

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 11, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for December 14, 2010 Planning and Zoning Commission meeting

**SITE PLANS / PLATS**

2. **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, and take any action necessary.

**PUBLIC HEARING ITEMS**

3. **Z2010-024 (Michael)**  
Hold a public hearing 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, and take any action necessary.
4. **Z2010-025 (Chris)**  
Hold a public hearing 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, 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) **Z2010-020**: SUP for Bed and Breakfast Operation (Autumn Ct)
  - b) **Z2010-022**: SUP for Bail Bond Service (811 Yellowjacket Lane)
  - c) **Z2010-023**: SUP for McDonalds (Stone Creek Retail)
  - d) **P2010-019**: Rockwall Market Center South (Final Plat)
  - e) **SP2010-014**: Variance for HomeBank (Exterior Materials)

**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 **7<sup>th</sup> day of January, 2011 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**  
**January 25, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
2. **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, and take any action necessary.
3. **MIS2011-002 (Michael)**  
Discuss and consider a request by Karin Sumrall of The Woodmont Company for approval of a variance to the outdoor lighting requirements of the Unified Development Code, specifically to allow for directional light fixtures in association with the existing Best Buy store on Lot 6, Block A, Rockwall Business Park East Addition (aka Rockwall Plaza Phase I), which is zoned (C) Commercial district and located at 995 East IH-30, and take any action necessary.
4. **MIS2011-003 (David)**  
Discuss and consider a request by David Reno 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 the expansion of a non-conforming accessory building(s) on the property located at 218 Russel Drive, being Lots 1228-1230, Rockwall Lake Estates Phase 2, and take any action necessary.
5. **SP2011-001 (Chris)**  
Discuss and consider a request by Mark Pross of Pross Design Group, Inc., for approval of special exceptions to the Unified Development Code, in association with an administrative site plan for a proposed 177,288-sf expansion to SPR Packaging, located on Lot 1, Block A, SPR Packaging Addition, being 10.8672-acres zoned (LI) Light Industrial District and located at 1480 Justin Drive, and take any action necessary.

**DISCUSSION ITEMS**

6. **Z2011-001 (David)**  
**Discuss** and consider a request by Mike Regan of Regan Custom Homes for approval of a Specific Use Permit (SUP) to allow for an additional accessory building not otherwise allowed by Article IV of the Unified Development Code, on the property located at 2585 Rolling Meadows Drive, being 4.39-acres zoned (SF-E/4.0) Single-Family Estate district and known as Lot 5, Block A, Rolling Meadows Estates.
7. **Z2011-002 (Michael)**  
**Discuss** and consider a request by Ray A. Duerer of CDA Architects for approval of an amendment to (PD-9) Planned Development No. 9 district, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres situated at 2935 Ridge Road within the Scenic Overlay district.

8. **SP2011-002 (Michael)**

Discuss and consider a request by Ray A. Duerer of CDA Architects for approval of an amended site plan for Kroger, specifically to add a proposed fuel center with five (5) gasoline pumps, located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres zoned (PD-9) Planned Development No. 9 district and situated within the Scenic Overlay district, and located at 2935 Ridge 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.

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 **21<sup>st</sup> day of January, 2011, 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**  
**February 8, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Z2011-001 (David)**  
Hold a public hearing and consider a request by Mike Regan of Regan Custom Homes for approval of a Specific Use Permit (SUP) to allow for an additional accessory building not otherwise allowed by Article IV of the Unified Development Code, on the property located at 2585 Rolling Meadows Drive, being 4.39-acres zoned (SF-E/4.0) Single-Family Estate district and known as Lot 5, Block A, Rolling Meadows Estates, and take any action necessary.
  
2. **Z2011-003 (Michael)**  
Hold a public hearing and consider a request by Robbie Halleen of Emmaus Church for approval of a Specific Use Permit (SUP) to allow for a "Church/House of Worship" in the (DT) Downtown district, specifically within part of the existing building located at 316 South Goliad, being Lot 1RA of the Cain Properties #1 Addition, and take any action necessary.
  
3. **Z2011-002 (Michael)**  
Hold a public hearing and consider a request by Ray A. Duerer of CDA Architects for approval of an amendment to (PD-9) Planned Development No. 9 district, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres situated at 2935 Ridge Road within the Scenic Overlay district, and take any action necessary.

**SITE PLANS / PLATS**

4. **SP2011-002 (Michael)**  
Discuss and consider a request by Ray A. Duerer of CDA Architects for approval of an amended site plan for Kroger, specifically to add a proposed fuel center with five (5) gasoline pumps, located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres zoned (PD-9) Planned Development No. 9 district and situated within the Scenic Overlay district, and located at 2935 Ridge Road, 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) **Z2010-024:** SUP for Rockwall Flower (1014 Ridge Rd)
  - b) **Z2010-025:** SUP for Christian Brothers Automotive (Rockwall Market Center South)
  - c) **SP2010-015:** McDonalds (Stone Creek Retail) – Rooftop Design variance
  - d) **SP2011-001:** Variances for SPR Packaging expansion
  - e) **MIS2011-002:** Best Buy Lighting Variance (P&Z decision appealed to City Council)
  - f) **MIS2011-003:** Special Exception to PD-75 (218 Russel 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 **4<sup>th</sup> day of February, 2011, 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**  
**February 22, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for January 11, 2011 Planning and Zoning Commission meeting
2. **Approval of Minutes** for January 25, 2011 Planning and Zoning Commission meeting
3. **Approval of Minutes** for February 8, 2011 Planning and Zoning Commission meeting

**DISCUSSION ITEMS**

4. **Z2011-004 (Robert)**  
**Discuss** and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically an amendment to Article IV, Permissible Uses, that would allow for "Auto Repair, Minor" within the "DT" Downtown district subject to approval of a Specific Use Permit.
5. **Z2011-005 (Michael)**  
**Discuss** and consider a request by of Jerry Sylo of JBI Partners, Inc. for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on a 264.6-acre property comprised of parcels known as Tracts 17-4, 17-13, 17-15, 17-16 and 40-8 of Abstract 80, W. W. Ford Survey, and situated along the west side of SH 205 (S. Goliad) and south side of S 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.

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 **18<sup>th</sup> day of February, 2011, 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**  
**March 8, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for February 22, 2011 Planning and Zoning Commission meeting

**CONSENT AGENDA**

2. **P2011-001 (Chris)**  
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Co. for approval of a replat for Lot 1, Block A, SPR Packaging Addition, being a 10.19-acre tract zoned (LI) Light Industrial district and located at 1480 Justin Drive, and take any action necessary.
3. **P2011-002 (Chris)**  
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a final plat of Lot 4, Rockwall Market Center South Addition, being 0.9970-acres 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. **Z2011-004 (Robert)**  
Hold a public hearing and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically an amendment to Article IV, Permissible Uses, that would allow for "Auto Repair, Minor" within the "DT" Downtown district subject to approval of a Specific Use Permit, and take any action necessary.
5. **Z2011-005 (Michael)**  
Hold a public hearing and consider a request by of Jerry Sylo of JBI Partners, Inc. for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on a 264.6-acre property comprised of parcels known as Tracts 17-4, 17-13, 17-15, 17-16 and 40-8 of Abstract 80, W. W. Ford Survey, and situated along the west side of SH 205 (S. Goliad) and south side of S FM 549, and take any action necessary.

**DISCUSSION ITEMS**

6. Discuss a joint work session with the Architectural Review Board, 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) **Z2011-001**: SUP for Accessory Building (2585 Rolling Meadows Dr)
  - b) **Z2011-003**: SUP for Emmaus Church (316 South 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 **4<sup>th</sup> day of March, 2011, 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 and ARCHITECTURAL REVIEW BOARD**  
**“JOINT WORK SESSION”**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers Conference Room**  
**March 29, 2011**  
**6:30 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

1. Appointment with City Attorney to discuss the roles and responsibilities of the Planning and Zoning Commission and Architectural Review Board, in relationship to the City's adopted Comprehensive Plan, Unified Development Code, and other relevant development standards.
2. Discuss the site plan review process including communication of the Architectural Review Board's recommendations to the Planning Commission and the Overlay standards currently in place, 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 **25<sup>th</sup> day of March, 2011, 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**  
**March 29, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for March 8, 2011 Planning and Zoning Commission meeting
2. **P2011-003 (Michael)**  
Discuss and consider a request by Randall Pogue of Pogue Engineering & Development Company, Inc., for approval of a replat of Lot 6, Block A, Stone Creek Retail Addition, being 9.3298-acres zoned (PD-70) Planned Development No. 70 district and located at 3066 N Goliad St, and take any action necessary.
3. **SP2011-003 (David)**  
Discuss and consider a request by Kevin McKibben of McDonalds Corp, for approval of an amended site plan and building elevations for the existing McDonalds Restaurant located on Lot 8R, Block A, Rockwall Towne Center Ph 1 Addition, being 1.219-acres zoned (C) Commercial district and located at 610 E IH-30 within the IH-30 Overlay and Scenic Overlay districts, and take any action necessary.
4. **SP2011-004 (Chris)**  
Discuss and consider a request by Stephen Seitz of Seitz Architects, Inc., for approval of an amended site plan for a proposed expansion of Rockwall Surgery Center, which is located on Lot 3R, Block B, The Woods at Rockwall Addition, being 1.1988-acres zoned (C) Commercial district and located at 825 Yellowjacket Lane within the Scenic Overlay district, and take any action necessary.

**DISCUSSION ITEMS**

5. **Z2011-006 (Chris)**  
**Discuss** and consider a request by Jenniffer Norman of JKW Winery LLC for approval of a Specific Use Permit (SUP) to allow for a "winery" within the (PD-7) Planned Development No. 7 district, specifically to be located within The Harbor development at 2083 Summer Lee Drive, Suite 209, being within Lot 2, Block A, The Harbor-Rockwall Addition.
6. **Z2011-007 (Michael)**  
**Discuss** and consider a request by Russell Phillips of Harbor Heights Investors, LP, for approval of a "PD Development Plan" within (PD-32) Planned Development No. 32 district, in accordance with Ordinance No. 10-21, specifically on a 3.945-acre tract of land comprised of all or part of Tracts 1-1, 1-2, 1-3, 7, 9 and 14, Abstract 11, M. J. Barksdale Survey, part of Tract 41, Abstract 207, E. Teal Survey, part of Lot 1, Block 7, George Moton Addition, and part of the existing platted right-of-way for Hilltop Drive, said 3.945-acre tract being situated along the south side of the IH-30 service road west of Horizon Road and more specifically described in a legal description on file at the City of Rockwall Planning Department office.

**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 **25<sup>th</sup> day of March, 2011, 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**  
**April 12, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for March 29, 2011 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

2. **Z2011-005 (Michael)**  
**Continue** a public hearing and consider a request by of Jerry Sylo of JBI Partners, Inc. for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on a 264.6-acre property comprised of parcels known as Tracts 17-4, 17-13, 17-15, 17-16 and 40-8 of Abstract 80, W. W. Ford Survey, and situated along the west side of SH 205 (S. Goliad) and south side of S FM 549, and take any action necessary.
3. **Z2011-006 (Chris)**  
Hold a public hearing and consider a request by Jenniffer Norman of JKW Winery LLC for approval of a Specific Use Permit (SUP) to allow for a “winery” within the (PD-7) Planned Development No. 7 district, specifically to be located within The Harbor development at 2083 Summer Lee Drive, Suite 209, being within Lot 2, Block A, The Harbor-Rockwall Addition, and take any action necessary.
4. **Z2011-007 (Michael)**  
Hold a public hearing and consider a request by Russell Phillips of Harbor Heights Investors, LP, for approval of a “PD Development Plan” within (PD-32) Planned Development No. 32 district, in accordance with Ordinance No. 10-21, specifically on a 3.945-acre tract of land comprised of all or part of Tracts 1-1, 1-2, 1-3, 7, 9 and 14, Abstract 11, M. J. Barksdale Survey, part of Tract 41, Abstract 207, E. Teal Survey, part of Lot 1, Block 7, George Moton Addition, and part of the existing platted right-of-way for Hilltop Drive, said 3.945-acre tract being situated along the south side of the IH-30 service road west of Horizon Road and more specifically described in a legal description on file at the City of Rockwall Planning Department office, 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) **Z2010-021:** Rezoning from “Ag” to “GR” for SWC of FM 549 and SH 205
  - b) **Z2011-004:** UDC Amendment for Auto Repair for “DT” district
  - c) **SP2011-003:** Variances for McDonalds remodel
  - d) **SP2011-004:** Variances for Rockwall Surgery Center expansion

**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 **8<sup>th</sup> day of April, 2011, 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**  
**May 10, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for April 12, 2011 Planning and Zoning Commission meeting

**ACTION ITEMS**

2. **P2011-004 (Chris)**  
Discuss and consider a request by Pann Sribhen of PSA Engineering, LLC for approval of a final plat of Lot 2, Rockwall Market Center South Addition, being 0.702-acres zoned (C) Commercial district and situated at the northwest corner of Ralph Hall Pkwy and Ralph Hall Ct, and take any action necessary.
3. **Z2011-002 (Michael)**  
Discuss and consider a request by Christina Konrad of Kroger, Inc to refile an application within one year of City Council denial, relative to a request for an amendment to (PD-9) Planned Development No. 9 district, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres situated at 2935 Ridge Road within the Scenic Overlay district, and take any action necessary.

**DISCUSSION ITEMS**

4. **Z2011-008 (David)**  
**Discuss** and consider a request by Brad and Amy Thomas for approval of a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (GR) General Retail district, on the rear part of a 0.79-acre tract located at 2002 South Goliad and described as Lot 2, Loretta Anderson Addition (aka Luigi's Restaurant).
5. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
  - a) **Z2011-006:** KE Cellars Winery (The Harbor) - SUP
  - b) **Z2011-007:** Harbor Heights - PD Development 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.

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 **6<sup>th</sup> day of May, 2011, 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**  
**May 31, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for May 10, 2011 Planning and Zoning Commission meeting
2. **MIS2011-004** (Michael)  
Discuss and consider a request by Kathy Adams on behalf of Marcella Hince, 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 the remodeling and expansion of their existing residential home located at 214 Bass Road, being Lot 708, Block C, Rockwall Lake Estates #1, and take any action necessary.

**PUBLIC HEARING ITEMS**

3. **Z2011-008** (David)  
Hold a public hearing and consider a request by Brad and Amy Thomas for approval of a Specific Use Permit (SUP) to allow for a temporary portable beverage service facility within the (GR) General Retail district, on the rear part of a 0.79-acre tract located at 2002 South Goliad and described as Lot 2, Loretta Anderson Addition (aka Luigi's Restaurant), and take any action necessary.

**DISCUSSION ITEMS**

4. **Z2011-010** (Michael)  
**Discuss** and consider a request by Mark Lowen of The Lenity Group LLC for approval of a zoning change from (GR) General Retail district to (PD) Planned Development district, specifically to allow for a congregate care/elderly housing facility on a 4.279-acre tract known as Tract 16-5, Abstract 145, J. D. McFarland Survey, situated along the southeast side of Yellowjacket Lane east of Kyle Drive.
5. **Z2011-011** (David)  
**Discuss** and consider a request by Misty Phillips (and others) for approval of a zoning change from (Ag) Agricultural district to (RO) Residential Office district, on property totaling approximately 3.25-acres overall and comprised of Tract 6 (4031 North Goliad), Tract 21 (4037 North Goliad) and Tract 22 (4035 North Goliad) of Abstract 187, J. Strickland Survey, situated along the west side of North Goliad south of Windham Drive, within the North SH 205 Overlay district.
6. **Z2011-012** (Chris)  
**Discuss** and consider a request by Christina Konrad of Kroger Texas LP for approval of an amendment to (PD-9) Planned Development No. 9 district, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres situated at 2935 Ridge Road within the Scenic Overlay district.
7. **Z2011-013** (Chris)  
**Discuss** and consider a request by Don Lord, on behalf of Jim Menconi of Empire Self Storage, for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Buffalo Ridge" mini-warehouse facility located on Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey, being 8.84-acres overall zoned (C) Commercial district and situated at 5543 and 5573 FM 3097 (Horizon Rd).
8. **Z2011-009** (Michael)  
**Discuss** and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to the provisions and standards for

"Assisted Living Facilities," "Congregate Care Facilities," "Convalescent Care Facilities/Nursing Homes" and other similar uses.

## 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 **27<sup>th</sup> day of May, 2011, 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 14, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for May 31, 2011 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

2. **Z2011-010 (Michael)**  
Hold a public hearing and consider a request by Mark Lowen of The Lenity Group LLC for approval of a zoning change from (GR) General Retail district to (PD) Planned Development district, specifically to allow for a congregate care/elderly housing facility on a 4.279-acre tract known as Tract 16-5, Abstract 145, J. D. McFarland Survey, situated along the southeast side of Yellowjacket Lane east of Kyle Drive, and take any action necessary.
3. **Z2011-011 (David)**  
Hold a public hearing and consider a request by Misty Phillips (and others) for approval of a zoning change from (Ag) Agricultural district to (RO) Residential Office district, on property totaling approximately 3.25-acres overall and comprised of Tract 6 (4031 North Goliad), Tract 21 (4037 North Goliad) and Tract 22 (4035 North Goliad) of Abstract 187, J. Strickland Survey, situated along the west side of North Goliad south of Windham Drive, within the North SH 205 Overlay district, and take any action necessary.
4. **Z2011-012 (Chris)**  
Hold a public hearing and consider a request by Christina Konrad of Kroger Texas LP for approval of an amendment to (PD-9) Planned Development No. 9 district, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres situated at 2935 Ridge Road within the Scenic Overlay district, and take any action necessary.
5. **Z2011-013 (Chris)**  
Hold a public hearing and consider a request by Don Lord, on behalf of Jim Menconi of Empire Self Storage, for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Buffalo Ridge" mini-warehouse facility located on Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey, being 8.84-acres overall zoned (C) Commercial district and situated at 5543 and 5573 FM 3097 (Horizon Rd), and take any action necessary.
6. **Z2011-009 (Michael)**  
Hold a public hearing and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to the provisions and standards for "Assisted Living Facilities," "Congregate Care Facilities," "Convalescent Care Facilities/Nursing Homes" and other similar uses, 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 by City Council:
  - a) **Z2011-008**: SUP for Tropical Sno (Brad Thomas) on Luigi's property
  - b) **MIS2011-004**: Special Exceptions for 214 Bass 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.

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 **27<sup>th</sup> day of May, 2011, 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 28, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for June 14, 2011 Planning and Zoning Commission meeting
2. **P2011-008 (David)**  
Discuss and consider a request by Jerry and Barbara Faircloth for approval of a replat of Lot 8, Skyview Country Estates, being 2.36-acres located at the southeast corner of Breezy Hill Lane and Kimberly Lane within the extra-territorial jurisdiction (ETJ) of the City of Rockwall, and take any action necessary.

**PUBLIC HEARING ITEMS**

3. **Z2011-013 (Chris)**  
**Continue a public hearing** and consider approval of a request by Don Lord, on behalf of Jim Menconi of Empire Self Storage, for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Buffalo Ridge" mini-warehouse facility located on Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey, being 8.84-acres overall zoned (C) Commercial district and situated at 5543 and 5573 FM 3097 (Horizon Rd), 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. **SP2011-006 (Chris)**  
Discuss and consider a request by Michael S. Kendall of Kendall Landscape Architecture for approval of an amended site plan for Rockwall Nursing & Rehabilitation, being a 56,615-sf nursing / convalescent care facility located on the proposed Lot 6, Block C, Horizon Ridge Medical Park Addition, being 4.54-acres zoned (PD-9) Planned Development No. 9 district and situated along the southwest side of Medical Drive, and take any action necessary.
6. **P2011-005 (Chris)**  
Discuss and consider a request by Brad Larsen of Galaxy Ranch Shopping Center for approval of a replat of Lot 2, The Larsen School Addition, being 6.80-acres zoned (PD-10) Planned Development No. 10 district and designated for Commercial uses, located along the northwest side of the future realignment of SH 276 and east of Townsend Rd, and take any action necessary.
7. **Z2011-014 (Michael)**  
**Discuss** and consider a request by Jerry Archer of Archer Car Care for approval of a Specific Use Permit (SUP) to allow for "Auto Repair, Minor" within the (DT) Downtown district, on a 0.23-acre tract known as the west part of Lots 1-4, Block U, Rockwall Old Town Addition and located at 306 E. Washington.
8. **P2011-006 (Michael)**  
Discuss and consider a request by Adam Buczek of The Skorburg Company for approval of a final plat of Stone Creek Phase II-A, being 41 single-family lots on 10.051-acres zoned (PD-70) Planned Development No. 70 district and situated south of Featherstone Drive and east of Deverson Drive, and take any action necessary.

9. **P2011-007 (Michael)**

Discuss and consider a request by Adam Buczek of The Skorburg Company for approval of a final plat of Stone Creek Phase II-B, being 52 single-family lots on 10.315-acres zoned (PD-70) Planned Development No. 70 district and situated north and east of Bordeaux Drive and northwest of Featherstone Drive, 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 **24<sup>th</sup> day of June, 2011, 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 12, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for June 28, 2011 Planning and Zoning Commission meeting.
2. **P2011-005 (Chris)**  
Discuss and consider a request by Brad Larsen of Galaxy Ranch Shopping Center for approval of a replat of Lot 2, The Larsen School Addition, being 6.80-acres zoned (PD-10) Planned Development No. 10 district and designated for Commercial uses, located along the northwest side of the future realignment of SH 276 and east of Townsend Rd, and take any action necessary.
3. **P2011-006 (Michael)**  
Discuss and consider a request by Adam Buczek of The Skorburg Company for approval of a final plat of Stone Creek Phase II-A, being 41 single-family lots on 13.121-acres zoned (PD-70) Planned Development No. 70 district and situated south of Featherstone Drive and east of Deverson Drive, and take any action necessary.
4. **P2011-007 (Michael)**  
Discuss and consider a request by Adam Buczek of The Skorburg Company for approval of a final plat of Stone Creek Phase II-B, being 52 single-family lots on 10.315-acres zoned (PD-70) Planned Development No. 70 district and situated north and east of Bordeaux Drive and northwest of Featherstone Drive, and take any action necessary.

**PUBLIC HEARING ITEMS**

5. **Z2011-013 (Chris)**  
**Continue a public hearing** and consider approval of a request by Don Lord, on behalf of Jim Menconi of Empire Self Storage, for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Buffalo Ridge" mini-warehouse facility located on Tracts 26, 26-4 and 26-6, Abstract 80, W. W. Ford Survey, being 8.84-acres overall zoned (C) Commercial district and situated at 5543 and 5573 FM 3097 (Horizon Rd), and take any action necessary.
6. **Z2011-014 (Michael)**  
Hold a public hearing and consider a request by Jerry Archer of Archer Car Care for approval of a Specific Use Permit (SUP) to allow for "Auto Repair, Minor" within the (DT) Downtown district, on a 0.23-acre tract known as the west part of Lots 1-4, Block U, Rockwall Old Town Addition and located at 306 E. Washington, and take any action necessary.
7. **Z2011-016 (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 District No. 70, being 395-acres of land overall and generally known as the Stone Creek Development, located along the east side SH 205, south side of FM 552, west of Hays Road and John King Boulevard and north of Quail Run Road, and take any action necessary.

**SITE PLANS / PLATS**

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



9. **SP2011-006 (Chris)**

Discuss and consider a request by Michael S. Kendall of Kendall Landscape Architecture for approval of an amended site plan for Rockwall Nursing & Rehabilitation, being a 56,615-sf nursing / convalescent care facility located on the proposed Lot 6, Block C, Horizon Ridge Medical Park Addition, being 4.54-acres zoned (PD-9) Planned Development No. 9 district and situated along the southwest side of Medical Drive, and take any action necessary.

10. **MIS2011-005 (Chris)**

Discuss and consider a request by Dan DeMeyer of Rockwall Area Habitat for Humanity for a waiver to the front yard setback requirements set forth in Article V, Section 6.4, Southside Residential Neighborhood Overlay (SRO) District, of the City of Rockwall Unified Development Code for a proposed single-family home located on Lot 42, Canup Addition, being 904 Davey Crocket, which is zoned SF-7 District and located within the (SRO) Southside Residential Neighborhood Overlay District, and take any action necessary.

### **DISCUSSION ITEMS**

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

- a) **P2011-008:** Replat (Skyview Country Estates - Lot 8)
- b) **Z2011-009:** UDC Amendments (Congregate Care, Assisted Living, etc)
- c) **Z2011-010:** Lenity Group PD (Congregate Care on Yellow Jacket Ln)
- d) **Z2011-011:** Ag to RO - 4031-4037 North Goliad
- e) **Z2011-012:** Kroger Fuel PD Amendment

### **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 **8<sup>th</sup> day of July, 2011, 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**  
**July 26, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for July 12, 2011 Planning and Zoning Commission meeting
2. **MIS2011-006 (David)**  
Discuss and consider a request by Juventino and Maria Acosta for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord 09-37), specifically for the replacement of a carport structure that encroaches into the minimum front yard setback, located at 251 Bass Road, being Lot 438, Block D, Rockwall Lake Estates #1, and take any action necessary.
3. **MIS2011-007 (David)**  
Discuss and consider a request by Herman and April Rodriguez for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord 09-37), specifically for the construction of a detached garage not meeting the exterior materials requirements, located at 373 Blanche, being Lots 882 and 883, Block A, Rockwall Lake Estates #2, and take any action necessary.

**DISCUSSION ITEMS**

4. **P2011-009 (Chris)**  
Discuss and consider a request by Chris Cuny of F.C. Cuny Corp for approval of a final 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).
5. **Z2011-017 (David)**  
**Discuss** and consider a request by Stuart and Brenda Meyers for approval of an amendment to an existing Specific Use Permit (Ord. No. 06-52), including a request to allow for a "Hair Salon" and a "General Retail Store" in conjunction with the existing "restaurant of less than 2,000-sf," within (PD-50) Planned Development No. 50 district, specifically on Lot 1, Abate Injury Rehab Center Addition, located at 506 N. Goliad.
6. **Z2011-018 (Michael)**  
**Discuss** and consider a request by Mark Lowen of The Lenity Group LLC for approval of a Specific Use Permit (SUP) to allow for a "congregate care facility" within the (GR) General Retail district, specifically on a 4.26-acre tract known as Tract 16-5, Abstract 145, J. D. McFarland Survey, situated along the southeast side of Yellowjacket Lane east of Kyle Drive.
7. **Z2011-019 (Michael)**  
**Discuss** and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to the addition of new listed uses and standards for "Urban Agriculture."
8. Discuss status of Planning Commission's recommendations from 2009 PD Review, specifically for PD-26 and PD-31, 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 **22<sup>nd</sup> day of July, 2011, 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**  
**August 9, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for July 26, 2011 Planning and Zoning Commission meeting
2. **P2011-009 (Chris)**  
Discuss and consider a request by Chris Cuny of F.C. Cuny Corp for approval of a final 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).

**PUBLIC HEARING ITEMS**

3. **Z2011-017 (David)**  
Hold a public hearing and consider a request by Stuart and Brenda Meyers for approval of an amendment to an existing Specific Use Permit (Ord. No. 06-52), including a request to allow for a "Hair Salon" and a "General Retail Store" in conjunction with the existing "restaurant of less than 2,000-sf," within (PD-50) Planned Development No. 50 district, specifically on Lot 1, Abate Injury Rehab Center Addition, located at 506 N. Goliad, and take any action necessary.
4. **Z2011-018 (Michael)**  
Hold a public hearing and consider a request by Mark Lowen of The Lenity Group LLC for approval of a Specific Use Permit (SUP) to allow for a "congregate care facility" within the (GR) General Retail district, specifically on a 4.26-acre tract known as Tract 16-5, Abstract 145, J. D. McFarland Survey, situated along the southeast side of Yellowjacket Lane east of Kyle Drive, and take any action necessary.
5. **Z2011-019 (Michael)**  
Hold a public hearing and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to the addition of new listed uses and standards for "Urban Agriculture," 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) **MIS2011-006:** Special Exception – Carport at 251 Bass Rd
  - b) **Z2011-013:** Buffalo Ridge Mini-Warehouse (SUP)
  - c) **Z2011-014:** Archer Car Care (SUP)
  - d) **Z2011-016:** Stone Creek PD-70 Amendment

**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 **5<sup>th</sup> day of August, 2011, 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**  
**August 30, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for August 9, 2011 Planning and Zoning Commission meeting
2. **P2011-011 (Chris)**  
Discuss and consider a request by Jay Bedford of AJ Bedford Group, Inc. for approval of a replat of Lots 1, 4 and 5, Block A, Original Town of Rockwall Addition, being 0.356-acre zoned (DT) Downtown district and including the properties located at 301 North Alamo and 303 North Alamo, and take any action necessary.
3. **P2011-015 (David)**  
Discuss and consider a request by Jack DeGagne of Darden SW, LLC for approval of a replat of Lot 10, Rockwall Business Park East Addition, being 12.661-acres overall zoned (C) Commercial district and situated along the south side of IH-30, west of SH 205 and along the north side of Ralph Hall Pkwy, and take any action necessary.

**SITE PLANS / PLATS**

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
5. **MIS2011-008 (Chris)**  
Discuss and consider a request by Rob Gates of Cole Mountain, Inc. for approval of variances to the architectural requirements of the SH 205 Overlay district, relative to proposed exterior modifications to the existing façade of the building located at 1407 South Goliad (former Richard's BBQ, etc), being a 0.5-acre tract known as Tract 34, Abstract 255, B. J. T. Lewis Survey, and take any action necessary.

**DISCUSSION ITEMS**

6. **P2011-012 (Chris)**  
**Discuss** and consider a request by Dan Demeyer of Rockwall Area Habitat for Humanity for approval of a residential replat of the west part of Lot 1, Block J, Sanger Brothers Addition, specifically to create two (2) residential lots, being 0.28-acre overall zoned (SF-7) Single Family Residential district and located at the southeastern corner of Sam Houston and Ross within the (SRO) Southside Residential Overlay district, and take any action necessary.
7. **P2011-016 (David)**  
Discuss and consider a request by David and Anne Ruff for approval of a final plat of the Ruff and Sartain Addition, being 0.71-acres overall zoned (SF-7) Single Family Residential district and including properties currently described as Tract 27-01, Abstract 29, R. Ballard Survey (206 Hammack Ln) and Tract 56, Abstract 29, R. Ballard Survey (805 Aluminum Plant Rd), and take any action necessary.
8. **P2011-014 (Michael)**  
Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a preliminary plat of the Harbor District Addition, being 10.812-acres overall zoned (PD-32) Planned Development No. 32 district and situated along the south side of IH-30, north of Summer Lee Dr and east of Shoreline Dr, and take any action necessary.

9. **SP2011-009 (Michael)**

Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a PD Site Plan of the Trend Tower at the Harbor, being a seven (7) story office / commercial building to be located on a 2.149-acre tract proposed to be Lot 1, Block A, Harbor District Addition, which is zoned (PD-32) Planned Development No. 32 district and south of IH-30 and west of Horizon Road, and take any action necessary.

10. **Z2011-020 (Michael)**

**Discuss** and consider a request by Rob Whittle for approval of a "PD Development Plan" within (PD-32) Planned Development No. 32 district, in accordance with Ordinance No. 10-21, specifically on tracts of land totaling approximately 12.72-acres and comprised of Tracts 12, 12-1, 16 and 16-1, Abstract 11, M. J. Barksdale Survey; Lot 1-1, Block A, Henry Africa Subdivision; and Lot 3A, Block A, Shoreline Plaza Addition; said 12.72-acres being situated along the south side of the IH-30 service road west of Shoreline Drive and more specifically described in legal descriptions on file at the City of Rockwall Planning Department office, 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 **26<sup>th</sup> day of August, 2011, 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 13, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

*Approval of Minutes* for August 30, 2011 Planning and Zoning Commission meeting

**CONSENT AGENDA**

1. **P2011-014 (Michael)**  
Discuss and consider a request by Chris Cuny of F. C. Cuny Corp for approval of a preliminary plat of the Harbor District Addition, being 10.812-acres overall zoned (PD-32) Planned Development No. 32 district and situated along the south side of IH-30, north of Summer Lee Dr and east of Shoreline Dr, and take any action necessary.
2. **P2011-016 (David)**  
Discuss and consider a request by David and Anne Ruff for approval of a final plat of the Ruff and Sartain Addition, being 0.71-acres overall zoned (SF-7) Single Family Residential district and including properties currently described as Tract 27-01, Abstract 29, R. Ballard Survey (206 Hammack Ln) and Tract 56, Abstract 29, R. Ballard Survey (805 Aluminum Plant Rd), and take any action necessary.

**PUBLIC HEARINGS**

3. **P2011-012 (Chris)**  
Hold a public hearing and consider a request by Dan Demeyer of Rockwall Area Habitat for Humanity for approval of a residential replat of the west part of Lot 1, Block J, Sanger Brothers Addition, specifically to create two (2) residential lots, being 0.28-acre overall zoned (SF-7) Single Family Residential district and located at the southeastern corner of Sam Houston and Ross within the (SRO) Southside Residential Overlay district, and take any action necessary.
4. **Z2011-020 (Michael)**  
Hold a public hearing and consider a request by Rob Whittle for approval of a "PD Development Plan" within (PD-32) Planned Development No. 32 district, in accordance with Ordinance No. 10-21, specifically on tracts of land totaling approximately 12.72-acres and comprised of Tracts 12, 12-1, 16 and 16-1, Abstract 11, M. J. Barksdale Survey; Lot 1-1, Block A, Henry Africa Subdivision; and Lot 3A, Block A, Shoreline Plaza Addition; said 12.72-acres being situated along the south side of the IH-30 service road west of Shoreline Drive and more specifically described in legal descriptions on file at the City of Rockwall Planning Department office, and take any action necessary.

**SITE PLANS / PLATS**

5. **SP2011-011 (David)**  
Discuss and consider a request by Suzanne Duval of Murphy Oil, for approval of an amended site plan and variance to the exterior material requirements for the existing Murphy Oil located at 776 E-I30, specifically to allow for a metal storage building located on Lot 5, Block A, Wal-Mart Supercenter Addition, being 1.013 acres, zoned (C) Commercial district and situated within the I-30 Overlay district, and take any action necessary.

## **DISCUSSION ITEMS**

6. Discuss upcoming election of Chair / Vice-Chair positions for Planning and Zoning Commission
7. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
  - a) **MIS2011-008**: Variance (Building materials) – Cole Mountain restaurant
  - b) **Z2011-017**: The Life House (SUP)
  - c) **Z2011-018**: Congregate Care (SUP) – Lenity Group
  - d) **Z2011-019**: UDC Amendment re: Urban Agriculture

## **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 **9<sup>th</sup> day of September, 2011, 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**  
**September 27, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

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

**DISCUSSION ITEMS**

1. **Z2011-021 (Michael)**  
***Discuss*** and consider a request by Jill Blase of Blase Family Farm for approval of a Specific Use Permit (SUP) to allow for an "Urban Farm" within (PD-3) Planned Development No. 3 district, specifically on a 13.3-acre tract of land comprised of Tract 11-3, Abstract 21, N. Butler Survey, and Tract 11-3, Abstract 98, A. Hanna Survey, located at 1232 East Fork Drive.
  
2. **Z2011-022 (David)**  
***Discuss*** and consider a request by Misty Phillips for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" and "General Retail" uses within the (RO) Residential Office district, specifically on a 0.609-acre tract located at 4037 North Goliad and currently described as Tract 21, Abstract 187, J. Strickland Survey.
  
3. Planning Director's Report on the following Planning and Zoning Commission matters that have been recently acted on by City Council:
  - a) **P2011-012:** Habitat for Humanity - Sanger Brothers Addition (Replat)
  - b) **P2011-014:** Harbor District Addition (Preliminary Plat)
  - c) **P2011-016:** Ruff and Sartain Addition (Final Plat)
  - d) **Z2011-020:** Harbor Phase 2 (PD Development 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.

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 **23<sup>rd</sup> day of September, 2011, 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 11, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

1. **Z2011-021 (Michael)**  
Hold a public hearing and consider a request by Jill Blase of Blase Family Farm for approval of a Specific Use Permit (SUP) to allow for an "Urban Farm" within (PD-3) Planned Development No. 3 district, specifically on a 13.3-acre tract of land comprised of Tract 11-3, Abstract 21, N. Butler Survey, and Tract 11-3, Abstract 98, A. Hanna Survey, located at 1232 East Fork Drive, and take any action necessary.
  
2. **Z2011-022 (David)**  
Hold a public hearing and consider a request by Misty Phillips for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" and "General Retail" uses within the (RO) Residential Office district, specifically on a 0.609-acre tract located at 4037 North Goliad and currently described as Tract 21, Abstract 187, J. Strickland Survey, and take any action necessary.

**SITE PLANS / PLATS**

3. **P2003-004 (Michael)**  
Discuss and consider a request by Jeff Miles of JBI Partners that the "expired" preliminary plat for Caruth Lakes Phases 6, 7 and 8 be reinstated, in accordance with the City of Rockwall Subdivision Ordinance, the subject site being a 139.653-acre tract of land zoned (PD-5) Planned Development No. 5 district and situated along the west side of John King Blvd and FM 1141, south of Quail Run Rd and north of SH 66, 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, JoDee Sanford, Planning and Zoning Coordinator 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 **7<sup>th</sup> day of October, 2011, 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**  
**October 25, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for September 13, 2011 Planning and Zoning Commission meeting
2. **Approval of Minutes** for September 27, 2011 Planning and Zoning Commission meeting
3. **P2011-017 (Michael)**  
Discuss and consider a request by Dan Roach of the Lenity Group, LLC for approval of a final plat of Rockwall Retirement Residence Addition, being 4.279-acre tract zoned (GR) General Retail district and located at 963 W Yellow Jacket Lane, and take any action necessary.
4. **P2011-018 (Chris)**  
Discuss and consider a request by Arlyn W. Samuelson of Pogue Engineering & Development Co. for approval of a final plat of Lot 6, Block C, Horizon Ridge Medical Park Addition, being 8.1425-acres zoned (PD-9) Planned Development No. 9 district and located at 5242 Medical Drive, and take any action necessary.
5. **P2011-019 (David)**  
Discuss and consider a request by Chris Cuny of FC Cuny Corp for approval of a vacation plat of the Rockwall Car Wash Addition, being 1.048-acres zoned (PD-46) Planned Development No. 46 district and situated along the north side of SH 276 east of FM 549, and take any action necessary.

**DISCUSSION ITEMS**

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **SP2011-013 (Chris)**  
Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants for approval of a site plan for Autozone, being a proposed 7,365-sf retail store located on Lot 13R, Block A, Horizon Ridge Addition, being a 1.02-acre tract zoned (PD-9) Planned Development No. 9 district and situated along the east side of Ridge Road north of Summer Lee Drive and south of Arista Drive, within the Scenic Overlay district, and take any action necessary.
8. **SP2011-014 (David)**  
Discuss and consider a request by Jim Gahl of Gahl Architecture, Inc. for approval of a site plan for Inwood National Bank, being a proposed 5,555-sf financial institution located on Lot 4, Carlisle Plaza Addition, being a 1.0664-acre tract zoned (C) Commercial district and located at 599 East IH-30 (formerly World Savings Bank), within the Scenic Overlay district, and take any action necessary.
9. **Z2011-023 (Michael)**  
**Discuss** and consider a request by Tommy Yetts of Rockwall Marine for approval of a Specific Use Permit (SUP) to allow for the expansion of a pre-existing boat and trailer dealership (with accessory repair and storage) within (PD-46) Planned Development No. 46 district, located at 2315 SH 276 and being 2.19-acres overall to be comprised of all of Tract 2-7, Abstract 186, J. A. Ramsey Survey (1.497-acres) and part of Tract 2, Abstract 186, J. A. Ramsey Survey (0.694-acre).

10. **Z2011-024 (Michael)**

**Discuss** and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to provisions for outside storage and/or display.

11. **MIS2011-003 (Robert)**

Discuss the status and approval process of the 2011 Rockwall Comprehensive Plan Update, 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 **21<sup>st</sup> day of October, 2011, 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 8, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for October 11, 2011 Planning and Zoning Commission meeting
2. **Approval of Minutes** for October 25, 2011 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

3. **MIS2011-009 (Robert)**  
Hold a public hearing in consideration of the 2011 Rockwall Comprehensive Plan Update.
4. **Z2011-023 (Michael)**  
Hold a public hearing and consider a request by Tommy Yetts of Rockwall Marine for approval of a Specific Use Permit (SUP) to allow for the expansion of a pre-existing boat and trailer dealership (with accessory repair and storage) within (PD-46) Planned Development No. 46 district, located at 2315 SH 276 and being 2.19-acres overall to be comprised of all of Tract 2-7, Abstract 186, J. A. Ramsey Survey (1.497-acres) and part of Tract 2, Abstract 186, J. A. Ramsey Survey (0.694-acre), and take any action necessary.
5. **Z2011-024 (Michael)**  
Hold a public hearing and consider approval of a city-initiated request to amend the Unified Development Code (Ord. No. 04-38), specifically Article IV, Permissible Uses, relative to provisions for outside storage and/or display, and take any action necessary.

**ACTION ITEMS**

6. **MIS2011-010 (Robert)**  
Discuss and consider approval of a request from Marcus Cummings of Drees Custom Homes for a variance from the (PD-70) Planned Development District No. 70 development standards specifically to allow a corner lot with fencing on the side property line adjacent to the street to be setback less than five (5) feet for Lot 9, Block E, and Lot 10, Block E, Stone Creek Addition located at 781 Featherstone and 778 Hanover Drive, respectively, 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. **SP2011-013 (Chris)**  
Discuss and consider a request by Jonathan Hake of Cross Engineering Consultants for approval of a site plan for Autozone, being a proposed 7,365-sf retail store located on Lot 13R, Block A, Horizon Ridge Addition, being a 1.02-acre tract zoned (PD-9) Planned Development No. 9 district and situated along the east side of Ridge Road north of Summer Lee Drive and south of Arista Drive, within the Scenic Overlay district, and take any action necessary.
9. **SP2011-014 (David)**  
Discuss and consider a request by Jim Gahl of Gahl Architecture, Inc. for approval of a site plan for Inwood National Bank, being a proposed 5,555-sf financial institution located on Lot 4, Carlisle Plaza Addition, being a 1.0664-acre tract zoned (C) Commercial district and located at 599 East IH-30 (formerly World Savings Bank), within the Scenic 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 **4<sup>th</sup> day of November, 2011, 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**  
**November 29, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for November 8, 2011 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

2. **MIS2011-009 (Robert)**  
Hold a public hearing and consider making a recommendation to City Council relative to the 2011 Rockwall Comprehensive Plan Update, and take any action necessary.

**ACTION 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. **SP2011-015 (Michael)**  
Discuss and consider a request by Bennett Ratliff of The Ratliff Group, LLC for approval of an amended site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd, and take any action necessary.
5. **SP2011-016 (Michael)**  
Discuss and consider a request by Scott Self of Pro Soap, Inc., for approval of a variance to the Architectural Standards of the IH-30 Overlay district, specifically to allow for a 1500-sf metal building on the property located at 1830 E IH-30, being 1.92-acres zoned (LI) Light Industrial district and described as Tract 9-2, Abstract 134, J. Lockhart Survey, and take any action necessary. **(Note: 3/4 vote by City Council required for approval)**

**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 **23<sup>rd</sup> day of November, 2011, 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 13, 2011**  
**6:00 P.M.**

**CALL TO ORDER**

**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. **SP2011-015 (Chris)**  
Discuss and consider a request by Bennett Ratliff of The Ratliff Group, LLC for approval of an amended site plan for Honda of Rockwall, located on the proposed Lot 1, Block 1, Honda of Rockwall Addition, being 8.686-acres zoned (C) Commercial district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce St and west of John L. King Blvd, and take any action necessary.
3. **P2011-016 (Robert)**  
Discuss and consider a request by Robert S. Whittle of Mariah Bay Development, Inc., Heath Golf and Yacht Club, and Rockwall Hotel and Conference Group, Inc., and Fredric Smith, representing TF-Harbor, LLC, for approval of a replat of Lots 1 and 2, Block A, The Harbor - Rockwall Addition, and an unplatted 8.139-acre tract located in Abstract 11, M. J. Barksdale Survey, being 31.5797-acres overall zoned (PD-7) Planned Development No. 7 district and (PD-32) Planned Development No. 32 district, and generally situated along the northwest side of Summer Lee Drive south of IH-30 and west of Lakefront Trail, 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 **9<sup>th</sup> day of December, 2011, 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**  
**December 27, 2011**  
**6:00 P.M.**

## **CALL TO ORDER**

### **ACTION ITEMS**

1. **Approval of Minutes** for November 29, 2011 Planning and Zoning Commission meeting
2. **Approval of Minutes** for December 13, 2011 Planning and Zoning Commission meeting
3. **P2011-021 (Chris)**  
Discuss and consider a request by Wade Davis of AutoZone for approval of a replat of Lot 13R, Block A, Horizon Ridge Addition, being a 1.02-acre tract zoned (PD-9) Planned Development No. 9 district and located at 3021 Ridge Road, and take any action necessary.

### **DISCUSSION ITEMS**

4. **Z2011-026 (David)**  
**Discuss** and consider a request by Frank Conselman for approval of a Specific Use Permit (SUP) allowing for a landing/stairs exceeding the maximum requirements within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area adjacent to their property at 1210 Crestcove Drive, being Lot 26, Block B, Hillcrest Shores Phase 3 Addition.
5. **Z2011-025 (Michael)**  
**Discuss** and consider a request from Mushtak Khatri of T Rockwall Commons, LLC for approval of an amendment to (PD-1) Planned Development No. 1 district, specifically for a PD Concept / Development plan for "Rockwall Commons Phase II," being a proposed retail and residential mixed-use development on a 2.88-acre tract currently described as Tract 6-2, Abstract 255, B. J. T. Lewis Survey, located along the east side of Ridge Road immediately north of Rockwall Commons 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.

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 **23<sup>rd</sup> day of December, 2011, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.