size requirement on Lot 17, Block A, Saddlebrook Estates #2, being a 1.0-acre tract zoned (SF-16) Single Family Residential district and located at 2364 Saddlebrook Lane.

19. **SP2006-031 (Michael)**

Discuss and consider a request by Brad Forslund of Rockwall Senior Community, LP, for approval of a PD Site Plan for the Evergreen at Rockwall, being a 141-unit age-restricted senior housing development located on a 6.43-acre tract zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any action necessary.

20. **H2006-005 (Chris)**

Discuss a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 August, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 12, 2006
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2006-037 (Chris)**
Discuss and consider a request by Eugene Middleton of Winkelmann & Associates for approval of a final plat for Rockwall Elementary School No. 11 (Dalton Ranch, Lots 5 and 6, Block C), being 13.508-acres zoned (PD-58) Planned Development No. 58 district, and located at the southeast corner of FM 1141 and FM 552, and take any action necessary.
2. **P2006-038 (Chris)**
Discuss and consider a request by David Booth of D.R. Horton for approval of a final plat for Dalton Ranch, being 142 single-family lots on 63.22-acres zoned (PD-58) Planned Development No. 58 district and located along the south side of FM 552 and west side of FM 1141, and take any action necessary.
3. **SP2006-028 (Leslie)**
Discuss and consider a request by Mark and Sharon Steele for approval of a site plan for Lot 16, Block A, Steele Addition, being a 0.32-acre tract zoned (PD-50) Planned Development District and located at 906 N. Goliad Street, and take any action necessary.

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:

4. **a) SP2006-030 (Michael)**
Discuss and consider a request by Robert Siegel of RM Crowe for approval of a site plan for Vista Lago, a proposed commercial development on Lot 1R, Block C, La Jolla Pointe Addition Phase 1, which is zoned (C) Commercial district and situated within the IH-30 Overlay district along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.
- b) P2006-041 (Michael)**
Discuss and consider a request by Robert Siegel of RM Crowe for approval of a replat of Lot 1R, Block C, La Jolla Pointe Addition Phase 1, a 2.09-acre tract zoned (C) Commercial district and situated along the north side of IH-30, east of Village Drive, south of Laguna Drive and west of Catalina Drive, and take any action necessary.

PUBLIC HEARING ITEMS

5. **P2006-039 (Leslie)**
Hold a public hearing and consider a request by Mark & Sharon Steele for approval of a residential replat of part of Lot 2, Block A, W.D. Austin Addition, to be Lot 16, Block A of the Steele Addition, being a 0.32-acre tract zoned (PD-50) Planned Development District and located at 906 N. Goliad Street, and take any action necessary.
6. **Z2006-016 (Chris)**
Hold a public hearing and consider a request by Brian A. Ryan for approval of a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district, on a 1.0-acre tract currently known as B F Boydston, Block 122, Lot D, and located at 105 Olive Street, and take any action necessary. The subject site is located within the "Old Town Rockwall Historic" district and is identified as a "High Contributing" property.

7. **Z2006-017 (Michael)**
Hold a public hearing and consider a request by Ed Hurst of Integrity Concepts, LLC, for approval of a change in zoning from (2F) Duplex Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.358-acre tract known as Billy Peoples No. 3 Addition, from (SF-7) Single Family Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.393-acre tract known as B.F. Boydston, Lot 61B, and from (PD-52) Planned Development No. 52 district to (ZL-5) Zero-Lot Line Residential district on a 1.10-acre tract known as B.F. Boydston, Lot 71B), and take any action necessary. The subject property comprises approximately 1.85-acres overall and is located at the northwest corner of Boydston and Clark Street.
8. **Z2006-018 (Leslie)**
Hold a public hearing and consider a request by Kevin Berger for approval of a Specific Use Permit (SUP) to allow for a detached garage exceeding the maximum size requirement on Lot 17, Block A, Saddlebrook Estates #2, being a 1.0-acre tract zoned (SF-16) Single Family Residential district and located at 2364 Saddlebrook Lane, and take any action necessary.
9. **H2006-005 (Chris)**
Hold a public hearing and consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

SITE PLANS / PLATS

10. **P2006-040 (Leslie)**
Discuss and consider a request by Sam Canup and Jeorg Whittenberg for approval of a final plat of the Jack Canup Addition, being a 2.02-acre tract zoned (PD-62) Planned Development District and including properties addressed as 902 and 906 S. Goliad Street and 903 S. Alamo Road, and take any action necessary.
11. **SP2006-027 (Leslie)**
Discuss and consider a request by Steven Reyes of Ramsay Ivy CO., LC., for approval of a site plan for McClintock Office Building, located on a 0.573-acre tract known as Lot 4, Block A, Shoreline Plaza Addition, zoned (C) Commercial district and situated within the IH-30 Overlay district, and located along Lakefront Trail and the future extension of Shoreline Drive, and take any action necessary.
12. **SP2006-031 (Michael)**
Discuss and consider a request by Brad Forslund of Rockwall Senior Community, LP, for approval of a PD Site Plan for the Evergreen at Rockwall, being a 141-unit age-restricted senior housing development located on a 6.43-acre tract zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 8th day of September, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 26, 2006
6:00 P.M.

CALL TO ORDER

Approval of Minutes for August 29, 2006 Planning and Zoning Commission meeting

Approval of Minutes for September 12, 2006 Planning and Zoning Commission meeting

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:

1. **SP2006-032 (Michael)**

Discuss and consider a request by Scott Graves of WD Partners for approval of an amended site plan for Travel Centers of America for a parking expansion and addition of IdleAire Facilities, located on Lots 1 and 2, Block A, Travel Centers of America Addition, being 13.07-acres zoned (C) Commercial district and located within the IH-30 Corridor Overlay district and SH 205 Corridor Overlay district, and take any action necessary.

DISCUSSION ITEMS

2. **Z2006-019 (Leslie)**

Discuss and consider a request by Rhonda Wells for approval of a Specific Use Permit (SUP) to allow for a Carport (Residential) not meeting the standards in Article IV, Section 2.1.2 of the Unified Development Code, on Lot 8, Block K, Stonebridge Meadows Phase 5, located at 711 Stillwater Drive and zoned (SF-10) Single Family Residential district.

3. **Z2006-020 (Chris)**

Discuss and consider a request by Mark Medcalf and Shannon Balthrop for approval of a change in zoning from (AG) Agriculture district to (C) Commercial district, on a 45.4871-acre tract currently known as Tract 17-5, Abstract 80, William W. Ford Survey and located at the southeast corner of SH 205 and FM 549.

4. **Z2006-021 (Chris)**

Discuss and consider a request by Charles Mills for approval of a change in zoning from (SF-10) Single Family district to (PD-12) Planned Development No. 12 district, on a 0.24-acre tract currently known as the west 100-ft of Lot 5, Block F, Sanger Brothers Addition and located at the northeast corner of Ross and Alamo.

5. **P2006-043 (Michael)**

Discuss and consider a request by Brad Forslund of Churchill Residential, Inc., for approval of a master plat for Eastshore Addition, being 25.55-acres zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any necessary action.

6. **P2006-044 (Michael)**

Discuss and consider a request by Brad Forslund of Churchill Residential, Inc., for approval of a preliminary plat for Eastshore Addition, being 25.55-acres zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any necessary action.

7. **P2006-045 (Michael)**

Discuss and consider a request by Michael Alturk of MA Engineering for approval of a preliminary plat for Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract currently described as Tract 2-2, Abstract 186, J.A. Ramsey Survey, zoned (PD-46) Planned Development No. 46 and located at the northeast corner of FM 549 and SH 276, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 22nd day of September, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 10, 2006
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **Z2006-019 (Leslie)**
Hold a public hearing and consider a request by Rhonda Wells for approval of a Specific Use Permit (SUP) to allow for a Carport (Residential) not meeting the standards in Article IV, Section 2.1.2 of the Unified Development Code, on Lot 8, Block K, Stonebridge Meadows Phase 5, located at 711 Stillwater Drive and zoned (SF-10) Single Family Residential district, and take any action necessary.
2. **Z2006-020 (Chris)**
Hold a public hearing and consider a request by Mark Medcalf and Shannon Balthrop for approval of a change in zoning from (AG) Agriculture district to (C) Commercial district, on a 45.4871-acre tract currently known as Tract 17-5, Abstract 80, William W. Ford Survey and located at the southeast corner of SH 205 and FM 549, and take any action necessary.
3. **Z2006-021 (Chris)**
Hold a public hearing and consider a request by Charles Mills for approval of a change in zoning from (SF-10) Single Family district to (PD-12) Planned Development No. 12 district, on a 0.24-acre tract currently known as the west 100-ft of Lot 5, Block F, Sanger Brothers Addition and located at the northeast corner of Ross and Alamo, and take any action necessary.

SITE PLANS / PLATS

4. **SP2006-032 (Michael)**
Discuss and consider a request by Scott Graves of WD Partners for approval of an amended site plan for Travel Centers of America for a parking expansion, located on Lots 1 and 2, Block A, Travel Centers of America Addition, being 13.07-acres zoned (C) Commercial district and located within the IH-30 Corridor Overlay district and SH 205 Corridor Overlay district, and take any action necessary.
5. **P2006-043 (Michael)**
Discuss and consider a request by Brad Forslund of Churchill Residential, Inc., for approval of a master plat for Eastshore Addition, being 25.55-acres zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any necessary action.
6. **P2006-044 (Michael)**
Discuss and consider a request by Brad Forslund of Churchill Residential, Inc., for approval of a preliminary plat for Eastshore Addition, being 25.55-acres zoned (PD-68) Planned Development No. 68 district (Ord. 06-32), and situated along the east side of S. Goliad (SH 205) south of the railroad and north of Justin Road, and take any necessary action.
7. **P2006-045 (Michael)**
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a preliminary plat for Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract currently described as Tract 2-2, Abstract 186, J.A. Ramsey Survey, zoned (PD-46) Planned Development No. 46 and located at the northeast corner of FM 549 and SH 276, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 6th day of October, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 31, 2006
6:00 P.M.

CALL TO ORDER

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:

1. **SP2006-035 (Michael)**
Discuss and consider a request by Jeff Taylor of Senior Care Consultants for approval of a PD Site Plan for a Senior Care Health and Rehabilitation facility on the proposed Lot 6, Block A, Horizon Ridge Medical Addition (preliminary platted as Horizon Ridge Center South Addition), being 4.539-acres zoned (PD-9) Planned Development No. 9 District and situated southwest of Horizon Rd and southeast of Tubbs Rd, and take any action necessary.
2. **SP2006-036 (Michael)**
Discuss and consider a request by Robert Stengele of Isbell Engineering Group, Inc., for approval of a site plan for the Heritage Buick Pontiac GMC motor vehicle dealership, located on Lot 1, Block 1, Chrysler Addition, being 6.0-acres zoned (C) Commercial District and situated at the northwest corner of IH-30 and Kyle Drive within the IH-30 Overlay district, and take any action necessary.
3. **SP2006-037 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a PD Site Plan, including conceptual elevations and landscaping details, for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.
4. **SP2006-038 (Chris)**
Discuss and consider a request by Ned Saqer of STM & Associates for approval of a PD Site Plan for Children's Lighthouse, located on the proposed Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) 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.
5. **SP2006-039 (Michael)**
Discuss and consider a request by David Grant of IdleAire Tech. Corp. for approval of an amended site plan for Travel Centers of America to allow for IdleAire facilities at the existing truck stop located at the southwest corner of IH-30 and SH 205, on Lots 1 and 2, Block A, Travel Centers of America Addition, being 13.07-acres zoned (C) Commercial district and located within the IH-30 Overlay district and SH 205 Overlay district, and take any action necessary.

DISCUSSION ITEMS

6. **Z2006-022 (Chris)**
Discuss and consider a request by Brenda Meyers of Sterling Tea for approval of a Specific Use Permit (SUP) allowing for a restaurant less than 2,000-sf in area within (PD-50) Planned Development No. 50 district, specifically on Lot 1, Abate Injury Rehab Center Addition, located at 506 N. Goliad.
7. **Z2006-023 (Michael)**
Discuss and consider a request by Columbia Development Company, LLC, for approval of an amendment to (PD-59) Planned Development No. 59 District (Ord. 04-59), located south of Washington, west of Renfro St and north of the railroad, specifically to increase the maximum lot coverage to 60% and to allow for front yard fences.

8. **Z2006-024 (Leslie)**
Discuss and consider a request by Shirley Black for approval of an amendment to the existing Specific Use Permit (Ord. 05-26) allowing for "Antiques / Collectable Sales" within (PD-50) Planned Development No. 50 district, at 502 N. Goliad on Lot 1, Block 1, Black's Collectables Addition, specifically to designate areas for outside display and merchandising.
9. **P2006-048 (Leslie)**
Discuss and consider a request by Johnathan McClintock of McClintock Investments for approval of a replat of Lot 4, Block A, Shoreline Plaza Addition, being a 0.574-acre tract zoned (C) Commercial district and located along Lakefront Trail and the future extension of Shoreline Drive, and take any action necessary.
10. **P2006-049 (Michael)**
Discuss and consider a request by Robert Richardson of Doug Connally & Associates, Inc., for approval of a replat of Lot 6, Block A, Municipal Industrial Park Addition, being a 1.01-acre tract zoned (LI) Light Industrial District and located along the north side of Whitmore Drive, and take any action necessary.
11. **P2006-050 (Leslie)**
Discuss and consider a request by Julio Paredes for approval of a final plat of Lot 10, Block A, Airport Acres Addition, being a 0.39-acre tract zoned (SF-10) Single Family Residential district and located on Indian Trail, and take any action necessary.
12. **P2006-051 (Leslie)**
Discuss and consider a request by Sandra Green of WD Partners for approval of a replat of Lots 1 and 2, Block A, Travel Centers of America Addition, being a 13.069-acre tract zoned (C) Commercial District and located at the southwest corner of IH-30 and SH 205, and take any action necessary.
13. **P2006-052 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a master plat for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205, and take any action necessary.
14. **P2006-053 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a preliminary plat for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205, and take any action necessary.
15. **P2006-054 (Michael)**
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a final plat for Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and located at the northeast corner of FM 549 and SH 276, and take any action necessary.
16. **P2006-055 (Chris)**
Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of a replat of Lots 6 and 7, Block A, Rockwall Crossing Addition, a 23.454-acre tract zoned (C) Commercial and situated within the (IH-30 OV) IH-30 Overlay District at 903 Interstate 30, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Appointment with Townscape, Inc., to discuss possible amendments to the Comprehensive Plan
- Miscellaneous Discussion of Land Use Issues

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 October, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 14, 2006
6:00 P.M.

CALL TO ORDER

Approval of Minutes for September 26, 2006 Planning and Zoning Commission meeting

Approval of Minutes for October 10, 2006 Planning and Zoning Commission meeting

CONSENT AGENDA ITEMS

1. **P2006-048 (Leslie)**
Discuss and consider a request by Johnathan McClintock of McClintock Investments for approval of a replat of Lot 4, Block A, Shoreline Plaza Addition, being a 0.574-acre tract zoned (C) Commercial district and located along Lakefront Trail and the future extension of Shoreline Drive, and take any action necessary.
2. **P2006-049 (Michael)**
Discuss and consider a request by Robert Richardson of Doug Connally & Associates, Inc., for approval of a replat of Lot 6, Block A, Municipal Industrial Park Addition, being a 1.01-acre tract zoned (LI) Light Industrial District and located along the north side of Whitmore Drive, and take any action necessary.
3. **P2006-050 (Leslie)**
Discuss and consider a request by Julio Paredes for approval of a final plat of Lot 10, Block A, Airport Acres Addition, being a 0.39-acre tract zoned (SF-10) Single Family Residential district and located on Indian Trail, and take any action necessary.
4. **P2006-051 (Leslie)**
Discuss and consider a request by Sandra Green of WD Partners for approval of a replat of Lots 1 and 2, Block A, Travel Centers of America Addition, being a 13.069-acre tract zoned (C) Commercial District and located at the southwest corner of IH-30 and SH 205, and take any action necessary.
5. **P2006-054 (Michael)**
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a final plat for Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract zoned (PD-46) Planned Development No. 46 and located at the northeast corner of FM 549 and SH 276, and take any action necessary.
6. **P2006-055 (Chris)**
Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of a replat of Lots 6 and 7, Block A, Rockwall Crossing Addition, a 23.454-acre tract zoned (C) Commercial and situated within the (IH-30 OV) IH-30 Overlay District at 903 Interstate 30, and take any action necessary.

PUBLIC HEARING ITEMS

7. **Z2006-022 (Chris)**
Hold a public hearing and consider a request by Brenda Meyers of Sterling Tea for approval of a Specific Use Permit (SUP) allowing for a restaurant less than 2,000-sf in area within (PD-50) Planned Development No. 50 district, specifically on Lot 1, Abate Injury Rehab Center Addition, located at 506 N. Goliad, and take any action necessary.
8. **Z2006-023 (Michael)**
Hold a public hearing and consider a request by Columbia Development Company, LLC, for approval of an amendment to (PD-59) Planned Development No. 59 District (Ord. 04-59), located south of Washington, west of Renfro St and north of the railroad, specifically to increase the maximum lot coverage to 60% and to allow for front yard fences, and take any action necessary.

9. **Z2006-024 (Leslie)**

Hold a public hearing and consider a request by Shirley Black for approval of an amendment to the existing Specific Use Permit (Ord. 05-26) allowing for "Antiques / Collectable Sales" within (PD-50) Planned Development No. 50 district, at 502 N. Goliad on Lot 1, Block 1, Black's Collectables Addition, specifically to designate areas for outside display and merchandising, and take any action necessary.

SITE PLANS / PLATS

10. **SP2006-035 (Michael)**

Discuss and consider a request by Jeff Taylor of Senior Care Consultants for approval of a PD Site Plan for a Senior Care Health and Rehabilitation facility on the proposed Lot 6, Block A, Horizon Ridge Medical Addition (preliminary platted as Horizon Ridge Center South Addition), being 4.539-acres zoned (PD-9) Planned Development No. 9 District and situated southwest of Horizon Rd and southeast of Tubbs Rd, and take any action necessary.

11. **SP2006-036 (Michael)**

Discuss and consider a request by Robert Stengele of Isbell Engineering Group, Inc., for approval of a site plan for the Heritage Buick Pontiac GMC motor vehicle dealership, located on Lot 1, Block 1, Chrysler Addition, being 6.0-acres zoned (C) Commercial District and situated at the northwest corner of IH-30 and Kyle Drive within the IH-30 Overlay district, and take any action necessary.

12. **SP2006-037 (Chris)**

Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a PD Site Plan, including conceptual elevations and landscaping details, for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.

13. **P2006-052 (Chris)**

Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a master plat for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205, and take any action necessary.

14. **P2006-053 (Chris)**

Discuss and consider a request by David Kolchalka of Kimley-Horn and Associates for approval of a preliminary plat for North Lakeshore Valley, being 49.36-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) located along North Lakeshore Drive and west of SH 205, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 10th day of November, 2006 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 12, 2006
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **Z2006-025 (Chris)**

Hold a public hearing and consider a request by Tito Fuentes of T-Mobile USA for approval of an amendment to (PD-47) Planned Development No. 47 District (Ord. No. 99-17), specifically to allow for a Commercial Antenna on Lot 1, Block 1, First Christian Church, Disciples of Christ Addition, located at 3375 Ridge Road, and take any action necessary.

SITE PLANS / PLATS

2. **SP2006-041 (Robert)**

Discuss and consider a request by Mark Pross of Pross Design Group, Inc., for approval of a special exception to the construction materials requirements specified in Article V, Section 5.1, *General Industrial District Standards* of the Unified Development Code, an exception to the parking standards specified in Article VI, *Parking and Loading* of the Unified Development Code, and a waiver to the sidewalk requirements specified in the City's Subdivision Ordinance, in association with an administrative site plan for SPR Packaging, a 55,000-sf industrial development located on a 10.18-acre tract zoned (LI) Light Industrial District and situated at the northwest corner of Industrial Blvd and the future extension of Justin Drive, and take any action necessary.

3. **P2006-058 (Michael)**

Discuss and consider a request by Sean Flaherty of The Wallace Group, Inc., for approval of Lots 6-8, Rockwall Business Park East Addition, being a replat of a 45.624-acre tract zoned (PD-14) Planned Development No. 14 district and (C) Commercial district, currently known as Lots 1-4, Rockwall Business Park East Addition and a remainder part of Lot 1, Block A, Rockwall Business Park East Addition, and including the abandonment of Plaza Drive and Mayfair Drive, located south of IH-30, west of SH 205 and north of Ralph Hall Parkway, and take any action necessary.

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:

4. **SP2006-038 (Chris)**

Discuss and consider a request by Ned Saqer of STM & Associates for approval of a PD Site Plan for Children's Lighthouse, located on the proposed Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district (Ord. 06-02) 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.

5. **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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

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 8th day of December, 2006 by Kim Whitley