

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 9, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for November 14, 2006 Planning and Zoning Commission meeting

Approval of Minutes for November 28, 2006 Planning and Zoning Commission meeting

CONSENT AGENDA ITEMS

1. P2006-060 (Chris)

Discuss and consider a request by Billy Kimbrough of Gulf States Toyota for approval of a preliminary plat of Lot 1, Block 1, Toyota of Rockwall Addition, being 11.2561-acres zoned (LI) Light Industrial district and located along the south side of IH-30 east of SH 205 and west of Townsend Drive, and take any action necessary.

2. P2006-062 (Leslie)

Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a preliminary plat for SPR Packaging Addition, being a 10.19-acre tract zoned (LI) Light Industrial district and located at the northwest corner of Industrial Blvd and the future Justin Road extension, 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:

3. 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.

4. SP2006-042 (Chris)

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

PUBLIC HEARING ITEMS

5. P2006-061 (Leslie)

Hold a public hearing and consider a request by Ed Hurst of Integrity Concepts, LLC, for approval of a final plat of Lots 1-3, Block A, Integrity Addition, being a 0.66-acre tract zoned (ZL-5) Zero Lot Line District and including a replat of Billy Peoples No. 3 Addition and a final plat of part of a 0.393-acre tract known as B.F. Boydston, Lot 61B, located along Boydston west of Clark Street, and take any action necessary.

6. AM2006-003 (Robert)

Hold a public hearing and consider City-initiated amendments to the Comprehensive Land Use Plan (Resolution No. 01-40), and take any action necessary.

7. Z2006-026 (Michael)

Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically to create a new "DT" Downtown Zoning District and establish form-based standards relating to new development and redevelopment in the area specified in the Downtown Plan, and take any action necessary.

8. Z2006-027 (Chris)

Hold a public hearing and consider a request by Tim and Kelly Bray for approval of an amendment to (PD-61) Planned Development No. 61 district, being a 2.63-acre tract known as Lot AB, Block 87, B.F. Boydston Addition, and located south of the Highwood Addition at the termination of Valley Drive, and take any action necessary.

ADDITIONAL ACTION ITEMS

9. MIS2007-001 (Robert)

Discuss and consider a request by David Block for consideration of a special exception(s) to the Unified Development Code in association with a proposed airplane hangar constructed of metal on his 1.82-acre property situated along the west side of the Ralph Hall Municipal Airport, and take any action necessary.

10. H2006-005 (Chris)

Discuss 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.

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 5th day of January, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 30, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for November 14, 2006 Planning and Zoning Commission meeting

Approval of Minutes for November 28, 2006 Planning and Zoning Commission meeting

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

Approval of Minutes for January 9, 2007 Planning and Zoning Commission meeting

CONSENT AGENDA

1. **P2007-001 (Michael)**

Discuss and consider a request by Andrew Qualls of Arista Office, LP for approval of a replat of Lot 9R, Block A, Horizon Ridge Addition, being a 1.72-acre tract zoned (PD-9) Planned Development No. 9 and situated at 1010 W. Ralph Hall Parkway, and take any action necessary.

2. **P2007-002 (Michael)**

Discuss and consider a request by Kaveen Patel of Rockwall RMKP, LP, for approval of a replat of Lot 4R, Block C, La Jolla Pointe Phase 1 Addition, being a 1.751-acre tract zoned (C) Commercial district and located at 1549 Laguna Drive, and take any action necessary.

3. **P2007-003 (Michael)**

Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a final plat for SPR Packaging Addition, being a 10.19-acre tract zoned (LI) Light Industrial district and located at the northwest corner of Industrial Blvd and the future Justin Road extension, and take any action necessary.

ACTION ITEMS

4. **MIS2007-002 (Chris)**

Discuss and consider a request by Roger Nielsen of Rockwall Housing Development Corporation for a waiver to the masonry requirements set forth in Article V, Section 3.1, General Residential District Standards, of the City of Rockwall Unified Development Code for a proposed triplex located on a portion of Lots 3 & 4, Block H, Sanger Brothers Addition, being 403, 405 and 407 Bourn Street, which is zoned MF-14 District and located within the (SO) Southside Residential Neighborhood 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. **SP2007-001 (Michael)**

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

DISCUSSION ITEMS

6. **Z2007-001 (Leslie)**
Discuss and consider a request by Preston Engineering and Construction, Inc., for approval of a change in zoning from (Ag) Agricultural district to (C) Commercial district on a 4.791-acre tract known as Tract 20, Abstract 145, J D McFarland Survey, and also being the location of the existing TXDOT equipment yard at the northeast corner of Mims Rd and Ralph Hall Parkway, and take any action necessary.
7. **Z2007-002 (Chris)**
Discuss and consider a request by Lewis Andrews and others, for approval of a change in zoning from (SF-10) Single Family Residential district to (PD) Planned Development district with underlying (RO) Residential Office uses and requirements, for all properties located along the west side of SH 205 (N. Goliad) north of Los Altos and south of Sonoma Drive, including those properties within the Green Valley subdivision, and specifically all those properties addressed as 1201 through 1401 N. Goliad Street, and take any action necessary.
8. **Z2007-003 (Chris)**
Discuss and consider a request by Tim and Kelly Bray for approval of a zoning change from (PD-61) Planned Development No. 61 district to Single-Family (SF-10), being a 2.63-acre tract known as Lot AB, Block 87, B.F. Boydston Addition, and located south of the Highwood Addition at the termination of Valley Drive, and take any action necessary.
9. **P2007-004 (Chris)**
Discuss and consider a request by Troy Bathman of S-SI Rockwall Venture No. One, LP, and Carrollton Venture No. One, LP, for approval of a preliminary plat of Rockwall Centre Corners Addition, being 34.40-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side 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 26th day of January, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 13, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for January 30, 2007 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

1. **Z2007-001 (Leslie)**
Hold a public hearing and consider a request by Preston Engineering and Construction, Inc., for approval of a change in zoning from (Ag) Agricultural district to (C) Commercial district on a 4.791-acre tract known as Tract 20, Abstract 145, J D McFarland Survey, and also being the location of the existing TXDOT equipment yard at the northeast corner of Mims Rd and Ralph Hall Parkway, and take any action necessary.
2. **Z2007-002 (Chris)**
Hold a public hearing and consider a request by Lewis Andrews and others, for approval of a change in zoning from (SF-10) Single Family Residential district to (PD) Planned Development district with underlying (RO) Residential Office uses and requirements, for all properties located along the west side of SH 205 (N. Goliad) north of Los Altos and south of Sonoma Drive, including those properties within the Green Valley subdivision, and specifically all those properties addressed as 1201 through 1401 N. Goliad Street, and take any action necessary.
3. **Z2007-003 (Chris)**
Hold a public hearing and consider a request by Tim and Kelly Bray for approval of a zoning change from (PD-61) Planned Development No. 61 district to Single-Family (SF-10), being a 2.63-acre tract known as Lot AB, Block 87, B.F. Boydston Addition, and located south of the Highwood Addition at the termination of Valley Drive, and take any action necessary.

SITE PLANS / PLATS

4. **P2007-004 (Chris)**
Discuss and consider a request by Troy Bathman of S-SI Rockwall Venture No. One, LP, and Carrollton Venture No. One, LP, for approval of a preliminary plat of Rockwall Centre Corners Addition, being 34.40-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side 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 9th day of February, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 27, 2007
6:30 P.M.

CALL TO ORDER

ACTION ITEMS

1. **P2007-006 (Chris)**

Discuss and consider a request by Mathew Thomas of Carter Burgess, Inc. for approval of a final plat of Toyota of Rockwall Addition, being 11.2561-acres zoned (LI) Light Industrial district and located along the south side of IH-30 east of SH 205 and west of Townsend Drive, 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. **SP2007-001 (Michael)**

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

DISCUSSION ITEMS

3. **a) P2007-005 (Chris)**

Discuss and consider a request by Isaac Pena for approval of a final plat of the Isaac Pena Addition, being 1.01-acres zoned (PD-50) Planned Development No. 50 district and located at 925 N. Goliad, and take any action necessary.

b) SP2007-003 (Chris)

Discuss and consider a request by Isaac Pena for approval of a site plan for the Isaac Pena Addition, a 1.01-acre Residential Office development located on the proposed Lot 1, Block A, Isaac Pena Addition, located at 925 North Goliad St and zoned (PD-50) Planned Development No. 50 district, and take any action necessary.

4. **a) P2007-007 (Leslie)**

Discuss and consider a request by Misty Phillips for approval of a final plat for Lot 1, Block A, Misty Addition, being a 0.141-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 909 N. Goliad and currently described as Block 27, Garner Addition, and take any action necessary.

b) SP2007-002 (Leslie)

Discuss and consider a request by Misty Phillips for approval of a site plan for Lot 1, Block A, Misty Addition, being a 0.141-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 909 N. Goliad, and take any action necessary.

5. **Z2007-005 (Leslie)**

Discuss and consider a request by Ashley Byrd of Ice Train for approval of 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 907 S. Goliad.

6. **Z2007-006 (Robert)**

Discuss and consider a request by Richard Skorburg of Skorburg Retail Corporation for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd.

7. **Z2007-007 (Michael)**

Discuss and consider a city-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) 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 23rd day of February, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 13, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for February 13, 2007 Planning and Zoning Commission meeting

Approval of Minutes for February 27, 2007 Planning and Zoning Commission meeting

CONSENT AGENDA

1. **a) P2007-005 (Chris)**

Discuss and consider a request by Isaac Pena for approval of a final plat of the Isaac Pena Addition, being 1.01-acres zoned (PD-50) Planned Development No. 50 district and located at 925 N. Goliad, and take any action necessary.

b) SP2007-003 (Chris)

Discuss and consider a request by Isaac Pena for approval of a site plan for the Isaac Pena Addition, a 1.01-acre Residential Office development located on the proposed Lot 1, Block A, Isaac Pena Addition, located at 925 North Goliad St and zoned (PD-50) Planned Development No. 50 district, and take any action necessary.

2. **a) P2007-007 (Leslie)**

Discuss and consider a request by Misty Phillips for approval of a final plat for Lot 1, Block A, Misty Addition, being a 0.141-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 909 N. Goliad and currently described as Block 27, Garner Addition, and take any action necessary.

b) SP2007-002 (Leslie)

Discuss and consider a request by Misty Phillips for approval of a site plan for Lot 1, Block A, Misty Addition, being a 0.141-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 909 N. Goliad, and take any action necessary.

3. **P2007-008 (Michael)**

Discuss and consider a request by Helmberger Associates, Inc., for approval of a replat of Lot 1, Block A, Municipal Industrial Park Addition, being 2.92-acres zoned (LI) Light Industrial district and situated at the northeast corner of Townsend Dr and Whitmore Cir, and take any action necessary.

SITE PLANS / PLATS

4. **SP2007-004 (Chris)**

Discuss and consider a request by Stephen Seitz of Seitz Architects for approval of a special exception to the vertical articulation requirements specified in *Article V, Section 5.1, General Industrial District Standards* and the rooftop mechanical screening requirements specified in *Article V, Section 1.5, Screening* of the Unified Development Code, in association with an administrative site plan for GIS Investigations, located on Lot 3A-R, Block C, Ellis Centre #2 Addition, being a 1-acre tract zoned (LI) Light Industrial District, and take any action necessary.

5. **P2007-004 (Chris)**

Discuss and consider a request by Troy Bathman of S-SI Rockwall Venture No. One, LP, and Carrollton Venture No. One, LP, for approval of a preliminary plat of Rockwall Centre Corners Addition, being 34.40-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side of SH 276, and take any action necessary.

PUBLIC HEARING ITEMS

6. **Z2007-005 (Leslie)**

Hold a public hearing and consider a request by Ashley Byrd of Ice Train for approval of 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 907 S. Goliad, and take any action necessary.

7. **Z2007-006 (Robert)**

Hold a public hearing and consider a request by Richard Skorburg of Skorburg Retail Corporation for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.

8. **Z2007-007 (Michael)**

Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) 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 9th day of March, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 27, 2007
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. **SP2007-006 (Leslie)**
Discuss and consider a request from Scott Barber of Z Projects, LLC for approval of an amended site plan for Lot 1, Block A, Walmart Supercenter Addition, specifically for construction of a drive-through ATM for Wells Fargo as an accessory structure to their existing bank located at 2334 Greencrest Drive, which is zoned (C) Commercial District and situated within the IH-30 Overlay district, and take any action necessary.

DISCUSSION ITEMS

2. **Z2007-009 (Michael)**
Discuss possible amendments to the Unified Development Code, and take any action necessary.
3. **Discuss** status of North Goliad Historic District and/or possible amendments to (PD-50) Planned Development No. 50 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 23rd day of March, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 10, 2007
6:00 P.M.

CALL TO ORDER

ELECTION of Planning and Zoning Commission Vice-Chair position

Approval of Minutes for March 13, 2007 Planning and Zoning Commission meeting

SITE PLANS / PLATS

1. **SP2007-006 (Leslie)**
Discuss and consider a request from Scott Barber of Z Projects, LLC for approval of an amended site plan for Lot 1, Block A, Walmart Supercenter Addition, specifically for construction of a drive-through ATM for Wells Fargo as an accessory structure to their existing bank located at 2334 Greencrest Drive, which is zoned (C) Commercial District and situated within the IH-30 Overlay district, and take any action necessary.

DISCUSSION ITEMS

2. **Z2007-009 (Michael)**
Discuss a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; and Article X. Planned Development Regulations.
3. **MIS2007-008 (Robert)**
Discuss possible amendments to the Unified Development Code relative to signage within the IH-30 Overlay District.
4. ***Discuss*** status of North Goliad Historic District and/or possible amendments to (PD-50) Planned Development No. 50 District.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Land Use Issues

ADJOURNMENT

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 April, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 14, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for July 10, 2007 Planning and Zoning Commission meeting

ACTION ITEMS

1. **P2007-027 (Michael)**

Discuss and consider a request by Danny Murphy of Dan-Cat, Inc. for approval of a final plat of Lot 1, Block A, Murphy Plaza No. 2 Addition, being a 0.61-acre tract zoned (GR) General Retail district and located at 2918 Ridge Rd, and take any action necessary.

PUBLIC HEARING ITEMS

2. **Z2007-024 (Michael)**

Hold a public hearing and consider a City-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Discuss the results of the July 30, 2007 joint worksession with the City Council and Historic Preservation Advisory Board relative to the Downtown "DT" rezoning case, and review additional information and maps compiled by City staff since the worksession.
- 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 August, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 8, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for March 27, 2007 Planning and Zoning Commission meeting

Approval of Minutes for April 10, 2007 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

1. **Z2007-010 (Michael)**
Hold a public hearing and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article V, District Development Standards, Section 6.6, IH-30 Overlay (IH-30 OV) District, Section F., Signs, and take any action necessary.
2. **Z2007-011 (Michael)**
Hold a public hearing and consider a request by Thomas Jones of Tomden Engineering, LLP, for approval of a change in zoning from (Ag) Agricultural district to (C) Commercial district on a 55.23-acre tract located along the south side of SH 66 and along the planned route of the 205 Bypass and west side of the Ralph Hall Municipal Airport, and take any action necessary.

SITE PLANS / PLATS

3. **SP2007-007 (Leslie)**
Discuss and consider a request by Mark Cramer of Bury + Partners for approval of a site plan for Taco Cabana, located on Lot 14, Block A, La Jolla Pointe Addition Phase 2, being a 1.37-acre tract located along the north side of IH-30 west of Ridge Road, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.
4. **SP2007-008 (Chris)**
Discuss and consider a request by John Elsey for approval of a site plan for a professional office located on the proposed Lot 1, Block 1, Elsey Addition, being a 0.74-acre tract zoned (PD-69) Planned Development No. 69 district and located at 1213 N. Goliad, and take any action necessary.
5. **P2007-010 (Chris)**
Discuss and consider a request by John Elsey for approval of a final plat of Lots 1 and 2, Block 1, Elsey Addition, including a replat of Lot 7 and part of Lots 6 and 8 of the Green Valley Addition, being approximately 1.2-acres overall zoned (PD-69) Planned Development No. 69 district and located at 1213 N. Goliad and 1215 N. Goliad (vacant), and take any action necessary.

ACTION ITEMS

6. **SP2006-040 (Michael)**
Discuss a request by Raymond Poche of The Woodmont Company and Tom Pritchett of T.H. Pritchett & Associates, for consideration of alternative landscaping and/or tree mitigation concepts relative to the approved site plan for the Plaza at Rockwall commercial development, located on Lots 6-8, Rockwall Business Park East Addition and situated along the south side of IH-30, west of SH 205 and north Ralph Hall Pkwy, and take any action necessary.
7. Discuss status of North Goliad Historic District and/or possible amendments to (PD-50) Planned Development No. 50 District, and take any action necessary.
8. Discuss and consider making a recommendation to Staff to initiate a rezoning case for the proposed Downtown (DT) 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 4th day of May, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 29, 2007
7:00 P.M.

CALL TO ORDER

Approval of Minutes for April 24, 2007 Planning and Zoning Commission meeting

Approval of Minutes for May 8, 2007 Planning and Zoning Commission meeting

ACTION ITEMS

1. **SP2007-009 (Chris)**
Discuss and consider a request by Nixon Exantus of RS&H for approval of a site plan for Colonial Bank, located on Lot 6, Block C, La Jolla Pointe Addition Phase 2, being a 0.9941-acre tract located along the north side of IH-30 east of Village Drive, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.
2. **P2007-015 (Kim)**
Discuss and consider a request by Michael Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lots 12-14, Block A, La Jolla Pointe Addition Phase 2, located along the north side of IH-30 west of Ridge Road, zoned (C) Commercial district and situated within the IH-30 Overlay district, and take any action necessary.

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:

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

b) Z2007-013 (Leslie)
Discuss and consider a request by Richard Akin of The Dimension Group for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within the (GR) General Retail district, in association with a 7-Eleven proposed to be located on part of Lot 1, Block A, Hillcrest Center Addition, being a 1.02-acre tract situated within the North SH 205 Corridor Overlay district and located at the northeast corner of FM 552 and SH 205.
4. **a) SP2007-013 (Chris)**
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a site plan for Rockwall Kia, located on a 5.99-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30, zoned (LI) Light Industrial district and situated within the IH-30 Overlay district, and take any action necessary.

b) P2007-014 (Chris)
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a preliminary plat of the Rockwall Kia Addition, being a 5.99-acre tract zoned (LI) Light Industrial district and located at 1790 Interstate 30, and take any action necessary.

DISCUSSION ITEMS

5. **Z2007-014 (Michael)**
Discuss and consider a request by Mary Ann Rojas for a change in zoning from (SF-10) Single Family Residential District to (GR) General Retail district on a 0.28-acre tract being Lot 6, Block 1, L&W Addition, located at 102 Glenn Ave.

6. **Z2007-015 (Michael)**
Discuss and consider a request by Jacques Roy for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1320 Coastal Drive, being Lot 56, Block F, Hillside Phase 5 (The Shores) Addition.
7. **Z2007-016 (Michael)**
Discuss and consider a request by Jacques Roy for approval of a Specific Use Permit (SUP) allowing for a "Deck/patio exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1320 Coastal Drive, being Lot 56, Block F, Hillside Phase 5 (The Shores) Addition.
8. **Z2007-017 (Michael)**
Discuss and consider a request by Barry Greenlee for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1290 Coastal Drive, being Lot 1, Block F, Crestview Phase 3 (The Shores) Addition.
9. **a) SP2007-014 (Leslie)**
Discuss and consider a request by Misty Phillips for approval of a site plan for an office development located on the proposed Lot 1, Block A, Henry Addition, being a 0.17-acre tract zoned (PD-50) Planned Development No. 50 district and located at 907 N. Goliad, and take any action necessary.

b) P2007-020 (Leslie)
Discuss and consider a request by Misty Phillips for approval of a final plat for Lot 1, Block A, Henry Addition, being a 0.17-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 907 N. Goliad, and take any action necessary.
10. **P2007-016 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a preliminary plat for The Highlands, being a 234.697-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. **P2007-017 (Michael)**
Discuss and consider a request by Richard Skorburg of Stone Creek SF, Ltd., for approval of a master plat and open space master plan for Stone Creek Addition, being approximately 395-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.
12. **P2007-019 (Chris)**
Discuss and consider a request by William Stueber of CPH Engineers for approval of a final plat of Rockwall Centre Corners Addition, being 33.14-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side 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 25th day of May, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 12, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for May 29, 2007 Planning and Zoning Commission meeting

CONSENT AGENDA

1. **P2007-016 (Chris)**
Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a preliminary plat for The Highlands, being a 234.697-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.
2. **P2007-017 (Michael)**
Discuss and consider a request by Richard Skorburg of Stone Creek SF, Ltd., for approval of a master plat and open space master plan for Stone Creek Addition, being approximately 395-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.
3. **a) SP2007-014 (Leslie)**
Discuss and consider a request by Misty Phillips for approval of a site plan for an office development located on the proposed Lot 1, Block A, Henry Addition, being a 0.17-acre tract zoned (PD-50) Planned Development No. 50 district and located at 907 N. Goliad, and take any action necessary.

b) P2007-020 (Leslie)
Discuss and consider a request by Misty Phillips for approval of a final plat for Lot 1, Block A, Henry Addition, being a 0.17-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 907 N. Goliad, and take any action necessary.

SITE PLANS / PLATS

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

b) P2007-014 (Chris)
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a preliminary plat of the Rockwall Kia Addition, being a 5.99-acre tract zoned (LI) Light Industrial district and located at 1790 Interstate 30, and take any action necessary.

PUBLIC HEARING ITEMS

5. **a) Z2007-013 (Leslie)**
Hold a public hearing and consider a request by Richard Akin of The Dimension Group for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within the (GR) General Retail district, in association with a 7-Eleven proposed to be located on part of Lot 1, Block A, Hillcrest Center Addition, being a 1.02-acre tract situated within the North SH 205 Corridor Overlay district and located at the northeast corner of FM 552 and SH 205, and take any action necessary.

b) SP2007-012 (Leslie) *Public hearing not required for this item*

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

6. Z2007-014 (Michael)

Hold a public hearing and consider a request by Mary Ann Rojas for a change in zoning from (SF-10) Single Family Residential District to (GR) General Retail district on a 0.28-acre tract being Lot 6, Block 1, L&W Addition, located at 102 Glenn Ave, and take any action necessary.

7. Z2007-015 (Michael)

Hold a public hearing and consider a request by Jacques Roy for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1320 Coastal Drive, being Lot 56, Block F, Hillside Phase 5 (The Shores) Addition, and take any action necessary.

8. Z2007-016 (Michael)

Hold a public hearing and consider a request by Jacques Roy for approval of a Specific Use Permit (SUP) allowing for a "Deck/patio exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1320 Coastal Drive, being Lot 56, Block F, Hillside Phase 5 (The Shores) Addition, and take any action necessary.

9. Z2007-017 (Michael)

Hold a public hearing and consider a request by Barry Greenlee for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1290 Coastal Drive, being Lot 1, Block F, Crestview Phase 3 (The Shores) Addition, and take any action necessary.

10. P2007-018 (Michael)

Hold a public hearing and consider a request by Chad Hudson for approval of a residential replat of Lot 6, Block C, Chandler's Landing Phase 19, being a part of the proposed final plat for Independence Pass Addition, which is 1.47-acres overall and zoned (PD-8) Planned Development No. 8 District, and also including the property currently described as Tract 136, Abstract 207, E. Teal Survey, situated along the west side of FM 740 (Ridge Rd) and at the south terminus of Independence Place, 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 June, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 26, 2007
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **P2006-027 (Michael)**
Discuss and consider a request by Tim Thompson of Realty Capital for approval of an **extension**, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance, for the preliminary plat for Lakes of Somerset Addition, 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 originally approved by City Council on August 21, 2006.
2. **SP2007-006 (Leslie)**
Discuss and consider an *amended* request from Scott Barber of Z Projects, LLC for approval of an amended site plan for Lot 1, Block A, Walmart Supercenter Addition, specifically for construction of a drive-through ATM for Wells Fargo as an accessory structure to their existing bank located at 2334 Greencrest Drive, which is zoned (C) Commercial District and situated within the IH-30 Overlay district, and take any action necessary.
3. **P2007-024 (Leslie)**
Discuss and consider a request by David Johnston of Quana Hospitality Partners for approval of a replat of Lot 4, Block A, Newman Center Addition, specifically to abandon a portion of an existing drainage easement, being a 2.148-acre tract zoned (C) Commercial district and located at 1040 E. IH-30, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2007-012 (Michael)**
Hold a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the **Downtown Regulating Plan Boundary**.

DISCUSSION ITEMS

5. **Z2007-020 (Leslie)**
Discuss and consider a request by Karen Boykin for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1340 Coastal Drive, being Lot 54, Block F, Hillside Phase 5 (The Shores) Addition.
6. **Z2007-021 (Michael)**
Discuss and consider a request by Gary DeFrain of The Cambridge Companies, Inc., for approval of a Specific Use Permit (SUP) allowing for a "Motor Vehicle Dealership" on a 8.686-acre tract zoned (PD-10) Planned Development No. 10 District and Commercial (C) District, located along the south side of I-30 east of Commerce St and west of the future 205 Bypass.

7. **a) SP2007-015 (Michael)**

Discuss and consider a request by Jed Dolson of Stone Creek SF, Ltd., for approval of a PD Site Plan for Stone Creek Addition, being approximately 373.62-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.

b) P2007-021 (Michael)

Discuss and consider a request by Jed Dolson of Skorburg Company for approval of a preliminary plat for Stone Creek Addition, being approximately 373.62-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.

8. **P2007-022 (Chris)**

Discuss and consider a request by Sam Ellis of XLNT Group, Inc., for approval of a final plat of 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, 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 June, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 10, 2007
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for June 12, 2007 Planning and Zoning Commission meeting
2. **Approval of Minutes** for June 26, 2007 Planning and Zoning Commission meeting
3. **SP2007-015 (Michael)**
Discuss and consider a request by Jed Dolson of Stone Creek SF, Ltd., for approval of a PD Site Plan for Stone Creek Addition, being approximately 373.62-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.
4. **P2007-021 (Michael)**
Discuss and consider a request by Jed Dolson of Skorburg Company for approval of a preliminary plat for Stone Creek Addition, being approximately 373.62-acres zoned (PD-70) Planned Development No. 70 District and comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.

PUBLIC HEARING ITEMS

1. **Z2007-012 (Michael)**
Continue a public hearing and consider a City-initiated request to rezone land of approximately 71.88-acres from Central Business (CBD) District, General Retail (GR) District, Single Family Residential (SF-7) District, Neighborhood Services (NS) District, Multi-Family Residential (MF-14) District, Planned Development No. 50 (PD-50) District, and Planned Development No. 55 (PD-55) District, to Downtown (DT) District in accordance with the City's approved Downtown Plan, and take any action necessary. The 71.88-acre (+/-) subject property is located in the downtown area of the City of Rockwall, Rockwall County, Texas and shall be incorporated as the Downtown Regulating Plan Boundary.
2. **Z2007-020 (Leslie)**
Hold a public hearing and consider a request by Karen Boykin for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1340 Coastal Drive, being Lot 54, Block F, Hillside Phase 5 (The Shores) Addition, and take any action necessary.
3. **Z2007-021 (Michael)**
Hold a public hearing and consider a request by Gary DeFrain of The Cambridge Companies, Inc., for approval of a Specific Use Permit (SUP) allowing for a "Motor Vehicle Dealership" on a 8.686-acre tract zoned (PD-10) Planned Development No. 10 District and Commercial (C) District, located along the south side of I-30 east of Commerce St and west of the future 205 Bypass, and take any action necessary.

SITE PLANS / PLATS

1. **P2007-019 (Chris)**

Discuss and consider a request by William Stueber of CPH Engineers for approval of a final plat of Rockwall Centre Corners Addition, being 33.14-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side of SH 276, and take any action necessary.

2. **P2007-022 (Chris)**

Discuss and consider a request by Sam Ellis of XLNT Group, Inc., for approval of a final plat of 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, and take any action necessary.

DISCUSSION ITEMS

3. **Z2007-022 (Chris)**

Discuss and consider a request by Mike and Paige Brown for approval of a Specific Use Permit (SUP) allowing for a landing/stairs exceeding the maximum requirements 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.

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 July, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 31, 2007
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2007-025 (Kim)**
Discuss and consider a request by Scott Maynor of Isbell Engineering Group, Inc., for approval of a replat of Lot 1, Block 1, Chrysler Addition, being a 5.656-acre tract 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.
2. **P2007-026 (Leslie)**
Discuss and consider a request by Richard Akin of The Dimension Group for approval of a replat of Lot 1, Block A, Hillcrest Center Addition, being a 1.93-acre tract located at the northeast corner of FM 552 and SH 205, zoned (GR) General Retail district and situated within the North SH 205 Corridor Overlay district, and take any action necessary.

PUBLIC HEARING ITEMS

3. **Z2007-019 (Chris)**
Hold a public hearing and consider a City-initiated request to amend the Unified Development Code of the City of Rockwall by adding the following new section: Section 6.2-1 (NGC OV) North Goliad Corridor Overlay District, and take any action necessary.
4. **Z2007-018 (Chris)**
Hold a public hearing and consider a City-initiated amendment to (PD-50) Planned Development No. 50 district (Ord. 05-35), specifically to amend Section 2 "Conditions," and take any action necessary.
5. **H2007-006 (Chris)**
Hold a public hearing and consider a City-initiated request amending the Old Town Rockwall Historic District to remove properties located along the east side of North Goliad, and take any action necessary. The overall proposal is comprised of approximately 9.791-acres and includes those properties from 404 North Goliad to 912 North Goliad.
6. **Z2007-023 (Michael)**
Hold a public hearing and consider a City-initiated request to amend the Unified Development Code of the City of Rockwall (Ord. No. 04-38), specifically Article IV, Permissible Uses, Section 2, Use Standards, 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:

7. **SP2007-013 (Chris)**
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of an amended site plan (building elevations) for Rockwall Kia, located on a 5.99-acre tract currently known as Tract 8, Abstract 134, J. Lockhart Survey, located at 1790 Interstate 30, zoned (LI) Light Industrial district and situated within the IH-30 Overlay district, and take any action necessary.
8. **Z2007-026 (Michael)**
Discuss and consider a request by Michael Allen of Allen and Ridinger Consulting for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 1, Block D, La Jolla Pointe Phase 2 Addition, being a 0.688-acre tract situated within the Scenic Overlay (SOV) district at the northwest corner of La Jolla Pointe Dr and Ridge Rd.

ACTION ITEMS

9. **SP2006-040 (Michael)**

Discuss and consider a request by The Woodmont Company for approval of an amended landscape plan relative to the approved site plan for the Plaza at Rockwall development, being a 45.6-acre commercial development located at the southwest corner of IH-30 and SH 205 on the proposed Lots 6, 7 and 8, Rockwall Business Park East Addition, and take any action necessary.

DISCUSSION ITEMS

10. **Z2007-024 (Michael)**

Discuss and consider a City-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) District.

11. **Z2007-025 (Leslie)**

Discuss and consider a request by Phil Powell for a change in zoning from (Ag) Agricultural district to (SF-E/2.0) Single Family Estate district on a 2.921-acre property located at 530 Cullins Rd and currently described as Tract 4-5, Abstract 80, W. W. Ford Survey.

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 July, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 14, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for July 10, 2007 Planning and Zoning Commission meeting

ACTION ITEMS

1. **P2007-027 (Michael)**

Discuss and consider a request by Danny Murphy of Dan-Cat, Inc. for approval of a final plat of Lot 1, Block A, Murphy Plaza No. 2 Addition, being a 0.61-acre tract zoned (GR) General Retail district and located at 2918 Ridge Rd, and take any action necessary.

PUBLIC HEARING ITEMS

2. **Z2007-024 (Michael)**

Hold a public hearing and consider a City-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Discuss the results of the July 30, 2007 joint worksession with the City Council and Historic Preservation Advisory Board relative to the Downtown "DT" rezoning case, and review additional information and maps compiled by City staff since the worksession.
- 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 August, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 28, 2007
6:30 P.M.

CALL TO ORDER

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

PUBLIC HEARING ITEMS

1. **Z2007-025 (Leslie)**
Hold a public hearing and consider a request by Phil Powell for a change in zoning from (Ag) Agricultural district to (SF-E/2.0) Single Family Estate district on a 2.921-acre property located at 530 Cullins Rd and currently described as Tract 4-5, Abstract 80, W. W. Ford Survey, and take any action necessary.
2. **Z2007-026 (Michael)**
Hold a public hearing and consider a request by Michael Allen of Allen and Ridinger Consulting for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 1, Block D, La Jolla Pointe Phase 2 Addition, being a 0.688-acre tract situated within the Scenic Overlay (SOV) district at the northwest corner of La Jolla Pointe Dr and Ridge Rd (FM 740), and take any action necessary.

ACTION ITEMS

3. **P2004-028 (Chris)**
Discuss and consider a request by Whittle Development, Inc. for approval of a **reinstatement**, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance, of the preliminary plat for Alliance Addition, being an 18.99-acre tract zoned (PD-57) Planned Development No. 57 district, situated at the northeast corner of FM 3097 and FM 549, and originally approved by City Council on August 2, 2004, and take any action necessary.
4. **MIS2007-012 (Chris)**
Discuss and consider a request by Kyle Money of Big League Sports Academy for a waiver to the masonry requirements set forth in Article V, Section 4.1, General Commercial District Standards, of the City of Rockwall Unified Development Code, for a proposed accessory building located at 505 County Line Rd on Tract 26-1, W W Ford Survey, Abstract No. 80, which is zoned (C) Commercial 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. **Z2007-027 (Chris)**
Discuss and consider a request by Matthew King for approval of a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a proposed four-story hotel measuring 46 feet in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd.

DISCUSSION ITEMS

6. **P2007-028 (Leslie)**
Discuss and consider a request by Marc Bentley of Bentley Engineering, Inc., for approval of a replat of Lot 3A-R, Block C, Ellis Center Phase Two, being a 0.969-acre tract zoned (LI) Light Industrial district and situated at the northeast corner of Alpha Drive and Sigma Court, and take any action necessary.

7. **P2007-029 (Michael)**

Discuss and consider a request by Jed Dolson of Stone Creek SF, Inc., for approval of a final plat of Stone Creek Phase I Addition, being 109.522-acres zoned (PD-70) Planned Development No. 70 District and located along the east side of SH 205 south of FM 552 and north of Quail Run 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 24th day of August, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 11, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for July 31, 2007 Planning and Zoning Commission meeting

Approval of Minutes for August 14, 2007 Planning and Zoning Commission meeting

Approval of Minutes for August 28, 2007 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

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

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

SITE PLANS / PLATS

2. **P2007-028 (Leslie)**

Discuss and consider a request by Marc Bentley of Bentley Engineering, Inc., for approval of a replat of Lot 3A-R, Block C, Ellis Center Phase Two, being a 0.969-acre tract zoned (LI) Light Industrial district and situated at the northeast corner of Alpha Drive and Sigma Court, and take any action necessary.

3. **P2007-029 (Michael)**

Discuss and consider a request by Jed Dolson of Stone Creek SF, Inc., for approval of a final plat of Stone Creek Phase I Addition, being 109.522-acres zoned (PD-70) Planned Development No. 70 District and located along the east side of SH 205 south of FM 552 and north of Quail Run 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 7th day of September, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 25, 2007
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **Z2007-028 (Michael)**

Hold a public hearing and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, to amend the Land Use Table to add a Specific Use Permit (SUP) for "General Retail Store" in the Residential Office (RO) 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. **SP2007-019 (Chris)**

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

3. **SP2007-021 (Michael)**

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

4. **SP2007-022 (Chris)**

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

DISCUSSION ITEMS

5. **H2007-008 (Chris)**

Discuss a request by George Stacey for a Historic Landmark designation for the Austin-Stacey House located at 912 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

6. **a) P2007-030 (Leslie)**

Discuss and consider a request by John Gussio for approval of a final plat of Lot 1, Block 1, Gussio Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and located at 1012 Ridge Road, and take any action necessary.

b) SP2007-020 (Leslie)

Discuss and consider a request by John Gussio for approval of a site plan for a residential-office development on Lot 1, Block 1, Gussio Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and located at 1012 Ridge Road, and take any action necessary.

7. **Z2007-029 (Michael)**
Discuss and consider a request by Jerry Archer of Archer Car Care for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (GR) General Retail district, on a 0.23-acre tract known as the west part of Lots 1-4, Block U, Rockwall Old Town Addition and located at 306 E. Washington.
8. **Z2007-030 (Leslie)**
Discuss and consider a request by Randall Ahlfs of Tri-star Construction for approval of a Specific Use Permit (SUP) to allow for "Animal Boarding/Kennel without Outside Pens" in the General Retail (GR) district, in conjunction with a proposed Animal Clinic on a 1.08-acre tract comprised of part of Lot 4, Stonebridge Center Phase 1 (0.733-ac), and a 0.347-acre tract known as Block 86C of the B F Boydston Addition and part of Lot 22A, Block J, Stonebridge Meadows #4 Addition, situated along the south side of SH 66 east of Lakeshore Drive, and take any action necessary.
9. **Z2007-031 (Kim)**
Discuss and consider a request by Daniel and Lidia Mendez for approval of a change in zoning from (SF-7) Single Family Residential District to (C) Commercial district for a 0.5-acre tract known as Tract 1, Abstract 24, N M Ballard Survey, and located at 1415 Highway 276, and take any action necessary.
10. **Z2007-032 (Michael)**
Discuss and consider a request by Scott Jungels for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to his property at 1200 Crestcove Drive, being Lot 25, Block B, Hillcrest Shores Phase 3 Addition, 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 21st day of September, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 9, 2007
6:00 P.M.

CALL TO ORDER

Approval of Minutes for September 11, 2007 Planning and Zoning Commission meeting

Approval of Minutes for September 25, 2007 Planning and Zoning Commission meeting

CONSENT AGENDA

1. **a) P2007-030 (Leslie)**

Discuss and consider a request by John Gussio for approval of a final plat of Lot 1, Block 1, Gussio Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and located at 1012 Ridge Road, and take any action necessary.

b) SP2007-020 (Leslie)

Discuss and consider a request by John Gussio for approval of a site plan for a residential-office development on Lot 1, Block 1, Gussio Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and located at 1012 Ridge Road, and take any action necessary.

2. **P2007-031 (Michael)**

Discuss and consider a request by Jon Featherston with Armstrong Development Properties, Inc., for approval of a final plat of Lots 1 and 2, Block A, Allen Anderson Addition, being a 1.85-acre tract zoned (PD-9) Planned Development No. 9 District located at 3000 Horizon Road, and take any action necessary.

3. **SP2007-021 (Michael)**

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

4. **SP2007-022 (Chris)**

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

PUBLIC HEARING ITEMS

5. **H2007-008 (Chris)**

Hold a public hearing and a request by George Stacey for a Historic Landmark designation for the Austin-Stacey House located at 912 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey, and take any action necessary.

6. **Z2007-029 (Michael)**

Hold a public hearing and consider a request by Jerry Archer of Archer Car Care for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (GR) General Retail district, on a 0.23-acre tract known as the west part of Lots 1-4, Block U, Rockwall Old Town Addition and located at 306 E. Washington, and take any action necessary.

7. **Z2007-030 (Leslie)**

Hold a public hearing and consider a request by Randall Ahlfs of Tri-star Construction for approval of a Specific Use Permit (SUP) to allow for "Animal Boarding/Kennel without Outside Pens" in the General Retail (GR) district, in conjunction with a proposed Animal Clinic on a 1.08-acre tract comprised of part of Lot 4, Stonebridge Center Phase 1 (0.733-ac), and a 0.347-acre tract known as Block 86C of the B F Boydston Addition and part of Lot 22A, Block J, Stonebridge Meadows #4 Addition, situated along the south side of SH 66 east of Lakeshore Drive, and take any action necessary.

8. **Z2007-031 (Kim)**

Hold a public hearing and consider a request by Daniel and Lidia Mendez for approval of a change in zoning from (SF-7) Single Family Residential District to (C) Commercial district for a 0.5-acre tract known as Tract 1, Abstract 24, N M Ballard Survey, and located at 1415 Highway 276, and take any action necessary.

9. **Z2007-032 (Michael)**

Hold a public hearing and consider a request by Scott Jungels for approval of a Specific Use Permit (SUP) allowing for a "Landing/Stairs exceeding the maximum requirements" within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to his property at 1200 Crestcove Drive, being Lot 25, Block B, Hillcrest Shores Phase 3 Addition, and take any action necessary.

SITE PLANS / PLATS

10. **SP2007-004 (Chris)**

Discuss and consider a request by Stephen Seitz of Seitz Architects 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, in association with an administrative site plan for GIS Investigations, located on Lot 3A-R, Block C, Ellis Centre #2 Addition, being a 1-acre tract zoned (LI) Light Industrial District, and take any action necessary.

11. **SP2007-019 (Chris)**

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

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 5th day of October, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 30, 2007
6:30 P.M.

CALL TO ORDER

ACTION ITEMS

1. **P2005-045 (Michael)**
Discuss and consider a request by Rockwall South Associates, Ltd., for approval of a **reinstatement**, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance, of the preliminary plat for Meadowcreek Business Center Addition, being a 19.8-acre tract zoned (C) Commercial district, situated at the southeast corner of SH 206 and SH 276, and originally approved by City Council on December 5, 2005, and take any action necessary.

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

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:

3. **a) Z2007-033 (Michael)**
Discuss and consider a request by Steve Meier of Mays & Co. Real Estate Development for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 1, Block A, Derrick Addition, being a 0.8121-acre tract located at 740 E IH-30 and situated at the northwest corner of IH-30 and White Hills Drive, and take any action necessary.

b) SP2007-023 (Michael)
Discuss and consider a request by Steve Meier of Mays & Co. Real Estate Development for approval of a site plan for Firestone Complete Auto Care, located at 740 E IH-30 on a 0.8121-acre site known as Lot 1, Block A, Derrick Addition, zoned (C) Commercial zoning district and situated within the IH-30 Overlay District, and take any action necessary.

4. **a) Z2007-034 (Chris)**
Discuss and consider a request by David Kochalka of Kimley-Horn & Associates, Inc., for an amendment to (PD-65) Planned Development No. 65 district, being 49.35-acres overall and generally situated along the west side of SH 205 (N. Goliad), south of Quail Run Rd and north of the Lakeview Summit subdivision, and take any action necessary.

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

5. **SP2007-025 (Chris)**
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a site plan for Chase Bank, located on Lot 1, Block A, Mark Carson Addition, being a 0.992-acre tract zoned (PD-9) Planned Development No. 9 district and located at the southwest corner of FM 3097 and Ralph Hall Parkway, and take any action necessary.

6. **SP2007-026 (Leslie)**

Discuss and consider approval by Cody Douglas of Miller Architects for approval of a site plan for Rockwall Medical Center, being a 22,590-sf medical office building located on the proposed Lot 1, Block 1, Rockwall Medical Center Addition (preliminary platted as Flagstone Creek Addition), being 2.4325-acres zoned (PD-54) Planned Development No. 54 district and situated at the southeast corner of Ralph Hall Parkway and Flagstone Creek Blvd, and take any action necessary.

7. **SP2007-027 (Chris)**

Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan and building elevations for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being an 8.65-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.

DISCUSSION ITEMS

8. **P2007-032 (Leslie)**

Discuss and consider a request by Chris Cuny of F C Cuny Corp. for approval of a final plat of the Alliance Addition, being a 16.073-acre tract zoned (PD-57) Planned Development No. 57 district and located at the northeast corner of FM 3097 and FM 549, and take any action necessary.

9. **Z2007-035 (Michael)**

Discuss and consider a request by Tommy and Sylvia Yetts for approval of a Specific Use Permit (SUP) to allow for a "Boat and Trailer Dealership" (and accessory boat/RV storage) within (PD-46) Planned Development No. 46 District, on a 9.953-acre tract known as Tract 2, Abstract 186, J. A. Ramsey Survey, located at 2325 Hwy 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 26th day of October, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 13, 2007
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for October 9, 2007 Planning and Zoning Commission meeting
2. **Approval of Minutes** for October 30, 2007 Planning and Zoning Commission meeting
3. **P2007-032 (Leslie)**
Discuss and consider a request by Chris Cuny of F C Cuny Corp. for approval of a final plat of the Alliance Addition, being a 16.073-acre tract zoned (PD-57) Planned Development No. 57 district and located at the northeast corner of FM 3097 and FM 549, and take any action necessary.

PUBLIC HEARING ITEMS

4. **a) Z2007-033 (Michael)**
Hold a public hearing and consider a request by Steve Meier of Mays & Co. Real Estate Development for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 1, Block A, Derrick Addition, being a 0.8121-acre tract located at 740 E IH-30 and situated at the northwest corner of IH-30 and White Hills Drive, and take any action necessary.

b) SP2007-023 (Michael) *Not a public hearing, but related to Item 2a*
Discuss and consider a request by Steve Meier of Mays & Co. Real Estate Development for approval of a site plan for Firestone Complete Auto Care, located at 740 E IH-30 on a 0.8121-acre site known as Lot 1, Block A, Derrick Addition, zoned (C) Commercial zoning district and situated within the IH-30 Overlay District, and take any action necessary.
5. **Z2007-034 (Chris)**
Hold a public hearing and consider a request by David Kochalka of Kimley-Horn & Associates, Inc., for an amendment to (PD-65) Planned Development No. 65 district, being 49.35-acres overall and generally situated along the west side of SH 205 (N. Goliad), south of Quail Run Rd and north of the Lakeview Summit subdivision, and take any action necessary.
6. **Z2007-035 (Michael)**
Hold a public hearing and consider a request by Tommy and Sylvia Yetts for approval of a Specific Use Permit (SUP) to allow for a "Boat and Trailer Dealership" (and accessory boat/RV storage) within (PD-46) Planned Development No. 46 District, on a 9.953-acre tract known as Tract 2, Abstract 186, J. A. Ramsey Survey, located at 2325 Hwy 276, and take any action necessary.

SITE PLANS / PLATS

7. **SP2007-019 (Chris)**
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a variance to the exterior lighting requirements relative to the approved site plan for Chase Bank, located on Lot 1, Block 1, Northshore Plaza Phase Two and Lots 1 and 2, Northshore Plaza Phase Three, being a 0.958-acre tract overall zoned (GR) General Retail district and situated within the SH 66 Overlay district, and take any action necessary.
8. **SP2007-024 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a site plan for Walgreens, located on the proposed Lot 1, Block B, North Lakeshore Valley, being 1.9713-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.

9. **SP2007-025 (Chris)**

Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a site plan for Chase Bank, located on Lot 1, Block A, Mark Carson Addition, being a 0.992-acre tract zoned (PD-9) Planned Development No. 9 district and located at the southwest corner of FM 3097 and Ralph Hall Parkway, and take any action necessary.

10. **SP2007-026 (Leslie)**

Discuss and consider approval by Cody Douglas of Miller Architects for approval of a site plan for Rockwall Medical Center, being a 22,590-sf medical office building located on the proposed Lot 1, Block 1, Rockwall Medical Center Addition (preliminary platted as Flagstone Creek Addition), being 2.4325-acres zoned (PD-54) Planned Development No. 54 district and situated at the southeast corner of Ralph Hall Parkway and Flagstone Creek Blvd, and take any action necessary.

11. **SP2007-027 (Chris)**

Discuss and consider a request from Pat Grady of Lakeside Chevrolet Co. for approval of an amended site plan and building elevations for the expansion of their existing motor vehicle dealership located at 2005 S. Goliad, being an 8.65-acre tract zoned (C) Commercial district and situated within the SH 205 Overlay District and IH-30 Overlay District, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

12. **Z2007-036 (Michael)**

Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, to amend the Land Use Table.

13. 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 November, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION WORKSESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 27, 2007
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. **SP2007-024 (Chris)**
Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a site plan for Walgreens, located on the proposed Lot 1, Block B, North Lakeshore Valley, being 1.9713-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.
2. **SP2007-028 (Leslie)**
Discuss and consider a request by Kevan Meehan of Tri-Star Construction, Inc. for approval of a site plan for the Avery Veterinary Clinic, being a 6,100-sf animal clinic (with accessory animal boarding) located on a 1.086-acre tract zoned (GR) General Retail district and situated along the south side of SH 66 east of Lakeshore Drive within the SH 66 Overlay District.

DISCUSSION ITEMS

3. **P2007-019 (Chris)**
Discuss and consider a request by William Stueber of CPH Engineers for approval of a final plat of Rockwall Centre Corners Addition, being 33.14-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side of SH 276.
4. **P2007-033 (Michael)**
Discuss and consider a request by Richard Hovas of Tipton Engineering Inc., for approval of a final plat of Castle Ridge Estates Phase 2, being a 29.5228-acre tract zoned (SF-10) Single Family Residential District and located west of SH 205 and north of Dalton Rd.
5. **Z2007-036 (Michael)**
Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, including amendments to the Land Use Table.

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 November, 2007 by Kim Whitley

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 11, 2007
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for November 13, 2007 Planning and Zoning Commission meeting
2. **Approval of Minutes** for November 27, 2007 Planning and Zoning Commission meeting
3. **P2007-033 (Michael)**
Discuss and consider a request by Richard Hovas of Tipton Engineering Inc., for approval of a final plat of Castle Ridge Estates Phase 2, being a 29.5228-acre tract zoned (SF-10) Single Family Residential District and located west of SH 205 and north of Dalton Rd, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2007-036 (Michael)**
Hold a public hearing and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, including amendments to the Land Use Table, and take any action necessary.

ACTION ITEMS

5. Discuss Historic Landmark designation for properties located within the North Goliad Overlay District, and take any action necessary.
6. **SP2007-028 (Leslie)**
Discuss and consider a request by Kevan Meehan of Tri-Star Construction, Inc. for approval of a site plan for the Avery Veterinary Clinic, being a 6,100-sf animal clinic (with accessory animal boarding) located on a 1.086-acre tract zoned (GR) General Retail district and situated along the south side of SH 66 east of Lakeshore Drive within the SH 66 Overlay District, and take any action necessary.
7. **P2007-019 (Chris)**
Discuss and consider a request by William Stueber of CPH Engineers for approval of a final plat of Rockwall Centre Corners Addition, being 33.14-acres zoned (C) Commercial district and situated along the south side of IH-30, east side of SH 205 and north side 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 December, 2007 by Kim Whitley