

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 12, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for December 8, 2009 Planning and Zoning Commission meeting
2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

3. **P2009-023 (David)**
Hold a public hearing and consider a request by Harold Fetty for approval of a residential replat of Lot 2, Block B, Chandler's Landing Phase 14, zoned (PD-8) Planned Development No. 8 District, located at 5503 Ranger Drive, and take any action necessary.
4. **a) Z2009-023 (Michael)**
Continue 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.

b) 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.
5. **Z2009-025 (Chris)**
Hold a public hearing and consider a request by James W. Valk for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirement of 2,000-sf (proposed 4,000-sf), exceeding the maximum height requirement of 15-feet (proposed 18-feet) and not meeting the exterior materials requirements, specifically on his 8.54-acre property located at 2730 N. FM 549 and currently described as Tract 3-1, Abstract 193, J E Sherwood Survey, SF-E/4.0 Single Family Estate district, and take any action necessary.
6. **Z2009-024 (Michael)**
Hold a public hearing and consider a city-initiated request to amend Article II, Authority and Administrative Procedures, of the Unified Development Code (Ord. No. 04-38), specifically to change the length of terms for Planning and Zoning Commission members, and take any action necessary.

SITE PLANS / PLATS

7. **SP2009-011 (Chris)**
Discuss and consider a request by David Walls of Wall & Associates, for approval of a site plan for a 15,955-sf memory care center, a 24,707-sf medical office, and a 12,502-sf day care center located on a 4.846-acre tract zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60, situated at the southeast corner of Ralph Hall Parkway and Mims Rd, and take any action necessary.

8. **P2009-022 (David)**

Discuss and consider a request by Phillip Morse of Architecture+ for approval of a replat of Lots 5 & 6, Block A, Rainbo Acres Addition, being 4.8-acres zoned (C) Commercial district and situated at the southeast corner of FM 3097 (Horizon Rd) and Ranch Trail, and take any action necessary.

DISCUSSION ITEMS

9. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
- a) Approved changes to notification policy for Zoning/SUP cases

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 January, 2010 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 26, 2010
6:00 P.M.

CALL TO ORDER

DISCUSSION ITEMS

1. **Z2010-001 (Chris)**
Discuss and consider a request by Steve Himmelreich for approval of a change in zoning from (Ag) Agricultural district to (SF-E/4.0) Single Family Estate district on a 8-acre tract located at 2620 White Road and currently described as Tract 7-5, Abstract 207, E Teal Survey.
2. **Z2010-002 (David)**
Discuss and consider a request by Brent Hamman for approval of a Specific Use Permit (SUP) to allow for an accessory building not meeting the exterior materials requirements on his property located at 315 Rolling Meadows, being a 4.02-acre tract known as Lot 7, Rolling Meadows Estates Addition and zoned (SF-E/4.0) Single Family Estate district.
3. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) Z2009-023: 7-Eleven at Tubbs/Horizon
 - b) Z2009-024: UDC Amendment regarding P&Z Term Lengths
 - c) Z2009-025: Valk Accessory Building at N FM 549
 - d) P2009-022: Replat – Lots 5 and 6, Rainbo Acres
 - e) P2009-023: Residential Replat – Lot 2, Block B, Chandlers Landing Phase 14

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 January, 2010 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 9, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for January 12, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for January 26, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2010-001 (Chris)**
Hold a public hearing and consider a request by Steve Himmelreich for approval of a change in zoning from (Ag) Agricultural district to (SF-E/4.0) Single Family Estate district on a 8-acre tract located at 2620 White Road and currently described as Tract 7-5, Abstract 207, E Teal Survey, and take any action necessary.
4. **Z2010-002 (David)**
Hold a public hearing and consider a request by Brent Hamman for approval of a Specific Use Permit (SUP) to allow for an accessory building not meeting the exterior materials requirements on his property located at 315 Rolling Meadows, being a 4.02-acre tract known as Lot 7, Rolling Meadows Estates Addition and zoned (SF-E/4.0) Single Family Estate district, and take any action necessary.

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) Z2009-025: Valk Accessory Building at N FM 549

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 February, 2010 by Irene Hatcher

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 23, 2010
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **P2010-002 (Chris)**
Discuss and consider a request by David Walls of Walls & Associates for approval of a final plat for Lots 1-7, Block A, Flagstone Corners Addition, being 8.43-acres zoned (PD-54) Planned Development No. 54 district and (PD-60) Planned Development No. 60 district, located along the south side of Ralph Hall Parkway and east side of Mims Road, and take any action necessary.
2. **SP2010-004 (Michael)**
Discuss and consider a request by R. D. Vanderslice for approval of a site plan for the conversion of an existing home into a professional office at 1018 Ridge Road, being a 0.22-acre property zoned (PD-53) Planned Development No. 53 district and proposed as Lot 3, Block A, Rock Ridge Office Plaza Addition, and take any action necessary.
3. **P2010-003 (Michael)**
Discuss and consider a request by R. D. Vanderslice for approval of a replat of Lot 1, Block A, Rock Ridge Office Plaza Addition (1014 Ridge Rd), and an unplatted tract known as Tract 12, Abstract 255, B. J. T. Lewis Survey (1018 Ridge Rd), being 0.70-acre overall and zoned (PD-53) Planned Development No. 53 district, and take any action necessary.

ACTION ITEMS

4. **SP2010-001 (Michael)**
Discuss and consider a request by Brad Court of CSA Concrete for approval a special exception to the Unified Development Code, specifically Article V, Section 4.1, General Commercial District Standards, in association with a proposed site plan for a proposed 2400-sf building at the existing NBE commercial development located at 433 National Drive, being a 1.58-acre tract zoned (HC) Heavy Commercial district and known as Tract 2-13, Abstract 128, J. R. Johnson Survey, and take any action necessary.

DISCUSSION ITEMS

5. **P2010-001 (Michael)**
Discuss and consider a request by Kennis Ketchum of Rockwall Court, Ltd for approval of a replat of Lot 2R, Block A, Canyon Ridge-Canyon Ranch Addition (aka Pebblebrook Apartments Phase 2 Addition), being 8.9152-acres zoned (MF-14) Multi-Family Residential district and located along the north side of Yellow Jacket Lane east of Waterstone Estates and west of SH 205 (S Goliad).
6. **Z2010-003 (Chris)**
Discuss and consider a request by Matthew King for approval of a zoning change from (SF-10) Single Family Residential district to (PD) Planned Development district, specifically to allow for an assisted living development on the 2.642-acre subject tract, which is known as Lot AB, Block 87, B. F. Boydston Survey and located south of the Highwood Addition at the termination of Valley Drive.
7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

8. **SP2010-002 (David)**
Discuss and consider a request by Steven Reyes of Ramsay Architects for approval of a site plan for the Dr. David Miller building, being a 3,628-sf medical office facility located on Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, being 0.499-acres zoned (PD-9) Planned Development No. 9 district and located along the south side of Rockwall Parkway east of Summer Lee Drive, and take any action necessary.
9. **Z2010-004 (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.
10. **SP2010-003 (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.
11. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-001**: 2620 White Road (Ag to SF-E/4.0)
 - b) **Z2010-002**: SUP for Accessory Bldg (315 Rolling Meadows)
12. Planning Director's Report to discuss the following City activities, upcoming meetings, future legislative activities, and/or other related matters:
 - a) Existing rules for attendance at Planning and Zoning Commission meetings

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 19th day of February, 2010 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 9, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for February 9, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for February 23, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2010-003 (Chris)**
Hold a public hearing and consider a request by Matthew King for approval of a zoning change from (SF-10) Single Family Residential district to (PD) Planned Development district, specifically to allow for an assisted living development on the 2.642-acre subject tract, which is known as Lot AB, Block 87, B. F. Boydston Survey and located south of the Highwood Addition at the termination of Valley Drive, and take any action necessary.
4. **Z2010-004 (Michael)**
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.

SITE PLANS / PLATS

5. **SP2010-003 (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.
6. **P2010-001 (Michael)**
Discuss and consider a request by Kennis Ketchum of Rockwall Court, Ltd for approval of a replat of Lot 2R, Block A, Canyon Ridge-Canyon Ranch Addition (aka Pebblebrook Apartments Phase 2 Addition), being 8.9152-acres zoned (MF-14) Multi-Family Residential district and located along the north side of Yellow Jacket Lane east of Waterstone Estates and west of SH 205 (S Goliad), and take any action necessary.
7. **SP2010-002 (David)**
Discuss and consider a request by Steven Reyes of Ramsay Architects for approval of a site plan for the Dr. David Miller building, being a 3,628-sf medical office facility located on Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, being 0.499-acres zoned (PD-9) Planned Development No. 9 district and located along the south side of Rockwall Parkway east of Summer Lee Drive, and take any action necessary.
8. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-001**: 2620 White Road (Ag to SF-E/4.0)
 - b) **SP2010-001**: Exception to Masonry Standards (433 National Drive)

- c) **P2010-002:** Flagstone Corners – Final Plat
- d) **P2010-003:** Rock Ridge Office Park Addition - Replat

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 March, 2010 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 30, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for March 9, 2010 Planning and Zoning Commission meeting

ACTION ITEMS

2. a) **Z2010-004 (Michael)** **Note: Public Hearing was held on March 9, 2010*
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, and take any action necessary.

b) **SP2010-003 (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.

DISCUSSION ITEMS

3. **P2010-004 (Chris)**
Discuss and consider a request by Mike Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lot 5, Block 1, Horizon Village Addition, being 0.943-acre zoned (C) Commercial district and located at 750 W. Ralph Hall Parkway, and take any action necessary.
4. **Z2010-005 (David)**
Discuss and consider a request by Scott Jungels for approval of a Specific Use Permit (SUP) allowing for a gazebo (i.e. pergola) 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.
5. **Z2010-006 (Michael)**
Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants for approval of a Specific Use Permit (SUP) to allow for "Automotive Repair, Minor" within (PD-9) Planned Development No. 9 District, specifically a Christian Brothers Automotive on part of Lot 1, Block A, Horizon Ridge Center Addition, being 0.63-acres and situated at the southeast corner of FM 3097 and Rockwall Parkway.
6. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-003: Cottages of Mary Rose** (Proposed PD for Assisted Living)

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 March, 2010 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 13, 2010
6:00 P.M.

CALL TO ORDER

SITE PLANS / PLATS

1. **P2010-004 (Chris)**
Discuss and consider a request by Mike Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lot 5, Block 1, Horizon Village Addition, being 0.943-acre zoned (C) Commercial district and located at 750 W. Ralph Hall Parkway, and take any action necessary.

PUBLIC HEARING ITEMS

2. **Z2010-006 (Michael)**
Hold a public hearing and consider a request by Jonathan Hake of Cross Engineering Consultants for approval of a Specific Use Permit (SUP) to allow for "Automotive Repair, Minor" within (PD-9) Planned Development No. 9 District, specifically a Christian Brothers Automotive on part of Lot 1, Block A, Horizon Ridge Center Addition, being 0.63-acres and situated at the southeast corner of FM 3097 and Rockwall Parkway, and take any action necessary.

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) **Z2010-004**: SUP for 7-Eleven at Horizon and Tubbs
 - b) **P2010-001**: Replat for Sonoma Court (Canyon Ranch)

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 April, 2010 by David Gonzales

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 27, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for March 30, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for April 13, 2010 Planning and Zoning Commission meeting

ACTION ITEMS

3. **P2010-005 (David)**
Discuss and consider a request by John Wardell for approval of a final plat for Renfro Creekside Estates, being two (2) lots on 1.43-acres zoned (SF-7) Single Family Residential district located at 606 Renfro Street and currently described as Tract 6, Abstract 29, R. Ballard Survey, and take any action necessary.
4. **P2010-006 (David)**
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc., for approval of a final plat for Conover Addition, being two (2) lots on 5.62-acres zoned (SF-E/2.0) Single Family Estate district located at 421 Wallace Lane and currently described as Tract 8-6, Abstract 80, W. W. Ford Survey, and take any action necessary.
5. **SP2010-005 (Chris)**
Discuss and consider a request by Michael Powell of BMA Architects for approval of **a)** an exception to the building articulation requirements specified in Section 4.1, Article V, District Development Standards, of the Unified Development Code, and **b)** an exception to the masonry screening requirements specified in Section 5.8, Article VIII, Landscape Standards, of the Unified Development Code, in association with an administrative site plan application for the First Baptist Church Rockwall Youth Building, located on Lot 2, Block 1, Goliad Place Addition, being 1.92-acres zoned (GR) General Retail district, and take any action necessary.

DISCUSSION ITEMS

6. **Z2010-007 (Chris)**
Discuss and consider a request by Bennett Ratliff of The Ratliff Group, LLC, to amend the existing Specific Use Permit (i.e. Ordinance No. 07-26) allowing for a "Motor Vehicle Dealership" on a 8.686-acre tract zoned Commercial (C) District and located along the south side of IH-30 east of Commerce St and west of John King Blvd, specifically to extend the expiration date of the SUP.
7. **SP2010-006 (Chris)**
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a site plan for Racetrac Petroleum, being a 6,020-sf convenience store and fuel center located on Lot 4, Block 1, Meadowcreek Business Center Phase 2 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.
8. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-004**: 7-Eleven at Horizon Rd & Tubbs Rd
 - b) **Z2010-006**: Christian Brothers Automotive
 - c) **P2010-004**: Replat for NTB (Horizon Village Addition)

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 April, 2010 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 11, 2010
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. **Z2010-007 (Chris)**

Hold a public hearing and consider a request by Bennett Ratliff of The Ratliff Group, LLC, to amend the existing Specific Use Permit (i.e. Ordinance No. 07-26) allowing for a "Motor Vehicle Dealership" on a 8.686-acre tract zoned Commercial (C) District and located along the south side of IH-30 east of Commerce St and west of John King Blvd, specifically to extend the expiration date of the SUP, and take any action necessary.

SITE PLANS / PLATS

2. **P2010-007 (Michael)**

Discuss and consider a request by Stephen Crawford of Halff Associates for approval of a final plat of Lots 1 and 2, Block A, Rockwall County Courthouse Addition, being 20.7-acres zoned (C) Commercial district and situated along the north side of IH-30, west side of Townsend Drive and south side of Yellowjacket Lane, and take any action necessary.

3. **SP2010-006 (Chris)**

Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a site plan for Racetrac Petroleum, being a 6,020-sf convenience store and fuel center located on Lot 4, Block 1, Meadowcreek Business Center Phase 2 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.

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

- a) **P2010-005:** Renfro Creekside Estates (Final Plat)
- b) **P2010-006:** Conover Addition (Final Plat)
- c) **SP2010-005:** First Baptist Church Youth Building

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 May, 2010 by Michael Hampton

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 25, 2010
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **MIS2010-001 (David)**

Discuss and consider a request by Maria Rico for approval of a special exception request within (PD-75) Planned Development No. 75, specifically to allow for the reconstruction of a carport structure that does not meet the setback requirements on her property at 212 Valerie, being Lots 823 and 824, Rockwall Lakes Estates #2 Addition, and take any action necessary.

DISCUSSION ITEMS

2. **Z2010-009 (Chris)**

Discuss and consider a request by DeAnna Davis of The Consignment Shop for approval of a Specific Use Permit (SUP) to allow for "Antique/Collectible Sales" within the (DT) Downtown district, specifically within the existing building located at 201 N. Alamo Rd, being a 0.28-acre tract known as part of Lot 5 and all of Lots 7-8, Block H, Rockwall OT Addition.

3. **Z2010-010 (Chris)**

Discuss and consider a request by Kim Hoegger of Kim Hoegger HOME for approval of a Specific Use Permit (SUP) to allow for "Antique/Collectible Sales" within the (DT) Downtown district, specifically within the existing building located at 106 S. Goliad, being a .064-acre tract known as part of Block N, Rockwall OT Addition.

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

5. **SP2010-007 (Michael)**

Discuss and consider a request by Karin Sumrall of CNLRS Rockwall, LP, for approval of a site plan for Rockwall Plaza Phase II, being an approximately 126,000-sf retail/restaurant development located on Lot 9, Block A, Rockwall Business Park East Addition, being 12.661-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of IH-30 west of SH 205 and contiguous to the Rockwall Plaza Phase I.

6. **Z2010-008 (Michael)**

Discuss and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article I, General Provisions; Article II. Administrative Procedures; Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; Article VI. Parking and Loading; Article VII. Environmental Performance; Article VIII. Landscape Standards; Article IX, Tree Preservation Standards; Article X. Planned Development Regulations; Article XI. Zoning-Related Applications; Article XII. Administration and Enforcement; and Article XIII. Definitions.

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

- a) **P2010-007:** Rockwall County Courthouse Addition (Final Plat)
- b) **Z2010-007:** Honda of Rockwall (Extension of SUP)

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **21st day of May, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 8, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for April 27, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for May 11, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2010-009 (Chris)**
Hold a public hearing and consider a request by DeAnna Davis of The Consignment Shop for approval of a Specific Use Permit (SUP) to allow for "Antique/Collectible Sales" within the (DT) Downtown district, specifically within the existing building located at 201 N. Alamo Rd, being a 0.28-acre tract known as part of Lot 5 and all of Lots 7-8, Block H, Rockwall OT Addition, and take any action necessary.
4. **Z2010-010 (Chris)**
Hold a public hearing and consider a request by Kim Hoegger of Kim Hoegger HOME for approval of a Specific Use Permit (SUP) to allow for "Antique/Collectible Sales" within the (DT) Downtown district, specifically within the existing building located at 106 S. Goliad, being a .064-acre tract known as part of Block N, Rockwall OT Addition, and take any action necessary.
5. **Z2010-008 (Michael)**
Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article I, General Provisions; Article II. Administrative Procedures; Article III. Zoning District and Maps; Article IV. Permissible Uses; Article V. District Development Standards; Article VI. Parking and Loading; Article VII. Environmental Performance; Article VIII. Landscape Standards; Article IX, Tree Preservation Standards; Article X. Planned Development Regulations; Article XI. Zoning-Related Applications; Article XII. Administration and Enforcement; and Article XIII. Definitions, and take any action necessary.

SITE PLANS / PLATS

6. **P2010-008 (Michael)**
Discuss and consider a request by Stephen Crawford of Halff Associates for approval of a replat of Lot 1, Block A, Rockwall Library Addition, being 5.909-acres zoned (C) Commercial district and located at 1215 Yellow Jacket Lane, and take any action necessary.
7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
8. **SP2010-007 (Michael)**
Discuss and consider a request by Karin Sumrall of CNLRS Rockwall, LP, for approval of a site plan for Rockwall Plaza Phase II, being an approximately 126,000-sf retail/restaurant development located on Lot 9, Block A, Rockwall Business Park East Addition, being 12.661-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of IH-30 west of SH 205 and contiguous to the Rockwall Plaza Phase I, 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) **MIS2010-001**: Special Exception in LRE (212 Valerie)

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **4th day of June, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 29, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for May 25, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for June 8, 2010 Planning and Zoning Commission meeting

DISCUSSION ITEMS

3. **P2010-009 (Chris)**
Discuss and consider a request by Kevin Patel of The Dimension Group for approval of a replat of Lots 4-5, Block 1, Meadowcreek Business Center Phase 2, being 8.23-acres zoned (C) Commercial district and located at the southeast corner of SH 205 and SH 276.
4. **P2010-010 (David)**
Discuss and consider a request by Jason DuBose for approval of a residential replat of Lot 1, Block Y, Lakeview Summit Phase 2 Addition, being 0.34-acre zoned (PD-29) Planned Development No. 29 district and located at 751 Monterey Drive.
5. **P2010-011 (Chris)**
Discuss and consider a request by Chris Cuny of F.C. Cuny Corp for approval of a preliminary plat of Eagle Point Estates, being 13 lots on 7.054-acres zoned (SF-10) Single Family Residential district and including the property currently addressed as 1310 Ridge Road (i.e. Tracts 16 and 16-1, Abstract 1, D. Atkins Survey) and 1400 Ridge Road (i.e. part of Lot 1, Block A, Carroll Estates Subdivision).
6. **P2010-012 (David)**
Discuss and consider a request by Pansak Sribhen of PSA Engineering, LLC for approval of a final plat of Lots 1 and 2, Block B, Horizon Ridge Center – North Addition, being 4.966-acres zoned (PD-9) Planned Development No. 9 district and located at the southwest corner of FM 3097 and Tubbs Road, and take any action necessary.
7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **P2010-008**: Rockwall Library Addition (Replat)
 - b) **Z2010-008**: UDC Amendments
 - c) **Z2010-009**: The Consignment Shop (SUP for Antiques)
 - d) **Z2010-010**: Kim Hoegger HOME (SUP for Antiques)
 - e) **SP2010-007**: Rockwall Plaza Phase 2 - Variances

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.

I, Chris Spencer, Senior Planner for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **25th day of June, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 13, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for June 29, 2010 Planning and Zoning Commission meeting

CONSENT AGENDA

2. **P2010-009 (Chris)**
Discuss and consider a request by Kevin Patel of The Dimension Group for approval of a replat of Lots 4-5, Block 1, Meadowcreek Business Center Phase 2, being 8.23-acres zoned (C) Commercial district and located at the southeast corner of SH 205 and SH 276, and take any action necessary.
3. **P2010-011 (Chris)**
Discuss and consider a request by Chris Cuny of F.C. Cuny Corp for approval of a preliminary plat of Eagle Point Estates, being 13 lots on 7.054-acres zoned (SF-10) Single Family Residential district and including the property currently addressed as 1310 Ridge Road (i.e. Tracts 16 and 16-1, Abstract 1, D. Atkins Survey) and 1400 Ridge Road (i.e. part of Lot 1, Block A, Carroll Estates Subdivision) , and take any action necessary.
4. **P2010-012 (David)**
Discuss and consider a request by Pansak Sribhen of PSA Engineering, LLC for approval of a final plat of Lots 1 and 2, Block B, Horizon Ridge Center Addition, being 4.966-acres zoned (PD-9) Planned Development No. 9 district and located at the southwest corner of FM 3097 and Tubbs Road, and take any action necessary.

PUBLIC HEARING ITEMS

5. **P2010-010 (David)**
Hold a public hearing and consider a request by Jason DuBose for approval of a residential replat of Lot 1, Block Y, Lakeview Summit Phase 2 Addition, being 0.34-acre zoned (PD-29) Planned Development No. 29 district and located at 751 Monterey Drive, and take any action necessary.

DISCUSSION ITEMS

6. **Z2010-012 (Robert)**
Discuss and consider a city-initiated request to amend (PD-32) Planned Development No. 32 district (*Ord. No. 08-11*), specifically by rezoning the land described below to expand the district boundaries; by incorporating a Concept Plan that applies to land now zoned PD-32 and the added land, and that divides the district into sub-districts; by establishing land uses for each sub-district; by prescribing development standards for each sub-district; by defining procedures for approving development within the district; and by defining types and locations for streets within the district, and establishing standards for the construction, design and streetscape for such streets. The Commission and Council also will consider requests to expand the boundaries of PD-32 by rezoning approximately 1.15-acres from (GR) General Retail district, approximately 3.08-acres from (C) Commercial district, and approximately 11.21-acres from (PD-7) Planned Development No. 7 district, thereby increasing the size of PD-32 to approximately 78.89-acres overall, generally located along the south service road of Interstate 30 and west side of Horizon Road.
7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-008**: UDC Amendments – 2nd Reading
 - b) **Z2010-009**: The Consignment Shop (SUP for Antiques) – 2nd Reading
 - c) **Z2010-010**: Kim Hoegger HOME (SUP for Antiques) – 2nd Reading

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **9th day of July, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 27, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for July 13, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

2. **P2010-010 (David)**
Continue a public hearing and consider a request by Jason DuBose for approval of a residential replat of Lot 1, Block Y, Lakeview Summit Phase 2 Addition, being 0.34-acre zoned (PD-29) Planned Development No. 29 district and located at 751 Monterey Drive, and take any action necessary.
3. **Z2010-012 (Robert)**
Hold a public hearing and consider a city-initiated request to amend (PD-32) Planned Development No. 32 district (*Ord. No. 08-11*), specifically by rezoning the land described below to expand the district boundaries; by incorporating a Concept Plan that applies to land now zoned PD-32 and the added land, and that divides the district into sub-districts; by establishing land uses for each sub-district; by prescribing development standards for each sub-district; by defining procedures for approving development within the district; and by defining types and locations for streets within the district, and establishing standards for the construction, design and streetscape for such streets. The Commission and Council also will consider requests to expand the boundaries of PD-32 by rezoning approximately 1.15-acres from (GR) General Retail district, approximately 3.08-acres from (C) Commercial district, and approximately 11.21-acres from (PD-7) Planned Development No. 7 district, thereby increasing the size of PD-32 to approximately 78.89-acres overall, generally located along the south service road of Interstate 30 and west side of Horizon Road, and take any action necessary.

DISCUSSION ITEMS

4. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **P2010-009:** Meadowcreek Business Center (Racetrac) - Replat
 - b) **P2010-011:** Eagle Point Estates - Preliminary Plat
 - c) **P2010-012:** Horizon Ridge Center (7-Eleven) – 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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **23rd day of July, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 31, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for July 27, 2010 Planning and Zoning Commission meeting

CONSENT AGENDA ITEMS

2. **P2010-014 (Michael)**
Discuss and consider a request by Christopher McCluskey of Pacheco Koch Consulting Engineers for approval of a replat of Lot 5, Block A, Rockwall Crossing Addition, being a 1.41-acre tract zoned (C) Commercial district, and take any action necessary.
3. **P2010-015 (Michael)**
Discuss and consider a request by Joshua Millsap of Bury + Partners DFW, Inc., for approval of a replat of Lot 9, Block A, Rockwall Business Park East Addition, being 12.661-acres zoned (C) Commercial district and situated along the south side of IH-30 west of SH 205, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2010-011 (David)**
Hold a public hearing and consider a request by Eric Cotney of Axium Solar 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 #4 Soapberry Lane, being Lot 5, Block A, Grady Rash Addition and zoned (SF-10) Single Family Residential district, and take any action necessary.

SITE PLANS / PLATS

5. **SP2010-010 (Michael)**
Discuss and consider a request by David Hardin of Randall's Food & Drugs, LP for approval of an amended site plan for the Tom Thumb Fuel Center located at 3074 N Goliad, specifically to allow for the outside display of an ice machine, on a 0.733-acre tract known as Lot 3, Block A, Stone Creek Retail Addition and zoned (PD-70) Planned Development No. 70 district, and take any action necessary.
6. **SP2010-011 (Michael)**
Discuss and consider a request by Christopher McCluskey of Pacheco Koch Consulting Engineers for approval of a site plan for Mi Cocina Restaurant to be located at 971 IH-30 (previously occupied by TGI Fridays), being a 1.41-acre tract known as Lot 5, Block A, Rockwall Crossing Addition and zoned (C) Commercial district, and situated within the IH-30 Overlay district, and take any action necessary.

DISCUSSION ITEMS

7. **SP2010-012 (Chris)**
Discuss and consider a request by Brian Fetz of GHA Architecture / Development for approval of a site plan for a 3,750-sf drive-thru restaurant on Lot 4, Block 1, Rockwall Centre Corners Addition, being a 1.293-acre tract zoned (C) Commercial district and situated at the southeast corner of SH 205 and IH-30 within the SH 205 Overlay district and the IH 30 Overlay district.
8. **Z2010-013 (Chris)**
Discuss and consider a request by MWY, LLC for approval of a Specific Use Permit (SUP), same being an amendment to the existing Conditional Use Permit (Ord. No. 02-13) and including a proposal to allow for the outside display of boats at the existing Rockwall Honda motorcycle

dealership located at 1030 E IH-30, being a 1.152-acre tract known as Lot 3, Block A, Newman Center Addition and zoned (C) Commercial district.

9. **Z2010-014 (David)**

Discuss and consider a request by Walgreen Co. for approval of an amendment to (PD-65) Planned Development No. 65 (Ord. No. 08-02), specifically to allow for outside display of certain items in conjunction with the existing Walgreen retail store located on Lot 1, Block B, North Lakeshore Valley Addition, being 2.02-acres zoned (PD-65) Planned Development No. 65 district and located at 2007 North Goliad.

10. **Z2010-015 (David)**

Discuss and consider a request by Mostafa Setayesh of The Dimension Group for approval of an amendment to the existing Specific Use Permit (Ord. No. 07-23), specifically to allow for outside display of certain items in conjunction with the existing 7-Eleven convenience store located on Lot 2, Block A, Hillcrest Center Addition, being 1.02-acres zoned (GR) General Retail district and located at 3250 North 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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **27th day of August, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 14, 2010
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **P2010-013 (Michael)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. for approval of a final plat for Carrier Drive, being a new right-of-way comprising 1.2654-acres and situated between SH 276 and Discovery Blvd, located within a vacant tract known as Tract 1-4, Abstract 2, J. M. Allen Survey and zoned (LI) Light Industrial district, and take any action necessary.

PUBLIC HEARING ITEMS

2. **Z2010-013 (Chris)**

Hold a public hearing and consider a request by MWY, LLC for approval of a Specific Use Permit (SUP), same being an amendment to the existing Conditional Use Permit (Ord. No. 02-13) and including a proposal to allow for the outside display of boats at the existing Rockwall Honda motorcycle dealership located at 1030 E IH-30, being a 1.152-acre tract known as Lot 3, Block A, Newman Center Addition and zoned (C) Commercial district, and take any action necessary.

3. **Z2010-014 (David)**

Hold a public hearing and consider a request by Walgreen Co. for approval of an amendment to (PD-65) Planned Development No. 65 (Ord. No. 08-02), specifically to allow for outside display of certain items in conjunction with the existing Walgreen retail store located on Lot 1, Block B, North Lakeshore Valley Addition, being 2.02-acres zoned (PD-65) Planned Development No. 65 district and located at 2007 North Goliad, and take any action necessary.

4. **Z2010-015 (David)**

Hold a public hearing and consider a request by Mostafa Setayesh of The Dimension Group for approval of an amendment to the existing Specific Use Permit (Ord. No. 07-23), specifically to allow for outside display of certain items in conjunction with the existing 7-Eleven convenience store located on Lot 2, Block A, Hillcrest Center Addition, being 1.02-acres zoned (GR) General Retail district and located at 3250 North Goliad, and take any action necessary.

SITE PLANS / PLATS

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

6. **SP2010-012 (Chris)**

Discuss and consider a request by Brian Fetz of GHA Architecture / Development for approval of a site plan for a 3,750-sf drive-thru restaurant on Lot 4, Block 1, Rockwall Centre Corners Addition, being a 1.293-acre tract zoned (C) Commercial district and situated at the southeast corner of SH 205 and IH-30 within the SH 205 Overlay district and the IH 30 Overlay district, and take any action necessary.

ADJOURNMENT

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

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **10th day of September, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 28, 2010
6:00 P.M.

CALL TO ORDER

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

SITE PLANS / PLATS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
2. **SP2010-012 (Chris)**
Discuss and consider a request by Brian Fetz of GHA Architecture / Development for approval of a site plan for a 3,750-sf drive-thru restaurant on Lot 4, Block 1, Rockwall Centre Corners Addition, being a 1.293-acre tract zoned (C) Commercial district and situated at the southeast corner of SH 205 and IH-30 within the SH 205 Overlay district and the IH 30 Overlay district, and take any action necessary.
3. **P2010-016 (Chris)**
Discuss and consider a request by David Kochalka of Kimley-Horn and Associates, Inc., for approval of a replat of Rockwall Commons Addition, being an 8.089-acre lot zoned (PD-1) Planned Development No. 1 district and located at 1309 Ridge Road, and take any action necessary.
4. **MIS2010-003 (Michael)**
Discuss and consider a request by Lisa Gruner of Wholesale Homes, Inc., on behalf of Felipe Saldana, for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord 09-37), specifically to allow for a residential home not meeting the exterior materials requirements on the property located at 195 and 207 Nicole, being Lots 1365 and 1366, Rockwall Lake Estates Phase 2, and take any action necessary.

DISCUSSION ITEMS

5. **Z2010-017 (Michael)**
Discuss and consider a request by Richard Skorburg 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 Hays Rd and north side of Quail Run Rd.
6. **Z2010-016 (Michael)**
Discuss and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV. Permissible Uses, and Article V. District Development Standards.
7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-012:** PD-32 Amendment (Harbor District)
 - b) **Z2010-013:** Rockwall Honda (Boat Display)

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **24th day of September, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 12, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for August 31, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for September 14, 2010 Planning and Zoning Commission meeting
3. **Approval of Minutes** for September 28, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

4. **Z2010-017 (Michael)**
Hold a public hearing and consider a request by Richard Skorburg 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 Hays Rd and north side of Quail Run Rd, and take any action necessary.
5. **Z2010-016 (Michael)**
Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV. Permissible Uses, and Article V. District Development Standards, and take any action necessary.

DISCUSSION ITEMS

6. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
 - a) **Z2010-014:** Walgreens – 2007 N. Goliad (Outside Display)
 - b) **Z2010-015:** 7-Eleven – 3250 N. Goliad (Outside Display)
 - c) **MIS2010-003:** Special Exception – 195 Nicole (Vinyl Siding on home)
 - d) **SP2010-012:** In N Out Burger – Variance Request for Roof Design

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **8th day of October, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 26, 2010
6:00 P.M.

CALL TO ORDER

DISCUSSION ITEMS

1. **Z2010-018 (David)**
Discuss and consider a request by Doug Patton for approval of a Specific Use Permit (SUP) to allow for a "Trailer Dealership" within the (LI) Light Industrial district, specifically on Lot 1, Block 1, Rockwall Recreational Addition, being a 4.40-acre lot located at 1540 IH-30 E.
2. **Z2010-019 (David)**
Discuss and consider a request by Dewayne Cain of Resthaven for approval of a Specific Use Permit (SUP) to allow for a "Cemetery / Mausoleum" within the (Ag) Agricultural district, specifically for the existing Rest Haven cemetery located at 2720 SH 66 and comprised of Tracts 1, 2, 2-1, 2-3 and 11-1, Abstract 72, W. M. Dalton Survey.
3. **P2010-018 (Chris)**
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a preliminary plat of Rockwall Market Center South Addition, being four (4) lots on a vacant 5.9-acre tract zoned (C) Commercial district and situated at the northern corner of Ralph Hall Pkwy and Market Center Blvd.

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **22nd day of October, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 9, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for October 12, 2010 Planning and Zoning Commission meeting
2. **Approval of Minutes** for October 26, 2010 Planning and Zoning Commission meeting

PUBLIC HEARING ITEMS

3. **Z2010-019 (David)**
Hold a public hearing and consider a request by Dewayne Cain of Resthaven for approval of a Specific Use Permit (SUP) to allow for a "Cemetery / Mausoleum" within the (Ag) Agricultural district, specifically for the existing Rest Haven cemetery located at 2720 SH 66 and comprised of Tracts 1, 2, 2-1, 2-3 and 11-1, Abstract 72, W. M. Dalton Survey, and take any action necessary.

SITE PLANS / PLATS

4. **P2010-018 (Chris)**
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a preliminary plat of Rockwall Market Center South Addition, being four (4) lots on a vacant 5.9-acre tract zoned (C) Commercial district and situated at the northern corner of Ralph Hall Pkwy and Market Center Blvd, 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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **5th day of November, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 30, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for November 9, 2010 Planning and Zoning Commission meeting

ACTION ITEMS

2. **MIS2010-004**
Discuss and consider a request by Merion Miller for approval of a variance to the masonry building requirements, specifically to allow for metal canopy structures in association with the Paradise Burger Co. under construction within the Harbor development, which is zoned (PD-7) Planned Development No. 7 district and located at 2109 Summer Lee Drive, and take any action necessary.

DISCUSSION ITEMS

3. **P2010-019 (Chris)**
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a final plat of Lot 1, Rockwall Market Center South Addition, and the right-of-way for Ralph Hall Ct, being 3.780-acres overall zoned (C) Commercial district and situated along the north side of Ralph Hall Pkwy east of Market Center Blvd.
4. **Z2010-020 (David)**
Discuss and consider a request by Denise Dale for approval of a Specific Use Permit (SUP) to allow for a "Bed and Breakfast Operation" as an accessory to her existing single family home located at 218 Autumn Ct, being Lot 26, Block M, Windmill Ridge Estates Phase 3B, which is zoned (PD-13) Planned Development No. 13 district and designated for (SF-7) Single Family Residential uses.
5. **Z2010-021 (Michael)**
Discuss and consider a request by D. W. Bobst of JBR2, LLC for approval of a zoning change from (Ag) Agricultural district to (C) Commercial district on a 7.32-acre property known as Tract 17-12, Abstract 80, W. W. Ford Survey and located at 5133 S FM 549.
6. **Z2010-022 (David)**
Discuss and consider a request by Randy McCurdy for approval of a Specific Use Permit (SUP) to allow for a "Bail Bond Service" within the (C) Commercial district, specifically within the existing shopping center at 811 Yellow Jacket Lane, being Lot 1, Rockwall Business Park Addition.
7. **Z2010-023 (Michael)**
Discuss and consider a request by Cameron Slown of Adams Engineering for approval of a Specific Use Permit (SUP) to allow for a "Restaurant, 2000-sf or more, w/ Drive-Thru or Drive-in" within (PD-70) Planned Development No. 70 district, specifically for a proposed 4,790-sf McDonalds Restaurant to be located on a 1.05-acre portion of Lot 6, Block A, Stone Creek Retail Addition, situated along the east side of North Goliad (SH 205) north of Bordeaux Drive.

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **24th day of November, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 14, 2010
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for November 30, 2010 Planning and Zoning Commission meeting

SITE PLANS / PLATS

2. **P2010-019 (Chris)**
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a final plat of Lot 1, Rockwall Market Center South Addition, and the right-of-way for Ralph Hall Ct, being 3.780-acres overall zoned (C) Commercial district and situated along the north side of Ralph Hall Pkwy east of Market Center Blvd, and take any action necessary.
3. **SP2010-014 (Chris)**
Discuss and consider a request by Terry Cunningham of TRC Architects for approval of an exception to the exterior materials requirements of the Unified Development Code, specifically Article V, Section 4.1, General Commercial District Standards, in association with the administrative site plan for Homebank Rockwall, proposed to be located on Lot 4, Rockwall Market Center South Addition, being 0.997-acre zoned (C) Commercial district and situated at the northeast corner of Ralph Hall Pkwy and Market Center Blvd, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2010-021 (Michael)**
Hold a public hearing and consider a request by D. W. Bobst of JBR2, LLC for approval of a zoning change from (Ag) Agricultural district to (C) Commercial district on a 7.32-acre property known as Tract 17-12, Abstract 80, W. W. Ford Survey and located at 5133 S FM 549, and take any action necessary.
5. **Z2010-020 (David)**
Hold a public hearing and consider a request by Denise Dale for approval of a Specific Use Permit (SUP) to allow for a "Bed and Breakfast Operation" as an accessory to her existing single family home located at 218 Autumn Ct, being Lot 26, Block M, Windmill Ridge Estates Phase 3B, which is zoned (PD-13) Planned Development No. 13 district and designated for (SF-7) Single Family Residential uses, and take any action necessary.
6. **Z2010-022 (David)**
Hold a public hearing and consider a request by Randy McCurdy for approval of a Specific Use Permit (SUP) to allow for a "Bail Bond Service" within the (C) Commercial district, specifically within the existing shopping center at 811 Yellow Jacket Lane, being Lot 1, Rockwall Business Park Addition, and take any action necessary.
7. **Z2010-023 (Michael)**
Hold a public hearing and consider a request by Cameron Slown of Adams Engineering for approval of a Specific Use Permit (SUP) to allow for a "Restaurant, 2000-sf or more, w/ Drive-Thru or Drive-in" within (PD-70) Planned Development No. 70 district, specifically for a proposed 4,790-sf McDonalds Restaurant to be located on a 1.05-acre portion of Lot 6, Block A, Stone Creek Retail Addition, situated along the east side of North Goliad (SH 205) north of Bordeaux Drive, and take any action necessary.

DISCUSSION ITEMS

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

- a) **MIS2010-004:** Variance for Paradise Burger (metal canopies)
- b) **Z2010-016:** Amendments to Unified Development Code
- c) **Z2010-019:** SUP for Rest Haven Cemetery

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.

I, Michael Hampton, Planning and Zoning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **10th day of December, 2010, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA

PLANNING AND ZONING COMMISSION WORKSESSION

December 28, 2010*

*The December 28, 2010 regular work session will **NOT** be held because of the Christmas and New Year holidays. Listed below are the newly submitted cases that will be considered at the January 11, 2011 public hearing.

P&Z Commissioners are encouraged to fax (972-771-7748) or e-mail (planning@rockwall.com) any questions or comments they have regarding the individual cases listed below by **Wednesday, December 29, 2010**. Staff will forward these comments to the applicants in time to be reflected on any revisions submitted for the **January 11th** regular meeting.

DISCUSSION ITEMS

1. **Z2010-024 (Michael)**
Discuss and consider a request by Darby Burkey of Rockwall Flower & Design for approval of a Specific Use Permit (SUP) to allow for a "General Retail Store" within (PD-53) Planned Development No. 53 district, specifically at 1014 Ridge Road being Lot 2, Block A, Rock Ridge Office Park Addition.

2. **Z2010-025 (Chris)**
Discuss and consider a request by Jonathan Wakefield of Christian Brothers Automotive Corporation for approval of a Specific Use Permit (SUP) to allow for "Automotive Repair, Minor" within the (C) Commercial District, specifically on a 0.70-acre tract within the proposed Rockwall Market Center South Addition, which is currently described as Tract 12-2, Abstract 64, E. P. G. Chisum Survey and situated along the north side of Ralph Hall Pkwy east of Market Center Blvd.

3. **SP2010-015 (Michael)**
Discuss and consider a request by Cameron Slown of Adams Engineering for approval of a site plan for McDonald's Restaurant, being a 4,700-sf drive-thru restaurant located on a 1.32-acre part of Lot 6, Block A, Stone Creek Retail Addition, which is zoned (PD-70) Planned Development No. 70 district and situated along the east side of North Goliad (SH 205) north of Bordeaux Drive.

Posted by 5:00 p.m. this 23rd day of December, 2010 by Irene Hatcher