

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 8, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **P2007-034 (Leslie)**  
Discuss and consider a request by Kevan Meehan of Tri-Star Construction, Inc. for approval of a final plat of the Avery Addition, including a replat 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, being a 1.086-acre tract overall zoned (GR) General Retail district and situated along the south side of SH 66 east of Lakeshore Drive, and take any action necessary.
2. **P2007-035 (Chris)**  
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a replat of 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 take any action necessary.
3. **P2007-036 (Leslie)**  
Discuss and consider a request by Chris and Jill Blase for approval of a final plat of Lots 1 and 2, Block 1, Blase Addition, being a 5.11-acre tract zoned (SF-10) Single Family Residential district, located along the north side of "N Alamo Rd" east of N. Lakeshore Drive, and take any action necessary.
4. **P2008-001 (Chris)**  
Discuss and consider a request from Clent Raynes of CEI Engineering Associates, Inc., for approval of a replat of Lot 2, Block A, Wal-Mart Supercenter Addition, being a 26.940-acre tract zoned (C) Commercial District and situated along the north side of Interstate 30 within the (IH-30 OV) IH-30 Overlay District, and take any action necessary.
5. **P2008-002 (Michael)**  
Discuss and consider a request by Rodney Hitt of Pacheco Koch for approval of a replat of Lots 10 and 11, Block A, Presbyterian Hospital of Rockwall Addition, being a 18.872-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd and south of Rockwall Pkwy, and take any action necessary.

**PUBLIC HEARING ITEMS**

6. **Z2007-037 (Robert)**  
Hold a public hearing and consider approval of a city initiated amendment to (PD-32) Planned Development No. 32 District (Ord. No. 02-55), including an expansion of the district which would rezone approximately 18.6-acres from (C) Commercial district to (PD-32) Planned Development No. 32 district, being approximately 62.62-acres overall and located along the south side of IH-30, west side of Horizon Rd, and east side of Lakefront Trail, and take any action necessary.
7. **Z2007-038 (Leslie)**  
Hold a public hearing and consider a request by Tony Linduff for approval of a Specific Use Permit (SUP) allowing for an accessory building/detached garage exceeding the maximum size requirement of 1250-sf and the maximum height requirement of 15-ft on their property at 2040 Broken Lance Lane, located on Lot 17, Block B, Oaks of Buffalo Way, and zoned (SF-E/1.5) Single Family Estate district, and take any action necessary.

## **ACTION ITEMS**

8. **SP2007-029 (Michael)**

Discuss and consider a request by David Winfrey of Perkins + Will for approval of a PD Site Plan for the Presbyterian Hospital of Rockwall Medical Office Building, being a 46,620-sf office development located on Lot 11, Block A, Presbyterian Hospital of Rockwall Addition, being a 5.406-acre tract zoned (PD-9) Planned Development No. 9 district and situated west of Horizon Rd and south of Rockwall Pkwy, and take any action necessary.

9. **MIS2007-013 (Robert)**

Discuss and consider a request by Matthew J. Hiles of Western Rim Investment Advisors, Inc., for consideration of special exception(s) to Planned Development No. 10 District (Ord. 04-25), specifically related to Tracts "B" and "C" which are designated for Multi-Family development, 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 4<sup>th</sup> day of January, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 29, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for December 11, 2007 Planning and Zoning Commission meeting
2. **Approval of Minutes** for January 8, 2008 Planning and Zoning Commission meeting
3. **SP2007-025 (Chris)**  
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a site plan for Chase Bank, located on Lot 1, Block A, Mark Carson Addition, being a 0.992-acre tract zoned (PD-9) Planned Development No. 9 district and located at the southwest corner of FM 3097 and Ralph Hall Parkway, and take any action necessary.
4. **P2008-003 (Michael)**  
Discuss and consider a city-initiated request for approval of a right-of-way dedication plat of the SH 205 Bypass, specifically a 9.408-acre section located between SH 276 and Interstate 30, and take any action necessary.

**DISCUSSION ITEMS**

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
6. **SP2008-001 (Leslie)**  
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for "Two Horizon Ridge," an 8,431-sf office development located on Lot 14, Block A, Horizon Ridge Addition, being a 0.868-acre tract zoned (PD-9) Planned Development No. 9 and situated at the northwest corner of Summer Lee Drive and Ralph Hall Parkway.
7. **SP2008-002 (Leslie)**  
Discuss and consider a request by Tyler Adams of Centerpoint Builders for approval of a site plan for "Lake Pointe Orthopedics," a 17,300-sf office development located on Lot 2, Block A, Presbyterian Hospital of Rockwall Addition, being a 1.471-acre tract zoned (PD-9) Planned Development No. 9 and situated along the west side of Horizon Rd south of Rockwall Parkway.
8. **SP2008-003 (Chris)**  
Discuss and consider a request from Steven Beane of Callahan Gallup & Co., for approval of a site plan for Walgreens Pharmacy, located on the proposed Lot 4, Block 1, Meadowcreek Business Center Addition, being 2.11-acres situated at the southeast corner of SH 276 and SH 205, zoned (C) Commercial district and situated within the SH 205 Overlay district and SH 276 Overlay district.
9. **SP2008-004 (Chris)**  
Discuss and consider a request from Sy Pham of SP Design & Build for approval of a site plan for a 12,700-sf commercial development located on the proposed Lot 3, Block 1, Meadowcreek Business Center Addition, being approximately 1.42-acres and situated along the east side of SH 205 south of SH 276, zoned (C) Commercial district and situated within the SH 205 Overlay district.
10. **P2008-004 (Leslie)**  
Discuss and consider a request by Pann S. Sribhen of PSA Engineering for approval of a final plat of Lot 7, Block C, Horizon Ridge Medical Park Addition, being a 10.549-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Medical Drive west of Horizon Rd.

11. **P2008-005 (Chris)**

Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a final plat of Rockwall Kia Addition, being a 5.9915-acre tract zoned (LI) Light Industrial district and located at 1790 IH-30.

12. **P2008-006 (Chris)**

Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a final plat of Lots 1 and 2, Block B, North Lakeshore Valley Addition, being a 4.87-acre tract zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205.

13. **Z2008-001 (Michael)**

**Discuss** and consider a request by Chad Hudson of Hudson Properties for approval of an amendment to (PD-8) Planned Development No. 8 District (Ord. No. 05-30), specifically for the 1.41-acre property known as Lots 1-3, Block A, Independence Pass Addition, situated along the west side of FM 740 (Ridge Rd) and at the south terminus of Independence Place, and take any action necessary.

14. **Z2008-002 (Leslie)**

**Discuss** and consider a request by Misty Phillips for approval of a Specific Use Permit (SUP) to allow for a "General Retail Store" within (PD-50) Planned Development No. 50 district, specifically for an embroidery and graphics business located on Lot 1, Block A, Misty Addition, being 0.141-acre and located at 909 N. Goliad.

15. **H2007-010 (Chris)**

**Discuss** and consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

16. **H2007-011 (Chris)**

**Discuss** and consider a City initiated request for a Historic Landmark designation for the Reese-Jones House located at 908 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 25<sup>th</sup> day of January, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 12, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for January 29, 2008 Planning and Zoning Commission meeting
2. **P2008-004 (Leslie)**  
Discuss and consider a request by Pann S. Sribhen of PSA Engineering for approval of a final plat of Lot 7, Block C, Horizon Ridge Medical Park Addition, being a 10.549-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Medical Drive west of Horizon Rd, and take any action necessary.
3. **P2008-005 (Chris)**  
Discuss and consider a request by Tim McMahon of Preston Engineering for approval of a final plat of Rockwall Kia Addition, being a 5.9915-acre tract zoned (LI) Light Industrial district and located at 1790 IH-30, and take any action necessary.
4. **SP2008-001 (Leslie)**  
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for "Two Horizon Ridge," an 8,431-sf office development located on Lot 14, Block A, Horizon Ridge Addition, being a 0.868-acre tract zoned (PD-9) Planned Development No. 9 and situated at the northwest corner of Summer Lee Drive and Ralph Hall Parkway, and take any action necessary.
5. **SP2008-002 (Leslie)**  
Discuss and consider a request by Tyler Adams of Centerpoint Builders for approval of a site plan for "Lake Pointe Orthopedics," a 17,300-sf office development located on Lot 2, Block A, Presbyterian Hospital of Rockwall Addition, being a 1.471-acre tract zoned (PD-9) Planned Development No. 9 and situated along the west side of Horizon Rd south of Rockwall Parkway, and take any action necessary.
6. **SP2008-003 (Chris)**  
Discuss and consider a request from Steven Beane of Callahan Gallup & Co., for approval of a site plan for Walgreens Pharmacy, located on the proposed Lot 4, Block 1, Meadowcreek Business Center Addition, being 2.11-acres situated at the southeast corner of SH 276 and SH 205, zoned (C) Commercial district and situated within the SH 205 Overlay district and SH 276 Overlay district, and take any action necessary.

**SITE PLANS / PLATS**

7. **P2008-006 (Chris)**  
Discuss and consider a request by David Kolchalka of Kimley-Horn & Associates, Inc. for approval of a final plat of Lots 1 and 2, Block B, North Lakeshore Valley Addition, being a 4.87-acre tract zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205, and take any action necessary.

**PUBLIC HEARING ITEMS**

8. **Z2008-001 (Michael)**  
Hold a public hearing and consider a request by Chad Hudson of Hudson Properties for approval of an amendment to (PD-8) Planned Development No. 8 District (Ord. No. 05-30), specifically for the 1.41-acre property known as Lots 1-3, Block A, Independence Pass Addition, situated along the west

side of FM 740 (Ridge Rd) and at the south terminus of Independence Place, and take any action necessary.

9. **Z2008-002 (Leslie)**

Hold a public hearing and consider a request by Misty Phillips for approval of a Specific Use Permit (SUP) to allow for a "General Retail Store" within (PD-50) Planned Development No. 50 district, specifically for an embroidery and graphics business located on Lot 1, Block A, Misty Addition, being 0.141-acre and located at 909 N. Goliad, and take any action necessary.

10. **H2007-010 (Chris)**

Hold a public hearing and consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad, and take any action necessary. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

11. **H2007-011 (Chris)**

Hold a public hearing and consider a City initiated request for a Historic Landmark designation for the Reese-Jones House located at 908 N. Goliad, and take any action necessary. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 8<sup>th</sup> day of February, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 26, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for February 12, 2008 Planning and Zoning Commission meeting
2. **P2008-007 (Leslie)**  
Discuss and consider a request by Dr. David Miller for approval of a replat of Lot 13, Block A, Presbyterian Hosptial of Rockwall Addition, being a 1.29-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Rockwall Parkway southwest of Horizon Road, and take any action necessary.
3. **P2008-008 (Leslie)**  
Discuss and consider a request by Steve Meier of Rockwall-BF, LP for approval of a replat of Lot 1, Block A, Derrick Addition, being a 0.812-acre tract zoned (C) Commercial district and located at the northwest corner of IH-30 and White Hills Drive, and take any action necessary.

**PUBLIC HEARING ITEMS**

4. **Z2008-001 (Michael)**  
**Continue** a public hearing and consider a request by Chad Hudson of Hudson Properties for approval of an amendment to (PD-8) Planned Development No. 8 District (Ord. No. 05-30), specifically for the 1.41-acre property known as Lots 1-3, Block A, Independence Pass Addition, situated along the west side of FM 740 (Ridge Rd) and at the south terminus of Independence Place, and take any action necessary.

**ACTION ITEMS**

5. **MIS2008-001 (Michael)**  
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 single family dwelling located at 506 Dickey on a tract known as Lot 25, Canup Addition, which is zoned (SF-7) Single Family Residential district and located within the (SO) Southside Residential Neighborhood Overlay District, and take any action necessary.
6. **SP2008-004 (Chris)**  
Discuss and consider a request from Sy Pham of SP Design & Build for approval of a site plan for a 12,700-sf commercial development located on the proposed Lot 3, Block 1, Meadowcreek Business Center Addition, being approximately 1.42-acres and situated along the east side of SH 205 south of SH 276, zoned (C) Commercial district and situated within the SH 205 Overlay district, and take any action necessary.

**DISCUSSION ITEMS**

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

8. **P2008-009 (Michael)**  
Discuss and consider a request by Jonathan Youness of RKM Consulting Engineers for approval of a master development plan, as required by Ord. 04-25, for the 134.8-acre "Cambridge Companies" tract within (PD-10) Planned Development No. 10 District, and for approval of a preliminary plat of the Mansions at Rockwall Addition, being 50.82-acres zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30.
9. **SP2008-005 (Leslie)**  
Discuss and consider a request from Brian Dench of Pate Engineers, Inc. for approval of a site plan for a 27,886-sf office development located on part of Lot 13 and Lot 14, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 2.5797-acres zoned (PD-9) Planned Development No. 9 District and situated along Rockwall Parkway southwest of Horizon Road.
10. **SP2008-006 (Chris)**  
Discuss and consider a request from Mike Lucas of Aqua Terra Engineering Consultants, LLC for approval of a site plan for an office building located on Lot 7, Block A, Lakewood Park Addition, being approximately 0.14-acre zoned (C) Commercial district and situated within the Scenic Overlay district, located at 2551 Ridge Road.
11. **SP2008-007 (Michael)**  
Discuss and consider a request from Jonathan Youness of RKM Consulting Engineers for approval of a PD Site Plan for the Mansions at Rockwall multifamily and age-restricted multifamily developments, being 50.815-acres overall zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30.
12. **SP2008-008 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 22<sup>nd</sup> day of February, 2008 by Kim Whitley**



**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 11, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

*ELECTION of Planning and Zoning Commission Vice-Chair position*

**CONSENT AGENDA ITEMS**

1. **SP2008-005 (Leslie)**  
Discuss and consider a request from Brian Dench of Pate Engineers, Inc. for approval of a site plan for a 27,886-sf office development located on part of Lot 13 and Lot 14, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 2.5797-acres zoned (PD-9) Planned Development No. 9 District and situated along Rockwall Parkway southwest of Horizon Road, and take any action necessary.
  
2. **SP2008-006 (Chris)**  
Discuss and consider a request from Mike Lucas of Aqua Terra Engineering Consultants, LLC for approval of a site plan for an office building located on Lot 7, Block A, Lakewood Park Addition, being approximately 0.14-acre zoned (C) Commercial district and situated within the Scenic Overlay district, located at 2551 Ridge Road, and take any action necessary.

**ACTION ITEMS**

3. **P2008-009 (Michael)**  
Discuss and consider a request by Jonathan Youness of RKM Consulting Engineers for approval of a master development plan, as required by Ord. 04-25, for the 134.8-acre "Cambridge Companies" tract within (PD-10) Planned Development No. 10 District, and for approval of a preliminary plat of the Mansions at Rockwall Addition, being 50.82-acres zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30, and take any action necessary.
  
4. **SP2008-007 (Michael)**  
Discuss and consider a request from Jonathan Youness of RKM Consulting Engineers for approval of a PD Site Plan for the Mansions at Rockwall multifamily and age-restricted multifamily developments, being 50.815-acres overall zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30, and take any action necessary.
  
5. **SP2008-008 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

**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 7<sup>th</sup> day of March, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 25, 2008**  
**6:30 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for February 26, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for March 11, 2008 Planning and Zoning Commission meeting
3. **P2008-010 (Leslie)**  
Discuss and consider a request by Tyler Adams of Centerpoint Builders for approval of a replat of Lot 2, Block A, Presbyterian Hospital of Rockwall Addition, being a 1.47-acre tract zoned (PD-9) Planned Development No. 9 district and situated along the south side of Horizon Road and east of Rockwall Parkway, and take any action necessary.
4. **P2008-012 (Chris)**  
Discuss and consider a request by Matthew Cragun of O'Donald Engineering for approval of a replat for 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.

**ACTION ITEMS**

5. **SP2008-008 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a site plan for Costco, being a 153,147-sf commercial development located on the proposed Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, located along the north side of SH 276 east of SH 205 and south of IH-30, and take any action necessary.

**DISCUSSION ITEMS**

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **Z2008-005 (Leslie)**  
**Discuss** and consider a request by David Reynolds of SRI Real Estate Properties, LLC, for approval of a Specific Use Permit (SUP) to allow for a "restaurant w/ drive-thru or drive-in" within the (GR) General Retail district, specifically for a Sonic Restaurant proposed to be located on Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract situated within the North SH 205 Corridor Overlay district and located at the northeast corner of FM 552 and SH 205.
8. **SP2008-009 (Leslie)**  
Discuss and consider a request by David Reynolds of SRI Real Estate Properties, LLC, for approval of a site plan for Sonic Restaurant, proposed to be located on Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract zoned (GR) General Retail district and situated within the North SH 205 Corridor Overlay district, and located at the northeast corner of FM 552 and SH 205.

9. **SP2008-010 (Chris)**

Discuss and consider a request by Jeffrey L. Toon of D/B Constructors, Inc., for approval of a site plan for North American Composites, being a 26,550-sf office/warehouse development proposed to be located on part of Block E, Rockwall Technology Park Addition, being a 3.634-acre tract zoned (LI) Light Industrial district and located at the northeast corner of Observation Trail and Science Place.

10. **P2008-011 (Chris)**

Discuss and consider a request from Jay House of Minerva Partners for approval of a final plat for Lots 4 & 5, Block 1, Meadowcreek Business Center Addition, being a 8.23-acre tract zoned (C) Commercial district and located along the east side of SH 205, south of SH 276 and across from Ralph Hall Pkwy.

11. **Z2008-003 (Michael)**

**Discuss** and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article VI, Parking and Loading, Section 4, Residential Parking.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

**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 21<sup>st</sup> day of March, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 8, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **P2008-011 (Chris)**  
Discuss and consider a request from Jay House of Minerva Partners for approval of a final plat for Lots 4 & 5, Block 1, Meadowcreek Business Center Addition, being a 8.23-acre tract zoned (C) Commercial district and located along the east side of SH 205, south of SH 276 and across from Ralph Hall Pkwy, and take any action necessary.
2. **P2008-013 (Michael)**  
Discuss and consider a request by Marc Bentley of Bentley Engineering, Inc. for approval of a replat of Lot 14, Block A, Horizon Ridge Addition, being a 0.868-acre tract zoned (PD-9) Planned Development No. 9 and situated at the northwest corner of Summer Lee Drive and Ralph Hall Parkway, and take any action necessary.

**PUBLIC HEARING ITEMS**

3. **Z2008-003 (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 VI, Parking and Loading, Section 4, Residential Parking, and take any action necessary.
4. **Z2008-005 (Leslie)**  
Hold a public hearing and consider a request by David Reynolds of SRI Real Estate Properties, LLC, for approval of a Specific Use Permit (SUP) to allow for a "restaurant w/ drive-thru or drive-in" within the (GR) General Retail district, specifically for a Sonic Restaurant proposed to be located on Lot 3, Block A, Hillcrest Center Addition, being a 0.91-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.

**SITE PLANS / PLATS**

5. **SP2008-009 (Leslie)**  
Discuss and consider a request by David Reynolds of SRI Real Estate Properties, LLC, for approval of a site plan for Sonic Restaurant, proposed to be located on Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract zoned (GR) General Retail district and 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.
6. **SP2007-012 (Leslie)**  
Discuss and consider a request by 7-Eleven for approval of amended elevations, specifically the exterior building material color(s), for the proposed 7-Eleven retail store with gasoline sales currently under construction on Lot 2, 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.

7. **SP2008-010 (Chris)**

Discuss and consider a request by Jeffrey L. Toon of D/B Constructors, Inc., for approval of variances to Article V of the Unified Development Code, specifically to the mechanical equipment screening requirements of Section 1.5, Screening, and the Construction Materials requirements of Section 5.1, General Industrial District Standards, relative to a site plan for North American Composites, being a 26,550-sf office/warehouse development proposed to be located on part of Block E, Rockwall Technology Park Addition, being a 3.634-acre tract zoned (LI) Light Industrial district and located at the northeast corner of Observation Trail and Science Place, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

**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 4<sup>th</sup> day of April, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 22, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for March 25, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for April 8, 2008 Planning and Zoning Commission meeting
3. **P2008-009 (Michael)**  
Discuss and consider a request by Jonathan Youness of RKM Consulting Engineers for approval of a master development plan, as required by Ord. 04-25, for the 134.8-acre "Cambridge Companies" tract within (PD-10) Planned Development No. 10 District, and for approval of a preliminary plat of the Mansions at Rockwall Addition, being 50.82-acres zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30, and take any action necessary.
4. **SP2008-007 (Michael)**  
Discuss and consider a request from Jonathan Youness of RKM Consulting Engineers for approval of a PD Site Plan for the Mansions at Rockwall multifamily and age-restricted multifamily developments, being 50.815-acres overall zoned (PD-10) Planned Development No. 10 district and located along the west side of the 205 Bypass (John King Blvd) north of SH 276 and south of IH-30, and take any action necessary.
5. **SP2008-012 (Michael)**  
Discuss and consider a request from Rockwal Hotel and Conference Group, Inc., for approval of an amended elevation for The Harbor Hilton Hotel, specifically for proposed changes to the screening wall for the mechanical pavilion, located at 2055 Summer Lee Drive, and take any action necessary.

**DISCUSSION ITEMS**

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **Z2008-006 (Leslie)**  
**Discuss** and consider a request by Michael Alturk of MA Engineering for approval of a Specific Use Permit (SUP) to allow for a "restaurant w/ drive-thru or drive-in" within (PD-46) Planned Development No. 46 district, specifically for a Sonic Restaurant proposed to be located on part of Lot 1, Block A, Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract situated within the SH 276 Corridor Overlay district, and located at the northeast corner of FM 549 and SH 276.
8. **SP2008-014 (Leslie)**  
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for Sonic Drive-in Restaurant, proposed to be located on part of Lot 1, Block A, 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.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

## 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 18<sup>th</sup> day of April, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 13, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for April 22, 2008 Planning and Zoning Commission meeting
2. **P2008-014 (Michael)**  
Discuss and consider a request by Douphrate & Associates, Inc., for approval of a final plat of Lot 1, Block 1, Rockwall Medical Center Addition (preliminary platted as part of Flagstone Estates), being 2.4325-acres zoned (PD-54) Planned Development No. 54 district and designated for (C) Commercial uses, located along the south side of Ralph Hall Pkwy east of Flagstone Creek Blvd, and take any action necessary.

**PUBLIC HEARING ITEMS**

3. **Z2008-006 (Leslie)**  
Hold a public hearing and consider a request by Michael Alturk of MA Engineering for approval of a Specific Use Permit (SUP) to allow for a "restaurant w/ drive-thru or drive-in" within (PD-46) Planned Development No. 46 district, specifically for a Sonic Restaurant proposed to be located on part of Lot 1, Block A, Subway / Gateway / Health Food Store Addition, being a 2.0-acre tract situated within the SH 276 Corridor Overlay district, and located at the northeast corner of FM 549 and SH 276, and take any action necessary.

**ACTION ITEMS**

4. **SP2008-014 (Leslie)**  
Discuss and consider a request by Michael Alturk of MA Engineering for approval of a site plan for Sonic Drive-in Restaurant, proposed to be located on part of Lot 1, Block A, 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.
5. **Z2007-027 (Chris)**  
Discuss and consider a request by Tek Dayalji to refile an application within one year of City Council denial, relative to a request for a Specific Use Permit (SUP) to allow for a "structure over 36 feet in height" in the Scenic Overlay (SOV) district, specifically for a hotel located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd, and take any action necessary.

**DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

**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 9<sup>th</sup> day of May, 2008 by Kim Whitley**



**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 27, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
2. **SP2008-015 (Chris)**  
Discuss and consider a request by Adam Crump of Douphrate & Associates for approval of a site plan for Bin 303 Restaurant, being a 4,982-sf restaurant proposed to be located on a 0.72-acre tract zoned (GR) General Retail district and currently known as Lot D, Block 122, B. F. Boydston Survey, situated within the Old Town Rockwall Historic District and located at 105 Olive Street, and take any action necessary.
3. **SP2008-016 (Leslie)**  
Discuss and consider a request by Todd Winters of Engineering Concepts for approval of a site plan for Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being an approximate 23,200-sf office development located on the 1.92-acre site, which is zoned (PD-9) Planned Development No. 9 district and located along the southwest side of FM 3097 (Horizon Rd) south of the main entrance to the existing hospital, and take any action necessary.
4. **SP2008-017 (Michael)**  
Discuss and consider a request by Gerald Houser for approval of a site plan for new building additions on his property located at 1611 SH 276, being 6.19-acres known as Lot 1, Block A, Houser Addition, and zoned (HC) Heavy Commercial district and situated within the SH 276 Corridor Overlay district, and take any action necessary.
5. **P2008-015 (Chris)**  
Discuss and consider a request from Dean Cathey for approval of a final plat of Lot 1, Block 1, Bray Addition, being 2.41-acres zoned (SF-10) Single Family District and located at the terminus of Valley Drive, south of Westway Drive, and take any action necessary.
6. **P2008-016 (Leslie)**  
Discuss and consider a request from Robert Richardson of Doug Connally & Associates for approval of a replat of Lot 7, Block A, Municipal Industrial Park Addition, being 1.0117-acres zoned (LI) Light Industrial district located along the north side of Whitmore Drive east of Townsend, and take any action necessary.
7. **P2008-017 (Leslie)**  
Discuss and consider a request by Rusty Prentice of Pate Engineers, Inc., for approval of a replat of Lots 13 and 14, Block A, Presbyterian Hospital of Rockwall Addition, being a 3.078-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Rockwall Parkway southwest of Horizon Road, and take any action necessary.

8. **Z2007-022 (Michael)**  
*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.
9. **Z2008-007 (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.
10. **Z2008-008 (Leslie)**  
*Discuss* and consider a request by Phil Powell for approval of a Specific Use Permit (SUP) to allow for a "Tennis Court, Private" within the SF-E/2.0 Single Family Estate district, specifically on his 2.921-acre property located at 530 Cullins Rd and currently described as Tract 4-5, Abstract 80, W. Ford Survey.
11. **Z2008-009 (Michael)**  
*Discuss* and consider a request by Robert Scott Jungels 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 his property at 1200 Crestcove Drive, being Lot 25, Block B, Hillcrest Shores Phase 3 Addition.
12. **Z2008-010 (Leslie)**  
*Discuss* and consider a request by Paul Koetter for approval of a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district, on the 0.753-acre property known as part of Block 117, B F Boydston Survey, located at 101 St. Mary Street and situated at the northeast corner of St. Mary Street and South Goliad.
13. **Z2008-011 (Chris)**  
*Discuss* and consider a request by Stanley Jeffus for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically a wind turbine, on his property at 1903 S. FM 549, being a 5.0-acre tract zoned (Ag) Agricultural district and known as part of Lot 2, McLendon Companies Addition.
14. **Z2008-012 (Chris)**  
*Discuss* and consider a request by Stanley and Patricia Watson for approval of a change in zoning from (SF-E/4.0) Single Family district to (PD) Planned Development district, to allow for three (3) single family lots on their 11.75-acre property located at 2826 N. FM 549 and known as Tract 5-2, Abstract 193, J. E. Sherwood Survey.
15. **Z2008-013 (Chris)**  
*Discuss* and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC 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 approximately 52'4" 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.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 23<sup>rd</sup> day of May, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 10, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for May 13, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for May 27, 2008 Planning and Zoning Commission meeting
3. **P2008-016 (Leslie)**  
Discuss and consider a request from Robert Richardson of Doug Connally & Associates for approval of a replat of Lot 7, Block A, Municipal Industrial Park Addition, being 1.0117-acres zoned (LI) Light Industrial district located along the north side of Whitmore Drive east of Townsend, and take any action necessary.
4. **P2008-017 (Leslie)**  
Discuss and consider a request by Rusty Prentice of Pate Engineers, Inc., for approval of a replat of Lots 13 and 14, Block A, Presbyterian Hospital of Rockwall Addition, being a 3.078-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Rockwall Parkway southwest of Horizon Road, and take any action necessary.
5. **SP2008-017 (Michael)**  
Discuss and consider a request by Gerald Houser for approval of a site plan for new building additions on his property located at 1611 SH 276, being 6.19-acres known as Lot 1, Block A, Houser Addition, and zoned (HC) Heavy Commercial district and situated within the SH 276 Corridor Overlay district, and take any action necessary.

**PUBLIC HEARING ITEMS**

6. **Z2007-022 (Michael)**  
Hold a public hearing 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, and take any action necessary.
7. **Z2008-007 (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.
8. **Z2008-008 (Leslie)**  
Hold a public hearing and consider a request by Phil Powell for approval of a Specific Use Permit (SUP) to allow for a "Tennis Court, Private" within the SF-E/2.0 Single Family Estate district, specifically on his 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.
9. **Z2008-009 (Michael)**  
Hold a public hearing and consider a request by Robert Scott Jungels 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 his property at 1200 Crestcove Drive, being Lot 25, Block B, Hillcrest Shores Phase 3 Addition, and take any action necessary.

10. **Z2008-010 (Leslie)**

Hold a public hearing and consider a request by Ross Ramsay for approval of a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district, on the 0.753-acre property known as part of Block 117, B F Boydston Survey, located at 101 St. Mary Street and situated at the northeast corner of St. Mary Street and South Goliad, and take any action necessary.

11. **Z2008-011 (Chris)**

Hold a public hearing and consider a request by Stanley Jeffus for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically a wind turbine, on his property at 1903 S. FM 549, being a 5.0-acre tract zoned (Ag) Agricultural district and known as part of Lot 2, McLendon Companies Addition, and take any action necessary.

12. **Z2008-012 (Chris)**

Hold a public hearing and consider a request by Stanley and Patricia Watson for approval of a change in zoning from (SF-E/4.0) Single Family district to (PD) Planned Development district, to allow for three (3) single family lots on their 11.75-acre property located at 2826 N. FM 549 and known as Tract 5-2, Abstract 193, J. E. Sherwood Survey, and take any action necessary.

13. **Z2008-013 (Chris)**

Hold a public hearing and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC 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 approximately 52'4" in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd, and take any action necessary.

## **ACTION ITEMS**

14. **SP2008-015 (Chris)**

Discuss and consider a request by Adam Crump of Douphrate & Associates for approval of a site plan for Bin 303 Restaurant, being a 4,982-sf restaurant proposed to be located on a 0.72-acre tract zoned (GR) General Retail district and currently known as Lot D, Block 122, B. F. Boydston Survey, situated within the Old Town Rockwall Historic District and located at 105 Olive Street, and take any action necessary.

## **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

## **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 6<sup>th</sup> day of June, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 8, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for June 10, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for June 24, 2008 Planning and Zoning Commission meeting
3. **P2008-022 (Chris)**  
Discuss and consider a request by Pann S. Sribhen of PSA Engineering for approval of a replat of Lot 7, Block C, Horizon Ridge Medical Park Addition, being a 10.549-acre tract zoned (PD-9) Planned Development No. 9 district and situated along Medical Drive west of Horizon Rd, and take any action necessary.

**PUBLIC HEARING ITEMS**

4. **Z2008-013 (Chris)**  
**Continue** a public hearing and consider a request by Marcus McNamara of Alexander Marcus Design Group, LLC 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 approximately 52'4" in height, located on Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.78-acre tract zoned (C) Commercial and situated on Vigor Way (private street) between IH-30 and Ridge Rd, and take any action necessary.
5. **P2008-019 (Leslie)**  
Hold a public hearing and consider a request by Frank Dunlop for approval of a residential replat of Lot 26, Block C, Random Oaks at the Shores Addition, being 0.28-acre zoned (PD-3) Planned Development No. 3 District and located at 1829 Random Oaks Drive, and take any action necessary.
6. **Z2008-014 (Michael)**  
Hold a public hearing and consider a request from Raymond Jowers for approval of a Specific Use Permit (SUP) to allow for "Recreational Vehicle (RV) Sales and Service" within the (LI) Light Industrial district, on a 4.5-acre tract known as Tract 22-1, Abstract 120, R. Irvine Survey and located at 2260 E IH-30, and take any action necessary.
7. **Z2008-015 (Michael)**  
Hold a public hearing and consider a request from Tim Spiars of Spiars Engineering, Inc., for approval of a Specific Use Permit (SUP) to allow for a "Daycare" on a 2.96-acre tract zoned (SF-10) Single Family Residential district and (PD-41) Planned Development No. 41 district, including all of Lot 1, Block S, The Preserve Phase 3 Addition and a 1.4376-acre tract described as Tract 12, Abstract 98, A. Hanna Survey, located at the northeast corner of North Lakeshore Drive and Old Alamo Road, and take any action necessary.
8. **Z2008-016 (Michael)**  
Hold a public hearing and consider a request from John Palmer of Lakewood Garden Center for approval of a Specific Use Permit (SUP) to allow for a "Garden Supply/Plant Nursery" on a 1.57-acre tract zoned (NS) Neighborhood Services district and currently described as Tracts 30, 31, 32 and 32-1, Abstract 146, S.S. McCourry Survey, located at 1001 North Goliad, and take any action necessary.

## **ACTION ITEMS**

9. **SP2008-022 (Leslie)**

Discuss and consider a request from Ryan Cobb of Prism Leasing, Ltd., for approval of a site plan for a self-service car wash to be located along the north side of SH 276 east of FM 549, on a 1.02-acre site zoned (PD-46) Planned Development No. 46 district and situated within the SH 276 Corridor Overlay district, and take any action necessary.

## **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

## **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 3<sup>rd</sup> day of July, 2008 by Kim Whitley**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 29, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **SP2008-021 (Chris)**  
Discuss and consider a request from Pascal Aughtry for approval of an amended site plan for Love's Truck Stop located at 1990 IH-30 East, specifically for the addition of a Yard Storage Building on the 6.3778-acre tract which is zoned (LI) Light Industrial district and situated within the IH-30 Overlay district and FM 549 Overlay district, and take any action necessary.
2. **P2008-024 (Chris)**  
Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a final plat for Lot 1, Block 1, Bin 303 Restaurant Addition, being 0.7191-acre zoned (GR) General Retail district and located at 105 Olive Street, and take any action necessary.
3. **P2008-026 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a replat of Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.2904-acres zoned (C) Commercial district and situated along the north side of SH 276, south of IH-30 and east of SH 205, and take any action necessary.
4. **P2008-027 (Chris)**  
Discuss and consider a request by Hazel Ripp of CTE Phase 1, LP, for approval of a replat of Lot 1, Block A, Park Place Business Centre, being 5.0-acres zoned (LI) Light Industrial district and located at 1290 East IH-30, and take any action necessary.

**ACTION ITEMS**

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
6. **SP2008-025 (Michael)**  
Discuss and consider a request by Thanh Mach of Kyoto Japanese Steak House for approval of amended building elevations for the restaurant structure located at 1599 Laguna Drive (formerly Carrabba's Italian Grill), being a 1.53-acre property known as Lot 3R, Block C, La Jolla Pointe Addition, which is zoned (C) Commercial district and located within the IH-30 Overlay district, and take any action necessary.

**DISCUSSION ITEMS**

7. **Z2008-017 (Michael)**  
**Discuss** and consider a request by Tom Jones of Tomden Engineering for approval of a change in zoning from (Ag) Agricultural district to (PD-71) Planned Development No. 71 district on a 0.7-acre tract situated in Abstract 183, G. W. Redlin Survey located south of SH 66 and west of the Ralph Hall Municipal Airport.
8. **Z2008-018 (Chris)**  
**Discuss** and consider a request from Sam and Linda Duran for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirements of 225 square feet (proposed 720-sf) and not meeting the exterior materials requirements, on their property located at 507 Wildwood Lane, being Lot 6, Block P, Northshore #1 Addition, which is zoned (SF-10) Single Family Residential district.

9. **Z2008-019 (Michael)**  
*Discuss* and consider a request by Andrew and Shelly Spearman for approval of a change in zoning from (Ag) Agricultural district to (SF-E/1.5) Single Family Estate district on a 3.51-acre tract known as Tract 25, Abstract 77, E. M. Elliott Survey, located at 2180 Airport Road.
10. **P2008-023 (Michael)**  
Discuss and consider a request by Randy Craven for approval of a final plat of MGH Addition, being 0.47-acres zoned (PD-50) Planned Development No. 50 district and located at 904 North Goliad, and take any action necessary.
11. **SP2008-026 (Michael)**  
Discuss and consider a request by Randy Craven for approval of a site plan for the MGH Addition, being 0.47-acres zoned (PD-50) Planned Development No. 50 district and located at 904 North Goliad, and take any action necessary.
12. **P2008-025 (Michael)**  
Discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. for approval of a final plat for the Right-of-Way dedication of the eastern extension of Discovery Blvd and a north/south road between Discovery and Springer Rd, being 4.87-acres zoned (LI) Light Industrial district, and take any action necessary.
13. **P2008-028 (Chris)**  
Discuss and consider a request by Lloyd Arnsmeier of First Baptist Church for approval of a replat of Lot 1, Block 1, Goliad Place Addition, being 1.92-acres zoned (GR) General Retail district and located along the west side of SH 205 (S. Goliad), south of Boydston Avenue and north of Ross Street, and take any action necessary.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 25<sup>th</sup> day of July, 2008 by Michael Hampton**



**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 12, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

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

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for July 8, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for July 29, 2008 Planning and Zoning Commission meeting
3. **P2008-023 (Michael)**  
Discuss and consider a request by Randy Craven for approval of a final plat of MGH Addition, being 0.47-acres zoned (PD-50) Planned Development No. 50 district and located at 904 North Goliad, and take any action necessary.
4. **SP2008-026 (Michael)**  
Discuss and consider a request by Randy Craven for approval of a site plan for the MGH Addition, being 0.47-acres zoned (PD-50) Planned Development No. 50 district and located at 904 North Goliad, and take any action necessary.
5. **P2008-025 (Michael)**  
Discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. for approval of a final plat for the Right-of-Way dedication of the eastern extension of Discovery Blvd and a north/south road between Discovery and Springer Rd, being 4.87-acres zoned (LI) Light Industrial district, and take any action necessary.
6. **P2008-029 (Chris)**  
Discuss & consider a request by Stanley and Patricia Watson for approval of a final plat for the Watson Estates Addition, being 11.75-acres zoned Planned Development No. 72 (PD-72) and located at 2826 N. FM 549, and take any action necessary.

**PUBLIC HEARING ITEMS**

7. **Z2008-017 (Michael)**  
Hold a public hearing and consider a request by Tom Jones of Tomden Engineering for approval of a change in zoning from (Ag) Agricultural district to (PD-71) Planned Development No. 71 district on a 0.7-acre tract situated in Abstract 183, G. W. Redlin Survey located south of SH 66 and west of the Ralph Hall Municipal Airport, and take any action necessary.
8. **Z2008-018 (Chris)**  
Hold a public hearing and consider a request from Sam and Linda Duran for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirements of 225 square feet (proposed 720-sf) and not meeting the exterior materials requirements, on their property located at 507 Wildwood Lane, being Lot 6, Block P, Northshore #1 Addition, which is zoned (SF-10) Single Family Residential district, and take any action necessary.
9. **Z2008-019 (Michael)**  
Hold a public hearing and consider a request by Andrew and Shelly Spearman for approval of a change in zoning from (Ag) Agricultural district to (SF-E/1.5) Single Family Estate district on a 3.51-

acre tract known as Tract 25, Abstract 77, E. M. Elliott Survey, located at 2180 Airport Road, and take any action necessary.

### **ACTION ITEMS**

10. **P2008-028 (Chris)**

Discuss and consider a request by Lloyd Arnsmeier of First Baptist Church for approval of a replat of Lot 1, Block 1, Goliad Place Addition, being 1.92-acres zoned (GR) General Retail district and located along the west side of SH 205 (S. Goliad), south of Boydston Avenue and north of Ross Street, and take any action necessary.

### **DISCUSSION ITEMS**

11. **Z2008-020 (Michael)**

**Discuss** and consider a request from Brandon Blythe of Legacy Coach, Inc., for approval of a Specific Use Permit (SUP) to allow for "Recreational Vehicle (RV) Sales and Service" within the (LI) Light Industrial district, specifically within the existing Premier Park Place RV Storage facility located at 1750 E. IH-30, on a 5.02-acre tract known as Lot 1, Block A, McKeown-Belaustegui Addition.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 8<sup>th</sup> day of August, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 26, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

1. **Z2008-020 (Michael)**  
Hold a public hearing and consider a request from Brandon Blythe of Legacy Coach, Inc., for approval of a Specific Use Permit (SUP) to allow for "Recreational Vehicle (RV) Sales and Service" within the (LI) Light Industrial district, specifically within the existing Premier Park Place RV Storage facility located at 1750 E. IH-30, on a 5.02-acre tract known as Lot 1, Block A, McKeown-Belaustegui Addition, and take any action necessary.

**DISCUSSION ITEMS**

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
3. **SP2008-027 (Michael)**  
Discuss and consider a request by Katie Simpson of Design and Engineering, Inc., for approval of a site plan for Logan's Roadhouse, being a 6,533-sf restaurant proposed on Lot 16, Block A, La Jolla Pointe Addition Phase 2, being 1.746-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located at 560 E IH-30, and take any action necessary.
4. **P2008-030 (Chris)**  
Discuss and consider a request by Kevin Wier of Spiars Engineering, Inc., for approval of a preliminary plat of Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district situated along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd (205 Bypass), and take any action necessary.
5. **SP2008-028 (Chris)**  
Discuss and consider a request by Kevin Wier of Spiars Engineering, Inc., for approval of a site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd (205 Bypass), and take any action necessary.
6. **Z2008-021 (Chris)**  
**Discuss** and consider a request from CJ Rhodes for approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the exterior materials requirements on Lot 1, Rolling Meadows Estates, which is zoned (SF-E/4.0) Single Family Estate district and located at 2855 Rolling Meadows Drive.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

**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 22<sup>nd</sup> day of August, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 9, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for August 12, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for August 26, 2008 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

3. **Z2008-021 (Chris)**  
Hold a public hearing and consider a request from CJ Rhodes for approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the exterior materials requirements on Lot 1, Rolling Meadows Estates, which is zoned (SF-E/4.0) Single Family Estate district and located at 2855 Rolling Meadows Drive, and take any action necessary.

**SITE PLANS / PLATS**

4. **SP2008-023 (Chris)**  
Discuss and consider a request by Allan Ross of Allan Ross Design Group for approval of a site plan for an approximate 21,680-sf retail development located on Lot 2, The Larsen School Addition, being 3.339-acres zoned (PD-10) Planned Development No. 10 district and designated for (C) Commercial uses, located along the east side of Townsend Dr and north side of the future alignment of SH 276, within the SH 276 Corridor Overlay district, and take any action necessary.
5. **SP2008-027 (Michael)**  
Discuss and consider a request by Katie Simpson of Design and Engineering, Inc., for approval of a site plan for Logan's Roadhouse, being a 6,533-sf restaurant proposed on Lot 16, Block A, La Jolla Pointe Addition Phase 2, being 1.746-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located at 560 E IH-30, and take any action necessary.
6. **P2008-030 (Chris)**  
Discuss and consider a request by Kevin Wier of Spiars Engineering, Inc., for approval of a preliminary plat of Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district situated along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd (205 Bypass), and take any action necessary.
7. **SP2008-028 (Chris)**  
Discuss and consider a request by Kevin Wier of Spiars Engineering, Inc., for approval of a site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd (205 Bypass), and take any action necessary.

**DISCUSSION ITEMS**

8. **Z2008-022 (Robert)**  
Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, and Article XIII, Definitions.

## **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

## **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 5<sup>th</sup> day of September, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 30, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

1. **Z2008-022 (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, and Article XIII, Definitions, and take any action necessary.

**ACTION ITEMS**

2. **SP2008-008 (Chris)**  
Discuss and consider a request by Javier Barajas of Mulvanny G2 Architecture for approval of amended building elevations, specifically to replace the approved "Sandblasted CMU" material with "Smooth Face CMU" material, for the proposed CostCo Wholesale development located on Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.29-acres zoned (C) Commercial district and situated within the IH-30 Overlay District, SH 205 Overlay District and the SH 276 Overlay District, and take any action necessary.

**DISCUSSION ITEMS**

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
4. **SP2008-029 (Chris)**  
Discuss and consider a request by Ave Alagar of Alexander Marcus Design Group for approval of a site plan for Comfort Inn and Suites, being a 46,232-sf hotel 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 within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.
5. **P2008-032 (David)**  
Discuss and consider a request by Robert A. Howman of Glenn Engineering, for approval of a replat of Lot 1, Block A, Rockwall High School Addition, being 35.299-acres zoned (C) Commercial district and located at 901 Yellow Jacket Lane, and take any action necessary.
6. **P2008-033 (Michael)**  
**Discuss** and consider a city-initiated request for approval of a residential replat of Lot 36, Block D, Hillcrest Shores Addition, being 0.25-acre zoned (PD-11) Planned Development No. 11 district and located at 721 Sunset Hill.
7. **Z2008-024 (Michael)**  
**Discuss** and consider a request by Donna Orr and Roger Shank for approval of a Specific Use Permit (SUP) to allow for a reduction in the land area required for grazing farm animals on Lot 4, Rolling Meadows Estates, being 4.6-acres zoned (SF-E/4.0) Single Family Estate district and located at 2625 Rolling Meadows Drive.
8. **a) Z2008-025 (Michael)**  
**Discuss** and consider a request by Von and Carolyn Maynard for approval of a change in zoning from (Ag) Agricultural district to (SF-E/1.5) Single Family Estate district, for a 1.97-acre tract known as part of Tract 26-2, Abstract 77, E. M. Elliott Survey, located along the west side of FM 549 north of Airport Road.

**b) P2008-034 (Michael)**

Discuss and consider a request by Von and Carolyn Maynard for approval of a final plat of Lot 1, Block 1, Maynard Place Addition, being 1.97-acres that is proposed to be zoned (SF-E/1.5) Single Family Estate district, and currently known as part of Tract 26-2, Abstract 77, E. M. Elliott Survey, located along the west side of FM 549 north of Airport Road.

9. **Z2008-026 (Michael)**

**Discuss** and consider a request by Rayburn Country Electric Cooperative, Inc., for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically a wind turbine, on their property located at 960 Sids Road, being approximately 7.403-acres zoned (Ag) Agricultural district and known as Tract 3-6, Abstract 26, W. H. Barnes Survey.

10. **Z2008-027 (Chris)**

**Discuss** and consider a request by Tracy LaPiene of Allen and Ridinger Consulting, Inc., for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 2, Block 1, Horizon Village Addition, being a 2.181-acre tract located along the north side of Ralph Hall Pkwy east of Horizon Rd (FM 3097).

11. **P2008-035 (David)**

Discuss and consider a request by Harold Fetty of Rockwall Surveying, Inc., for approval of a replat of Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract located at 3260 N. Goliad and zoned (GR) General Retail district, and take any action necessary.

12. **P2008-036 (Chris)**

Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a preliminary plat for Flagstone Corners Addition, being 8.2636-acres zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60 district, and located at the southeast corner of Ralph Hall Pkwy and Mims Rd, and take any action necessary.

13. **H2008-006 (Chris)**

**Discuss** a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

14. **H2008-008 (Chris)**

**Discuss** a city-initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys Street. The tract is zoned (SF-7) Single Family and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 26<sup>th</sup> day of September, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 14, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for September 9, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for September 30, 2008 Planning and Zoning Commission meeting
3. **P2008-032 (David)**  
Discuss and consider a request by Robert A. Howman of Glenn Engineering, for approval of a replat of Lot 1, Block A, Rockwall High School Addition, being 35.299-acres zoned (C) Commercial district and located at 901 Yellow Jacket Lane, and take any action necessary.
4. **P2008-035 (David)**  
Discuss and consider a request by Harold Fetty of Rockwall Surveying, Inc., for approval of a replat of Lot 3, Block A, Hillcrest Center Addition, being a 0.91-acre tract located at 3260 N. Goliad and zoned (GR) General Retail district, and take any action necessary.

**PUBLIC HEARING ITEMS**

5. **P2008-033 (Michael)**  
Hold a public hearing and consider a city-initiated request for approval of a residential replat of Lot 36, Block D, Hillcrest Shores Addition, being 0.25-acre zoned (PD-11) Planned Development No. 11 district and located at 721 Sunset Hill, and take any action necessary.
6. **H2008-006 (Chris)**  
Hold a public hearing a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad, and take any action necessary. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.
7. **H2008-008 (Chris)**  
Hold a public hearing a city-initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys Street, and take any action necessary. The tract is zoned (SF-7) Single Family and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.
8. **Z2008-024 (Michael)**  
Hold a public hearing and consider a request by Donna Orr and Roger Shank for approval of a Specific Use Permit (SUP) to allow for a reduction in the land area required for grazing farm animals on Lot 4, Rolling Meadows Estates, being 4.6-acres zoned (SF-E/4.0) Single Family Estate district and located at 2625 Rolling Meadows Drive, and take any action necessary.
9. **a) Z2008-025 (Michael)**  
Hold a public hearing and consider a request by Von and Carolyn Maynard for approval of a change in zoning from (Ag) Agricultural district to (SF-E/1.5) Single Family Estate district, for a 1.97-acre tract known as part of Tract 26-2, Abstract 77, E. M. Elliott Survey, located along the west side of FM 549 north of Airport Road, and take any action necessary.  
  
**b) P2008-034 (Michael)**  
Discuss and consider a request by Von and Carolyn Maynard for approval of a final plat of Lot 1, Block 1, Maynard Place Addition, being 1.97-acres that is proposed to be zoned (SF-E/1.5) Single



Family Estate district, and currently known as part of Tract 26-2, Abstract 77, E. M. Elliott Survey, located along the west side of FM 549 north of Airport Road, and take any action necessary.

10. **Z2008-026 (Michael)**

Hold a public hearing and consider a request by Rayburn Country Electric Cooperative, Inc., for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically a wind turbine, on their property located at 960 Sids Road, being approximately 7.403-acres zoned (Ag) Agricultural district and known as Tract 3-6, Abstract 26, W. H. Barnes Survey, and take any action necessary.

11. **Z2008-027 (Chris)**

Hold a public hearing and consider a request by Tracy LaPiene of Allen and Ridinger Consulting, Inc., for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial zoning district, on Lot 2, Block 1, Horizon Village Addition, being a 2.181-acre tract located along the north side of Ralph Hall Pkwy east of Horizon Rd (FM 3097), and take any action necessary.

### **SITE PLANS / PLATS**

12. **P2008-036 (Chris)**

Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a preliminary plat for Flagstone Corners Addition, being 8.2636-acres zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60 district, and located at the southeast corner of Ralph Hall Pkwy and Mims Rd, and take any action necessary.

13. **SP2008-029 (Chris)**

Discuss and consider a request by Ave Alagar of Alexander Marcus Design Group for approval of a site plan for Comfort Inn and Suites, being a 46,232-sf hotel 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 within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.

### **ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters.

### **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 10<sup>th</sup> day of October, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 28, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

1. **H2008-006 (Chris)**  
Hold a public hearing and consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad, and take any action necessary. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.
2. **H2008-008 (Chris)**  
Hold a public hearing and consider a city-initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys Street, and take any action necessary. The tract is zoned (SF-7) Single Family and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

**DISCUSSION ITEMS**

3. **H2008-007 (Chris)**  
*Discuss* a city-initiated request for a Historic Landmark designation for the Hall Office Building located at 102 San Jacinto, and take any action necessary. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.
4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
5. **SP2008-030 (Michael)**  
Discuss and consider a request by Ross Ramsay of Ramsay Architects for approval of a site plan for Phase 2 of the McClintock Building, located on a Lot 5, Block A, Shoreline Plaza Addition, being 0.574-acre zoned (PD-32) Planned Development No. 32 district and situated within the IH-30 Overlay district, located at 2850 Shoreline Trail, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report to discuss current City activities, upcoming meetings, future legislative activities, and other related matters:
  - a) Update on Texas Attorney General opinion regarding Open Meetings Act
  - b) Vision in North Texas

**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 24<sup>th</sup> day of October, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 25, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **P2008-036 (Chris)**  
Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a preliminary plat for Flagstone Corners Addition, being 8.2636-acres zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60 district, and located at the southeast corner of Ralph Hall Pkwy and Mims Rd, and take any action necessary.
2. **P2008-039 (David)**  
Discuss and consider a request from Sy Pham of SP Design & Build for approval of a final plat for Lot 3, Block 1, Meadowcreek Business Center Phase 3 Addition, being a 1.35-acre tract zoned (C) Commercial district and located along the east side of SH 205, south of SH 276, and take any action necessary.

**DISCUSSION ITEMS**

3. **Z2008-028 (Michael)**  
**Discuss** a request by Sheri Franza of Rockwall Economic Development Corp. for approval of a change in zoning from (LI) Light Industrial District to (PD) Planned Development District for an 8.405-acre property known as Lot 8, Block A, Rockwall Technology Park Addition, located at the northwest corner of FM 549 and SH 276.
4. **Z2008-029 (Chris)**  
**Discuss** a request by John Bledsoe of Trans Am Trucking, Inc., for approval of a change in zoning from (C) Commercial district to (PD-44) Planned Development No. 44 district, on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, located along the southwest side of SH 205 south of Sids Road.
5. **Z2008-030 (Michael)**  
**Discuss** a request by Brandon Cox of Pogue Engineering & Development Co., Inc., for approval of a PD Development Plan for Stone Creek Retail, being a 23.44-acre tract zoned (PD-70) Planned Development No. 70 District (Ord. 07-13) and situated at the southeast corner of FM 552 and SH 205.
6. **P2008-037 (David)**  
**Discuss** a request by Chase Finch of Corwin Engineering for approval of a residential replat of Stone Creek Phase 1 Addition, being 201 lots on 83.393-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 Road.
7. **SP2008-032 (Michael)**  
Discuss a request by Leonard Reeves of Studio 13 Design Group for approval of a site plan for the Stone Creek Amenity Center, located on Lot 1, Block O, Stone Creek Phase 1 Addition, being 2.82-acres zoned (PD-70) Planned Development No. 70 district and located at 475 Featherstone Drive.
8. **P2008-040 (Chris)**  
Discuss a request by Joseph Domeier of QuikTrip Corporation for approval of a preliminary plat of Lot 1, Block 1, QT 991 Addition, being a 1.7334-acre tract zoned (C) Commercial district and (PD-10) Planned Development No. 10 district, located along the east side of John King Blvd south of IH-30.

## **ADDITIONAL DISCUSSION ITEMS**

- Summary discussion of the following current Action Items:
  - a) **P2008-036**: Flagstone Corners preliminary plat
  - b) **P2008-039**: Meadowcreek Business Center Phase 3 final plat
  
- Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
  - a) **H2008-006**: Landmark Case – “Heath-Jones Mercantile” (102 South Goliad)
  - b) **H2008-007**: Landmark Case – “Hall Office Building” (102 San Jacinto)
  - c) **H2008-008**: Landmark Case – “Old Jones House” (109 St Mary Street)
  - d) **SP2008-030**: McClintock Building Phase 2 site plan
  
- Discuss the requirements and process for implementing “administrative review procedures” for Certificate of Appropriateness applications, and take any necessary action.
  
- Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
  - a) December 30, 2008 Planning and Zoning Commission work session

## **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 21<sup>st</sup> day of November, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 11, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for October 14, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for October 28, 2008 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

3. **H2008-007 (Chris)**  
Hold a public hearing and consider a city-initiated request for a Historic Landmark designation for the Hall Office Building located at 102 San Jacinto, and take any action necessary. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

**ACTION ITEMS**

4. **SP2008-030 (Michael)**  
Discuss and consider a request by Ross Ramsay of Ramsay Architects for approval of a site plan for Phase 2 of the McClintock Building, located on a Lot 5, Block A, Shoreline Plaza Addition, being 0.574-acre zoned (PD-32) Planned Development No. 32 district and situated within the IH-30 Overlay district, located at 2850 Shoreline Trail, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

5. Appointment with City Attorney, Pete Eckert, to discuss future agenda format and meeting procedures relative to the recent Texas Attorney General opinion regarding Open Meetings Act

**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 7<sup>th</sup> day of November, 2008 by Irene Hatcher**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 9, 2008**  
**6:00 P.M.**

## **CALL TO ORDER**

### **CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for November 11, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for November 25, 2008 Planning and Zoning Commission meeting
3. **SP2008-032 (Michael)**  
Discuss a request by Leonard Reeves of Studio 13 Design Group for approval of a site plan for the Stone Creek Amenity Center, located on Lot 1, Block O, Stone Creek Phase 1 Addition, being 2.82-acres zoned (PD-70) Planned Development No. 70 district and located at 475 Featherstone Drive, and take any action necessary.

### **PUBLIC HEARING ITEMS**

4. **P2008-037 (David)**  
Hold a public hearing and consider a request by Chase Finch of Corwin Engineering for approval of a residential replat of Stone Creek Phase 1 Addition, being 201 lots on 83.393-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 Road, and take any action necessary.
5. **Z2008-028 (Michael)**  
Hold a public hearing and consider a request by Sheri Franza of Rockwall Economic Development Corp. for approval of a change in zoning from (LI) Light Industrial District to (PD) Planned Development District for an 8.405-acre property known as Lot 8, Block A, Rockwall Technology Park Addition, located at the northwest corner of FM 549 and SH 276, and take any action necessary.
6. **Z2008-029 (Chris)**  
Hold a public hearing and consider a request by John Bledsoe of Trans Am Trucking, Inc., for approval of a change in zoning from (C) Commercial district to (PD-44) Planned Development No. 44 district, on a 1.57-acre tract known as part of Lot 1, Block A, James Helwig Addition, located along the southwest side of SH 205 south of Sids Road, and take any action necessary.
7. **Z2008-030 (Michael)**  
Hold a public hearing and consider a request by Brandon Cox of Pogue Engineering & Development Co., Inc., for approval of a PD Development Plan for Stone Creek Retail, being a 23.44-acre tract zoned (PD-70) Planned Development No. 70 District (Ord. 07-13) and situated at the southeast corner of FM 552 and SH 205, and take any action necessary.

### **ADDITIONAL DISCUSSION ITEMS**

- Discuss the requirements and process for implementing “administrative review procedures” for Certificate of Appropriateness applications, and take any necessary action.

## **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 5<sup>th</sup> day of December, 2008 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 30, 2008**  
**6:00 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

1. **SP2008-016 (Chris)**  
Discuss and consider a request by Todd Winters of Engineering Concepts for approval of a site plan for Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being an approximate 23,200-sf office development located on the 1.92-acre site, which is zoned (PD-9) Planned Development No. 9 district and located along the southwest side of FM 3097 (Horizon Rd) south of the main entrance to the existing hospital.
2. **P2008-041 (Chris)**  
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a replat of Lot 1, Block 1, Rockwall Centre Corners Addition, being 20.2904-acres zoned (C) Commercial district and located at 1225 SH 276.
3. **P2008-042 (Chris)**  
Discuss and consider a request by Jonathan Youness of RKM Consulting Engineers for approval of a final plat of the Mansions Family Addition, being 32.65-acres zoned (PD-10) Planned Development No. 10 district and located at 1650 S John King Blvd.
4. **SP2008-033 (Michael)**  
Discuss and consider a request by Mike Parrish of Alliance Architects for approval of a site plan for L3 Communications, being a 50,000-sf office building located on part of Lot 3R, Block E, Rockwall Technology Park Addition, being 5.13-acres zoned (LI) Light Industrial district and located at the northwest corner of FM 549 and Discovery Blvd within the FM 549 Overlay District.
5. **P2008-043 (Michael)**  
Discuss and consider a request by Brandon Cox of Pogue Engineering & Development Co., Inc., for approval of a preliminary plat for Stone Creek Retail Addition, being six (6) lots on a 21.15-acre tract zoned (PD-70) Planned Development No. 70 District and situated at the southeast corner of FM 552 and SH 205.
6. **SP2008-034 (Michael)**  
Discuss and consider a request by Brandon Cox of Pogue Engineering & Development Co., Inc., for approval of a PD Site Plan for Stone Creek Retail Phase 1, being a 74,000-sf retail development on 9.79-acres zoned (PD-70) Planned Development No. 70 District and situated at the southeast corner of FM 552 and SH 205 within the North SH 205 Overlay District.

**ADDITIONAL DISCUSSION ITEMS**

- Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
  - a) **Z2008-028:** Zoning Change from "LI" to "PD" – REDC Lot 8
  - b) **Z2008-029:** Zoning Change from "C" to "PD-44" – TransAm Trucking
  - c) **Z2008-030:** PD Development Plan – Stone Creek Retail

**ADJOURNMENT**

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**Posted by 5:00 p.m. this 24<sup>th</sup> day of December, 2008 by Michael Hampton**