

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 13, 2009
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **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, and take any action necessary.
2. **P2009-001 (Michael)**
Discuss and consider a request by Jake Fears of Wier & Associates for approval of a replat of Block E, Rockwall Technology Park Addition, being three proposed lots on 14.274-acres zoned (LI) Light Industrial district and located at the northwest corner of FM 549 and Discovery Blvd, and take any action necessary.

SITE PLANS / PLATS

3. **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, and take any action necessary.
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, and take any action necessary.
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, and take any action necessary.
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, and take any action necessary.

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) **Z2008-029:** Zoning Change from "C" to "PD-44" – TransAm Trucking

- Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
 - a) Report on Development Projects and Permit Activity for 2008
 - b) Receive status update on Main Street Program

ADJOURNMENT

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

Posted by 5:00 p.m. this 9th day of January, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 27, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for December 9, 2008 Planning and Zoning Commission meeting

ACTION ITEMS

2. **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, and take any action necessary.
3. **P2009-003 (Chris)**
Discuss and consider a request by Jonathan Youness of RKM Consulting Engineers for approval of a final plat of the Mansions Senior Addition, being 18.165-acres zoned (PD-10) Planned Development No. 10 district and located at 1470 S John King Blvd, and take any action necessary.

DISCUSSION ITEMS

4. **P2009-002 (David)**
Discuss and consider a request by David Hairston of Rockwall Partners, Ltd for approval of a replat of Lot 1, Block A, Horizon Car Wash Addition, being 1.76-acres zoned (C) Commercial district and located at 2525 Horizon Road, and take any action necessary.
5. **P2009-004 (Chris)**
Discuss and consider a request by Kevin Wier of Spiars Engineering for approval of a final plat of Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated along the south side of Interstate 30 east of Commerce St and west of John King Blvd, and take any action necessary.
6. **Z2009-001 (Michael)**
Discuss and consider a request by Kimberly Cullins Collichio and Donna Cullins Pritchard for approval of a zoning change from (Ag) Agricultural district to (LI) Light Industrial district on a 1.025-acre tract known as Part of Lot 1, Block C, Rockwall Commercial Park Phase I, and located at 1795 East Interstate 30.

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) **SP2008-033**: Variances related to L3 Communications site plan (Rockwall Tech Park)
 - b) **SP2008-034**: Variance related to Stone Creek Retail site plan

ADJOURNMENT

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

Posted by 5:00 p.m. this 23rd day of January, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 10, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for December 30, 2008 Planning and Zoning Commission meeting
2. **Approval of Minutes** for January 13, 2009 Planning and Zoning Commission meeting
3. **Approval of Minutes** for January 27, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

4. **Z2009-001 (Michael)**
Hold a public hearing and consider a request by Kimberly Cullins Collichio and Donna Cullins Pritchard for approval of a zoning change from (Ag) Agricultural district to (LI) Light Industrial district on a 1.025-acre tract known as Part of Lot 1, Block C, Rockwall Commercial Park Phase I, and located at 1795 East Interstate 30, and take any action necessary.

DISCUSSION ITEMS

5. **P2009-002 (David)**
Discuss and consider a request by David Hairston of Rockwall Partners, Ltd for approval of a replat of Lot 1, Block A, Horizon Car Wash Addition, being 1.76-acres zoned (C) Commercial district and located at 2525 Horizon Road, and take any action necessary.
6. **P2009-004 (Chris)**
Discuss and consider a request by Kevin Wier of Spiars Engineering for approval of a final plat of Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated along the south side of Interstate 30 east of Commerce St and west of John King Blvd, and take any action necessary.

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) **P2008-042**: Mansions Family Addition (Final Plat)
 - b) **P2009-003**: Mansions Seniors Addition (Final Plat)

ADJOURNMENT

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

Posted by 5:00 p.m. this 6th day of February, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 24, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for February 10, 2009 Planning and Zoning Commission meeting

ACTION 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. **SP2009-001 (Chris)**
Discuss and consider a request by Sam Ellis of XLNT Group for approval of amended building elevations for Children's Lighthouse, located on Lot 1, Block D, North Lakeshore Valley Addition, being 1.543-acres zoned (PD-65) Planned Development No. 65 district and located at 3009 North Goliad within the North SH 205 Corridor Overlay district, and take any action necessary.
4. **MIS2009-001 (Chris)**
Discuss and consider a request by James Coffey 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 Single-Family residence located at 316 Portview Place, and take any action necessary.

DISCUSSION ITEMS

5. **P2009-005 (Chris)**
Discuss and consider a request by Arturo Orsornio and Roberto Silva for approval of a final plat of Lots 1-4, Block A, Orsornio Silva Addition, same being a replat of the south 1/2 of Lot 812, all of Lots 813 and 814, and the south 1/2 of Lot 815, Rockwall Lake Development No. 2 Addition (aka Lake Rockwall Estates #2), being 0.50-acre overall and located along the north side of County Line Road east of Eva Place and west of Valerie Place.
6. **P2009-006 (David)**
Discuss and consider a request from Roland Cobb of Prism Leasing, Ltd., for approval of a final plat of Lot 1, Block A, Rockwall Car Wash Addition, being 1.048-acres zoned (PD-46) Planned Development No. 46 district and located along the north side of SH 276 east of FM 549, and take any action necessary.
7. **Z2009-002 (Chris)**
Discuss and consider a request by Tim Moore for approval of a zoning change from (SF-7) Single Family Residential district to (C) Commercial district on a 0.25-acre tract located at 901 South Goliad, same being described as Lot 1 and the NW part of Block A, Canup Addition.
8. **Z2009-003 (Chris)**
Discuss and consider a request by Ashley Byrd of The Ice Train for approval of a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at 901 South Goliad, same being described as Lot 1 and the NW part of Block A, Canup Addition.

9. **Z2009-005 (Michael)**

Discuss and consider a request by Jed Dolson of Breezy Hill 405, Ltd., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district, for property currently described as Tracts 7 and 7-1, Abstract 187, J Strickland Survey, being 405.184-acres overall situated along John King Blvd north of FM 552 and west of Breezy Hills Rd.

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**: REDC zoning change request – LI to PD
 - b) **Z2009-001**: 1795 IH-30 zoning change request – Ag to LI

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 20th day of February, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 10, 2009
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2009-006 (David)**
Discuss and consider a request from Roland Cobb of Prism Leasing, Ltd., for approval of a final plat of Lot 1, Block A, Rockwall Car Wash Addition, being 1.048-acres zoned (PD-46) Planned Development No. 46 district and located along the north side of SH 276 east of FM 549, and take any action necessary.
2. **P2009-007 (Michael)**
Discuss and consider a request by Leonard Reeves of Studio 13 Design Group for approval of a replat of Lot 1, Block O, Stone Creek Phase 1 Addition, being 2.82-acres zoned (PD-70) Planned Development No. 70 district and designated for the Amenity Center site, located at 475 Featherstone Drive, and take any action necessary.

PUBLIC HEARING ITEMS

3. **Z2009-002 (Chris)**
Hold a public hearing and consider a request by Tim Moore for approval of a zoning change from (SF-7) Single Family Residential district to (C) Commercial district on a 0.25-acre tract located at 901 South Goliad, same being described as Lot 1 and the NW part of Block A, Canup Addition, and take any action necessary.
4. **Z2009-003 (Chris)**
Hold a public hearing and consider a request by Ashley Byrd of The Ice Train for approval of a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at 901 South Goliad, same being described as Lot 1 and the NW part of Block A, Canup Addition, and take any action necessary.
5. **Z2009-005 (Michael)**
Hold a public hearing and consider a request by Jed Dolson of Breezy Hill 405, Ltd., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district, for property currently described as Tracts 7 and 7-1, Abstract 187, J Strickland Survey, being 405.184-acres overall situated along John King Blvd north of FM 552 and west of Breezy Hills Rd, and take any action necessary.

SITE PLANS / PLATS

6. **P2009-005 (Chris)**
Discuss and consider a request by Arturo Orsornio and Roberto Silva for approval of a final plat of Lots 1-4, Block A, Orsornio Silva Addition, same being a replat of the south 1/2 of Lot 812, all of Lots 813 and 814, and the south 1/2 of Lot 815, Rockwall Lake Development No. 2 Addition (aka Lake Rockwall Estates #2), being 0.50-acre overall and located along the north side of County Line Road east of Eva Place and west of Valerie Place, and take any action necessary.

7. **SP2009-002 (Chris)**

Discuss and consider a request by Troy Bradley of Bradley Construction for approval of amended building elevations for an existing Sonic Restaurant, located on Lot 1R, Block 1, Horizon Village Addition, being 0.7304-acres zoned (C) Commercial district and located at 2805 Horizon Road, and take any action necessary.

8. **SP2009-003 (Chris)**

Discuss and consider a request by Troy Bradley of Bradley Construction for approval of amended building elevations for an existing Sonic Restaurant, located on Tract 30, Abstract 146, S S McCurry, being 0.5-acres zoned (C) Commercial district and located at 1001 S. Goliad within the SH 205 Corridor Overlay district, and take any action necessary.

ADJOURNMENT

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

Posted by 5:00 p.m. this 6th day of March, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 31, 2009
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2007-019 (Chris)**
Discuss and consider a request by Nichole Christianson of Merriman Associates/Architects, Inc. for approval of an amended lighting plan for Chase Bank, located on Lot 1, Block 1, Northshore Plaza Phase Four, being a 0.958-acre tract zoned (GR) General Retail district and situated within the SH 66 Overlay district, located at 900 W. Rusk, and take any action necessary.
2. **P2008-036 (Chris)**
Discuss and consider a request by David Walls of Walls & Associates for approval of a preliminary plat for Flagstone Corners Addition, being 8.428-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.

DISCUSSION ITEMS

3. **Z2009-006 (Chris)**
Discuss and consider a request by Mike Pittman, Jr. for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirement of 225-sf (proposed 314-sf) and not meeting the exterior materials requirements, on his property known as Block 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being approximately 0.74-acre zoned (SF-7) Single Family Residential district and situated within the Old Town Rockwall Historic District.
4. **P2009-008 (David)**
Discuss and consider a request by Todd Wintters of Engineering Concepts and Design for approval of a replat of Lots 3, 4, 13 and 15, Rainbo Acres Addition (proposed to be named Maverick Ranch Addition), being 9.695-acres zoned (C) Commercial district and located along the west side of Ranch Trail northeast of Horizon Road (FM 3097).
5. **MIS2009-002 (Michael)**
Discuss the process for periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

- Discuss the status of required screening and landscaping at the Harbor/Hilton.
- Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-002**: Zoning Change, SF-7 to C (901 S. Goliad)
 - b) **Z2009-003**: Ice Train SUP (901 S. Goliad)

ADJOURNMENT

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

Posted by 5:00 p.m. this 27th day of March, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 14, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for February 24, 2009 Planning and Zoning Commission meeting
2. **Approval of Minutes** for March 10, 2009 Planning and Zoning Commission meeting
3. **Approval of Minutes** for March 31, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

4. **Z2009-006 (Chris)**
Hold a public hearing and consider a request by Mike Pittman, Jr. for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirement of 225-sf (proposed 314-sf) and not meeting the exterior materials requirements, on his property known as Block 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being approximately 0.74-acre zoned (SF-7) Single Family Residential district and situated within the Old Town Rockwall Historic District, and take any action necessary.

ACTION ITEMS

5. **P2009-008 (David)**
Discuss and consider a request by Todd Winters of Engineering Concepts and Design for approval of a replat of Lots 3, 4, 13 and 15, Rainbo Acres Addition (proposed to be named Maverick Ranch Addition), being 9.695-acres zoned (C) Commercial district and located along the west side of Ranch Trail northeast of Horizon Road (FM 3097), and take any action necessary.
6. **P2009-009 (Michael)**
Discuss and consider a request by Brandon Cox of Pogue Engineering for approval of a final plat of Stone Creek Retail Addition, being 23.8284-acres zoned (PD-70) Planned Development No. 70 district and located at the southeast corner of SH 205 and FM 552, and take any action necessary.
7. **MIS2009-004 (Robert)**
Discuss and consider a request by John Wardell of Lakepointe Church for approval of a special exception in accordance with Article II, Section 8.5 of the Unified Development Code, specifically to allow for the construction of a single-family home on Lots 1331 and 1332, Rockwall Lake Estates #2 Addition, which is zoned (Ag) Agricultural district and located at 496 Nicole, and take any action necessary.

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) **Z2009-005**: Breezy Hill 405-acres (Rezone Ag to PD)
 - b) **P2008-036**: Flagstone Corners (Preliminary Plat / Screening Variance)

ADJOURNMENT

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

Posted by 5:00 p.m. this 10th day of April, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 28, 2009
6:00 P.M.

CALL TO ORDER

DISCUSSION ITEMS

1. **Z2009-007 (Michael)**
Discuss and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article V. District Development Standards; Article VII. Environmental Performance; Article VIII. Landscape Standards; and Article IX. Tree Preservation.
2. **MIS2009-002**
Discuss the periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.

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) **P2009-008**: Maverick Ranch final plat
 - b) **P2009-009**: Stone Creek Retail final plat
 - c) **Z2009-006**: Accessory Building at 401 S. Clark
 - d) **MIS2009-004**: Lakepointe Church Special Exception (LRE)

ADJOURNMENT

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

Posted by 5:00 p.m. this 24th day of April, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 12, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for April 14, 2009 Planning and Zoning Commission meeting
2. **Approval of Minutes** for April 28, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2009-007 (Michael)**
Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article V. District Development Standards; Article VII. Environmental Performance; Article VIII. Landscape Standards; and Article IX. Tree Preservation, and take any action necessary.

ACTION ITEMS

4. **MIS2009-006 (Robert)**
Discuss and consider a request by Larry Gray for approval of a special exception in accordance with Article II, Section 8.5 of the Unified Development Code, specifically to allow for the construction of a manufactured home on Lots 851 and 852, Rockwall Lake Estates #2 Addition, which is zoned (Ag) Agricultural district and located at 1435 Donald, and take any action necessary.

DISCUSSION ITEMS

5. **MIS2009-002**
Discuss the periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.
6. Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
 - a) Report on APA National Conference in Minneapolis, MN

ADJOURNMENT

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

Posted by 5:00 p.m. this 8th day of May, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 26, 2009
6:30 P.M.

CALL TO ORDER

ACTION ITEMS

1. **MIS2009-005 (Robert)**

Discuss and consider a request by Julie Fort of Strasburger & Price, LLP for approval of a special exception to Section 24-16 of the Subdivision Regulations of the City of Rockwall, specifically for a waiver to the street improvement requirements for Springer Road as it relates to the 3.99-acre property located at the southeast corner of FM 549 and Springer Road, which is zoned (PD-46) Planned Development No. 46 district and described as Tract 2-9, Abstract 186, J. A. Ramsey Survey, 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. **SP2009-004 (Chris)**

Discuss and consider a request by Travis Bousquet of The Bousquet Group, Inc., for approval of a site plan for a 10,000-sf medical office development located on part of Lot 1, Block A, Quail Run Retail Addition, being 1.2337-acres zoned (PD-5) Planned Development No. 5 district and situated within the North SH 205 Overlay District, located at the southeast corner of SH 205 and Quail Run Rd, and take any action necessary.

4. **SP2009-005 (Chris)**

Discuss and consider a request by William Stueber of CPH Engineers for approval of a site plan for a 17,398-sf retail development located on Lot 6, Block 1, Rockwall Centre Corners Addition, being 2.506-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 east side of SH 205 south of IH-30 and north of SH 276, and take any action necessary.

5. **Z2009-009 (David)**

Discuss and consider a request by Randall Edmiston of Randall Ross Design Build for approval of a Specific Use Permit (SUP) to allow for a detached garage/accessory structure exceeding the maximum height requirement of 15-ft (proposed 18-ft) and not meeting the exterior materials requirements, on the property located at 3815 Pinebluff, which is zoned (SF-10) Single Family Residential district and known as Lot 1, Block E, Timber Creek Estates.

6. **Z2009-010 (David)**

Discuss and consider a request by Lynette Coughlin for approval of a zoning change from (NS) Neighborhood Services district to (GR) General Retail district on a tract known as Block 80A, B F Boydston Addition, being approximately 0.74-acre and located at 603 South Goliad.

7. **Z2009-011 (Michael)**

Discuss and consider a request from Ricardo and Immaculate "Macky" Refuerzo of Rockwall Adult Day Services for approval of a Specific Use Permit (SUP) to allow for a Daycare on a 2.0-acre tract zoned (Ag) Agricultural district and described as Lot 1, DeWoody Addition, located at 3011 North Goliad (immediately north of the Children's Lighthouse daycare that is under construction).

8. **MIS2009-002**

Discuss the periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.

ADJOURNMENT

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

Posted by 5:00 p.m. this 22nd day of May, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION
City Hall, 385 S. Goliad, Rockwall, Texas 75087
Pre-Commission Meeting
May 26, 2009
6:00 p.m.

1. **HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071 OF TEXAS GOVERNMENT CODE TO DISCUSS:**
 - a. Consultation with attorney pursuant to §551.071(1) to discuss pending or contemplated litigation relating to platting.
 - b. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a legal matter for which it is the ethical duty of the attorney to advise the Planning and Zoning Commission under the attorney-client privilege.

2. **Adjournment.**

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

Posted by 5:00 p.m. this 22nd day of May, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 9, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for May 12, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

2. **Z2009-009 (David)**
Hold a public hearing and consider a request by Randall Edmiston of Randall Ross Design Build for approval of a Specific Use Permit (SUP) to allow for a detached garage/accessory structure exceeding the maximum height requirement of 15-ft, on the property located at 3815 Pinebluff, which is zoned (SF-10) Single Family Residential district and known as Lot 1, Block E, Timber Creek Estates, and take any action necessary.
3. **Z2009-010 (David)**
Hold a public hearing and consider a request by Lynette Coughlin for approval of a zoning change from (NS) Neighborhood Services district to (GR) General Retail district on a tract known as Block 80A, B F Boydston Addition, being approximately 0.74-acre and located at 603 South Goliad, and take any action necessary.
4. **Z2009-011 (Michael)**
Hold a public hearing and consider a request from Ricardo and Immaculate "Macky" Refuerzo of Rockwall Adult Day Services for approval of a Specific Use Permit (SUP) to allow for a Daycare on a 2.0-acre tract zoned (Ag) Agricultural district and described as Lot 1, DeWoody Addition, located at 3011 North Goliad (immediately north of the Children's Lighthouse daycare that is under construction), and take any action necessary.

SITE PLANS / PLATS

5. **SP2009-004 (Chris)**
Discuss and consider a request by Travis Bousquet of The Bousquet Group, Inc., for approval of a site plan for a 10,000-sf medical office development located on part of Lot 1, Block A, Quail Run Retail Addition, being 1.2337-acres zoned (PD-5) Planned Development No. 5 district and situated within the North SH 205 Overlay District, located at the southeast corner of SH 205 and Quail Run Rd, and take any action necessary.
6. **SP2009-005 (Chris)**
Discuss and consider a request by William Stueber of CPH Engineers for approval of a site plan for a 17,398-sf retail development located on Lot 6, Block 1, Rockwall Centre Corners Addition, being 2.506-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 east side of SH 205 south of IH-30 and north of SH 276, and take any action necessary.

DISCUSSION ITEMS

7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on or initiated by City Council:
 - a. **Approved** - Z2009-007: UDC Amendments
 - b. **Approved** - MIS2009-006: Special Exception Request – 162 Donald Dr (Larry Gray)
 - c. **Initiated** - Planned Development Zoning process for Lake Rockwall Estates area
 - d. **Initiated** - Amendment(s) to General Industrial District Standards

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.
Posted by 5:00 p.m. this 5th day of June, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 30, 2009
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. **Approval of Minutes** for May 26, 2009 Planning and Zoning Commission meeting
2. **Approval of Minutes** for June 9, 2009 Planning and Zoning Commission meeting
3. **P2009-012 (Chris)**
Discuss and consider a request by Brandon Davidson of Corwin Engineering, Inc. for approval of a final plat for the Right-of-Way dedication of the eastern extension of Featherstone Road, located between Deverson Drive and John King Blvd., being 2.382-acres zoned (PD-70) Planned Development No. 70 District, and take any action necessary.
4. **P2009-013 (Chris)**
Discuss and consider a request by Tek Dayalji of the Pastem Corporation, for approval of a replat, of Lot 8, Block A, Rockwall Towne Center Phase 4 Addition, being a 1.74-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

5. **P2009-014 (Michael)**
Discuss and consider a request by Chad Hudson for approval of a residential replat of Lots 1-3, Block A, Independence Pass Addition, being 1.47-acres zoned (PD-8) Planned Development No. 8 district and situated along the west side of FM 740 (Ridge Rd) and at the south terminus of Independence Place.
6. **Z2009-013 (Michael)**
Discuss and consider a request by Renda Songer for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within (PD-50) Planned Development No. 50 district on Lot 1, Block A, Henry Addition, being 0.17-acre and located at 907 N. Goliad.
7. **Z2009-014 (Michael)**
Discuss and consider a request by David and Barbara Powell for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically the installation of solar panels on the roof of their home located at 606 Shoreview, being Lot 2, Block D, Stonebridge Meadows #1 Addition and zoned (SF-10) Single Family Residential district.
8. **MIS2009-002**
Discuss the periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.
9. **Discuss** a proposed plan for zoning of "Lake Rockwall Estates," and take any action necessary.

ADJOURNMENT

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

Posted by 5:00 p.m. this 26th day of June, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 14, 2009
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **P2009-014 (David)**
Hold a public hearing and consider a request by Chad Hudson for approval of a residential replat of Lots 1-3, Block A, Independence Pass Addition, being 1.47-acres zoned (PD-8) Planned Development No. 8 district and situated along the west side of FM 740 (Ridge Rd) and at the south terminus of Independence Place, and take any action necessary.
2. **Z2009-013 (Michael)**
Hold a public hearing and consider a request by Renda Songer for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within (PD-50) Planned Development No. 50 district on Lot 1, Block A, Henry Addition, being 0.17-acre and located at 907 N. Goliad, and take any action necessary.
3. **Z2009-014 (Michael)**
Hold a public hearing and consider a request by David and Barbara Powell for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically the installation of solar panels on the roof of their home located at 606 Shoreview, being Lot 2, Block D, Stonebridge Meadows #1 Addition and zoned (SF-10) Single Family Residential district, and take any action necessary.

DISCUSSION ITEMS

- Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-009:** Accessory Building SUP – 3815 Pinebluff
 - b) **Z2009-010:** Zoning Change, NS to GR – 603 S. Goliad
 - c) **Z2009-011:** Adult Daycare SUP – 3011 N. Goliad

ADJOURNMENT

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

Posted by 5:00 p.m. this 10th day of July, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 28, 2009
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. **Approval of Minutes** for June 30, 2009 Planning and Zoning Commission meeting
2. **Approval of Minutes** for July 14, 2009 Planning and Zoning Commission meeting

ACTION ITEMS

3. **MIS2009-002**
Discuss the periodic review of Planned Development districts in the City of Rockwall, and take any action necessary.

DISCUSSION ITEMS

4. **Z2009-015 (Michael)**
Discuss and consider a request by Heritage Christian Academy for approval of a Specific Use Permit (SUP) to allow for "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad.
5. **P2009-015 (Chris)**
Discuss and consider a request by Austin J. Bedford of AJ Bedford Group, Inc., for approval of a replat of Lots 5 and 6, Block 1, Rockwall Centre Corners Addition, being 3.734-acres zoned (C) Commercial district and situated at the southeast corner of SH 205 and IH-30.
6. **P2009-016 (Chris)**
Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a replat of Lot 1, Block A, Quail Run Retail Addition, being 11.2825-acres zoned (PD-5) Planned Development No. 5 district and situated along the east side of SH 205 (North Goliad), south of Quail Run Road and north of Memorial Drive.
7. **P2009-017 (David)**
Discuss and consider a request by Todd Wintters of Engineering Concepts & Design for approval of a replat of Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being 2.253-acres zoned (PD-9) Planned Development No. 9 District and situated along the southwest side of FM 3097 (Horizon Road) north of Tubbs Road.
8. **Z2009-008 (Robert)**
Discuss and consider a City-initiated request for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 329.53-acres known as "Lake Rockwall Estates," located along the south side of Tubbs Road, east side of Horizon Road (FM 3097), and north side of County Line Road.

ADJOURNMENT

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

Posted by 5:00 p.m. this 24th day of July, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 11, 2009
6:00 P.M.

CALL TO ORDER

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

CONSENT ITEMS

1. **P2009-015 (Chris)**
Discuss and consider a request by Austin J. Bedford of AJ Bedford Group, Inc., for approval of a replat of Lots 5 and 6, Block 1, Rockwall Centre Corners Addition, being 3.734-acres zoned (C) Commercial district and situated at the southeast corner of SH 205 and IH-30, and take any action necessary.
2. **P2009-016 (Chris)**
Discuss and consider a request by Adam Crump of Douphrate & Associates, Inc., for approval of a replat of Lot 1, Block A, Quail Run Retail Addition, being 11.2825-acres zoned (PD-5) Planned Development No. 5 district and situated along the east side of SH 205 (North Goliad), south of Quail Run Road and north of Memorial Drive, and take any action necessary.
3. **P2009-017 (David)**
Discuss and consider a request by Todd Wintters of Engineering Concepts & Design for approval of a replat of Lots 4 and 5, Block A, Presbyterian Hospital of Rockwall Addition, being 2.253-acres zoned (PD-9) Planned Development No. 9 District and situated along the southwest side of FM 3097 (Horizon Road) north of Tubbs Road, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2009-015 (Michael)**
Hold a public hearing and consider a request by Heritage Christian Academy for approval of a Specific Use Permit (SUP) to allow for "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad, and take any action necessary.
5. **Z2009-008 (Robert)**
Hold a public hearing and consider a City-initiated request for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 329.53-acres known as "Lake Rockwall Estates," located along the south side of Tubbs Road, east side of Horizon Road (FM 3097), and north side of County Line Road, and take any action necessary.

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) **MIS2009-002:** Planned Development (PD) Review

ADJOURNMENT

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

Posted by 5:00 p.m. this 7th day of August, 2009 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 25, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for July 28, 2009 Planning and Zoning Commission meeting
2. **Approval of Minutes** for August 11, 2009 Planning and Zoning Commission meeting

ACTION ITEMS

3. **SP2009-004 (Chris)**
Discuss and consider a request by Duane Myers, AIA, for approval of amended building elevations for the Quail Run Medical development, being a 10,000-sf medical office development located on the proposed Lot 2, Block A, Quail Run Retail Addition, being 1.2337-acres zoned (PD-5) Planned Development No. 5 district and situated within the North SH 205 Overlay District, located at the southeast corner of SH 205 and Quail Run Rd, and take any action necessary.

DISCUSSION ITEMS

4. **P2009-018 (David)**
Discuss and consider a request by Jon Heinley for approval of a residential replat of Lot 15, Block D, Lake Ridge Park Addition, being 0.42-acre zoned (SF-10) Single Family Residential district and located at 1926 South Lakeshore Drive, specifically to replat the existing drainage and utility easement in the rear of the property.
5. **Z2009-016 (Michael)**
Discuss and consider approval of a City-initiated request for a change in zoning from (PD-14) Planned Development No. 14 District to (C) Commercial district, for approximately 56.78-acres comprised of Lot 1, Block C and Lots 5, 6 and 9, Block A, Rockwall Business Park East Addition, generally located south of IH-30, west of SH 205 and along the north and south sides of Ralph Hall Pkwy.
6. **Z2009-017 (Michael)**
Discuss and consider approval of a City-initiated request for a change in zoning from (PD-35) Planned Development No. 35 District to (LI) Light Industrial district, for a 2.343-acre property known as Tract 15-1, Abstract 99, A. Hanna Survey, and located at 1535 IH-30.
7. **Z2009-018 (Michael)**
Discuss and consider a request by Jed Dolson of Stone Creek Balance, Ltd, for proposed amendments to (PD-70) Planned Development No. 70 District (Ord. 07-13), being 395-acres overall and generally known as the Stone Creek development, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd.
8. **Z2009-019 (Michael)**
Discuss and consider a request by Dwayne Zinn of Cross Engineering Consultants for approval of a Specific Use Permit (SUP) to allow for "Automotive Repair, Minor" within (PD-49) Planned Development No. 49 District, specifically a 4,922-sf Christian Brothers Automotive on Lot 2, Block A, Wal-Mart Rockwall Addition, being 1.003-acres and situated along the north side of SH 66 (W Rusk) east of North Lakeshore Dr.

9. **Z2009-020 (Chris)**

Discuss and consider a request by Lance and Geraldine Roberston of The Cottage Rockwall for approval of a Specific Use Permit (SUP) to allow for a “restaurant of less than 2000-sf (no drive-thru)” within (PD-50) Planned Development No. 50 District, specifically on the 0.30-acre property located at 805 North Goliad and known as Block 24C, Amick Addition, situated within the North Goliad Corridor Overlay District.

ADDITIONAL DISCUSSION ITEMS

10. Planning Director’s Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:

a) **Z2009-015:** Heritage Christian Academy (SUP for Temporary Buildings)

11. Planning Director’s Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:

a) Update on current development cases submitted for “Administrative” review:

1. **SP2009-006:** National Tire & Battery (NTB) – Horizon Village Addition (Chris)

2. **SP2009-007:** Medical Office / Retail Building – Rainbo Acres (Chris)

3. **P2009-019:** Orsornio Silva Addition (Lake Rockwall Estates) – Replat 2 lots (David)

ADJOURNMENT

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

Posted by 5:00 p.m. this 21st day of August, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 15, 2009
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for August 25, 2009 Planning and Zoning Commission meeting
2. **P2009-020 (Chris)**
Discuss and consider a request by Robert Howman of Glenn Engineering for approval of a final plat of Lot 1, Block 1, Herman E. Utley Middle School Addition, being 41.649-acres zoned (Ag) Agriculture district and located on the east side of T.L. Townsend at the intersection of Yellowjacket Lane, and take any action necessary.

PUBLIC HEARING ITEMS

3. **P2009-018 (David)**
Hold a public hearing and consider a request by Jon Heinley for approval of a residential replat of Lot 15, Block D, Lake Ridge Park Addition, being 0.42-acre zoned (SF-10) Single Family Residential district and located at 1926 South Lakeshore Drive, specifically to replat the existing drainage and utility easement in the rear of the property, and take any action necessary.
4. **Z2009-016 (Michael)**
Hold a public hearing and consider approval of a City-initiated request for a change in zoning from (PD-14) Planned Development No. 14 District to (C) Commercial district, for approximately 56.78-acres comprised of Lot 1, Block C and Lots 5, 6 and 9, Block A, Rockwall Business Park East Addition, generally located south of IH-30, west of SH 205 and along the north and south sides of Ralph Hall Pkwy, and take any action necessary.
5. **Z2009-017 (Michael)**
Hold a public hearing and consider approval of a City-initiated request for a change in zoning from (PD-35) Planned Development No. 35 District to (LI) Light Industrial district, for a 2.343-acre property known as Tract 15-1, Abstract 99, A. Hanna Survey, and located at 1535 IH-30, and take any action necessary.
6. **Z2009-018 (Michael)**
Hold a public hearing and consider a request by Jed Dolson of Stone Creek Balance, Ltd, for proposed amendments to (PD-70) Planned Development No. 70 District (Ord. 07-13), being 395-acres overall and generally known as the Stone Creek development, located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run Rd, and take any action necessary.
7. **Z2009-019 (Michael)**
Hold a public hearing and consider a request by Dwayne Zinn of Cross Engineering Consultants for approval of a Specific Use Permit (SUP) to allow for "Automotive Repair, Minor" within (PD-49) Planned Development No. 49 District, specifically a 4,922-sf Christian Brothers Automotive on Lot 2, Block A, Wal-Mart Rockwall Addition, being 1.003-acres and situated along the north side of SH 66 (W Rusk) east of North Lakeshore Dr, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

8. Discuss meeting procedures for the Planning and Zoning Commission, and take any action necessary.
9. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-008**: Lake Rockwall Estates Proposed PD zoning

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 11th day of September, 2009 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 29, 2009
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Approval of Minutes** for September 15, 2009 Planning and Zoning Commission meeting
2. **MIS2009-007 (Chris)**
Discuss and consider a request by Felix Marquez for approval of a special exception in accordance with (PD-75) Planned Development No. 75 district (Ord. 09-37), specifically to allow for an addition with 100% cementaceous siding to a non-conforming structure on the property located at 142 Russel, currently described as Lot 1224, Rockwall Lake Estates #2, 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. **SP2009-008 (Chris)**
Discuss and consider a request by John Donahoe for approval of a site plan for the conversion of a residential home into an office building on the property located at 1001 N. Goliad, being 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, and take any action necessary.
5. **SP2009-009 (Michael)**
Discuss and consider a request by Dwayne Zinn of Cross Engineering Consultants for approval of a site plan for Christian Brothers Automotive, a 4,922-sf development on Lot 2, Block A, Wal-Mart Rockwall Addition, being 1.003-acres zoned (PD-49) Planned Development No. 49 District and situated along the north side of SH 66 (W Rusk) east of North Lakeshore Dr, within the SH 66 Overlay District, and take any action necessary.
6. **Z2009-021 (David)**
Discuss and consider a request by Robert Soukup of Panama Solar Technologies for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically the installation of solar panels on the roof of a home located at 748 Black Oak Lane, being Lot 13, Block E, Flagstone Estates Addition and zoned (PD-54) Planned Development No. 54 district.

ADDITIONAL DISCUSSION ITEMS

7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-016:** Rezoning of PD-14 to Commercial
 - b) **Z2009-017:** Rezoning of PD-35 to Light Industrial
 - c) **Z2009-018:** Amendments to PD-70 Concept Plan & Development Standards
 - d) **Z2009-019:** Specific Use Permit for Christian Brothers Automotive

ADJOURNMENT

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

Posted by 5:00 p.m. this 25th day of September, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 13, 2009
6:00 P.M.

CALL TO ORDER

Approval of Minutes for September 29, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

1. **Z2009-021 (David)**
Hold a public hearing and consider a request by Robert Soukup of Panama Solar Technologies for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically the installation of solar panels on the roof of a home located at 748 Black Oak Lane, being Lot 13, Block E, Flagstone Estates Addition and zoned (PD-54) Planned Development No. 54 district, and take any action necessary.

ACTION ITEMS

2. **SP2009-008 (Chris)**
Discuss and consider a request by John Donahoe for approval of a site plan for the conversion of a residential home into an office building on the property located at 1001 N. Goliad, being 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, and take any action necessary.

ADDITIONAL DISCUSSION ITEMS

3. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-019:** Specific Use Permit for Christian Brothers Automotive
4. Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
 - a) Status of seating benches at Rockwall Plaza development

ADJOURNMENT

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

Posted by 5:00 p.m. this 9th day of October, 2009 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 27, 2009
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Approval of Minutes** for October 13, 2009 Planning and Zoning Commission meeting
2. **MIS2009-007 (Chris)**
Discuss and consider a request by Felix Marquez for approval of a special exception in accordance with (PD-75) Planned Development No. 75 district (Ord. 09-37), specifically to allow for an addition with 100% cementaceous siding to a non-conforming structure on the property located at 142 Russell, currently described as Lot 1224, Rockwall Lake Estates #2, and take any action necessary.

DISCUSSION ITEMS

3. **Z2009-022 (Chris)**
Discuss and consider a request by Janice Conover for approval of a change in zoning from (Ag) Agricultural district to (SF-E/2.0) Single Family Estate district, on a 5.62-acre property located at 421 Wallace Lane and currently described as Tract 8-6, Abstract 80, W. W. Ford Survey.
4. **P2009-021 (David)**
Discuss and consider a request by Mike Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lot 2, Block 1, Horizon Village Addition, being 2.181-acres zoned (C) Commercial district and situated north of Ralph Hall Pkwy and east of FM 3097 (Horizon Rd).

ADDITIONAL DISCUSSION ITEMS

5. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2009-021**: SUP for Solar panels at 748 Black Oak Dr (Flagstone Estates)
6. Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
 - a) Existing rules on term limits for Planning and Zoning Commissioners

ADJOURNMENT

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

Posted by 5:00 p.m. this 23rd day of October, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 10, 2009
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Approval of Minutes** for October 27, 2009 Planning and Zoning Commission meeting
2. **P2009-021 (David)**
Discuss and consider a request by Mike Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lot 2, Block 1, Horizon Village Addition, being 2.181-acres zoned (C) Commercial district and situated north of Ralph Hall Pkwy and east of FM 3097 (Horizon Rd).

DISCUSSION ITEMS

3. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **MIS2009-007**: Special Exception for 142 Russell (Lake Rockwall Estates)
4. Discuss allowed land uses within (PD-49) Planned Development No. 49 district. **(Stubbs)**

ADJOURNMENT

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

Posted by 5:00 p.m. this 6th day of November, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 24, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for November 10, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

2. **Z2009-022 (Chris)**
Hold a public hearing and consider a request by Janice Conover for approval of a change in zoning from (Ag) Agricultural district to (SF-E/2.0) Single Family Estate district, on a 5.62-acre property located at 421 Wallace Lane and currently described as Tract 8-6, Abstract 80, W. W. Ford Survey, and take any action necessary.

ACTION ITEMS

3. **MIS2009-009 (Chris)**
Discuss and consider a request by Mike Whittle for approval of a tree removal plan for Lot 16, Block I, Foxchase Phase 6 Addition, which is a single-family lot located at 832 Trumpeter Way and zoned (PD-9) Planned Development No. 9 district, and take any action necessary.

DISCUSSION ITEMS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
5. **Z2009-023 (Michael)**
Discuss and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within (PD-9) Planned Development No. 9 district, in association with a 7-Eleven proposed to be located on Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd.
6. **SP2009-010 (Michael)**
Discuss and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a site plan for a 7-Eleven retail store with gasoline product sales, located on the proposed Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd, zoned (PD-9) Planned Development No. 9 district and designated for (GR) General Retail uses, and take any action necessary.
7. Discuss the scheduling of a "Joint Work Session" with City Council regarding the (PD-32) Planned Development No. 32 district.

ADJOURNMENT

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

Posted by 5:00 p.m. this 20th day of November, 2009 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 8, 2009
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for November 24, 2009 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

2. **Z2009-023 (Michael)**

Note: Applicant has requested this Public Hearing be "continued" to January 12, 2010

Hold a public hearing and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within (PD-9) Planned Development No. 9 district, in association with a 7-Eleven proposed to be located on Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd, and take any action necessary.

DISCUSSION ITEMS

3. Discuss the scheduling of the Tuesday, December 29, 2009 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 4th day of December, 2009 by Irene Hatcher