

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 10, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for December 27, 2011 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

2. **Z2011-026 (David)**  
Hold a public hearing 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, and take any action necessary.
3. **Z2011-025 (Michael)**  
Hold a public hearing 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, 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 **6<sup>th</sup> day of January, 2012, 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 31, 2012**  
**6:00 P.M.**

## **CALL TO ORDER**

### **ACTION ITEMS**

1. **Approval of Minutes** for January 10, 2012 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.
3. **SP2011-006 (Chris)**  
Discuss and consider a request by Michael S. Kendall of Kendall Landscape Architecture for approval of **amended** building elevations for the 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.
4. **SP2011-018 (Michael)**  
Discuss and consider a request by Greg Peters of Pacheco Koch for approval of special exceptions to the Unified Development Code, in association with an administrative site plan for the Hatfield & Company development, being a 50,108-sf office/warehouse development located on part of Lot 2, Block B, Rockwall Technology Park Addition, being 3.665-acres zoned (LI) Light Industrial district and situated at the southwest corner of Innovation Dr and Discovery Blvd, and take any action necessary.

### **DISCUSSION ITEMS**

5. **Z2012-001 (Chris)**  
**Discuss** and consider a request by Roger Sefzik of Hoss Properties, LLC for approval of a zoning change from (Ag) Agricultural district to (LI) Light Industrial district on a 1-acre property located at 1785 I-30 and known as Tract 5-1, Abstract 134, J. Lockhart Survey.
6. **Z2012-002 (David)**  
**Discuss** and consider a request by Sandy Johnson of Bella's House for approval of a Specific Use Permit (SUP) to allow for an "Antiques / Collectible Store" within the (DT) Downtown district, specifically in conjunction with their existing retail business located at 206 E. Rusk, being a 0.057-acre tract known as west 25-ft of Lot 2, Block L, Rockwall O T Addition.
7. **P2012-001 (Michael)**  
Discuss and consider a request by Jay Bedford of A.J. Bedford Group, Inc., for approval of a final plat of Lot 1, Block A, Yetts Addition, being a 2.202-acre tract zoned (PD-46) Planned Development No. 46 district and located at 2315 SH 276.
8. **P2012-002 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 7A Addition, being 20 single family lots on 4.47-acres tract zoned (PD-5) Planned Development No. 5 district and located along the north side of Bay Line Dr.

9. **P2012-003 (Michael)**

Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a preliminary plat of Ridge/Summer Lee Addition, being two lots on 4.19-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district.

10. **SP2012-001 (Michael)**

Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district.

## **ADJOURNMENT**

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

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 January, 2012, 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 14, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for January 31, 2012 Planning and Zoning Commission meeting

**CONSENT AGENDA ITEMS**

2. **P2012-002 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 7A Addition, being 20 single family lots on 4.47-acres tract zoned (PD-5) Planned Development No. 5 district and located along the north side of Bay Line Dr, and take any action necessary.
3. **P2012-003 (Michael)**  
Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a preliminary plat of Ridge/Summer Lee Addition, being two lots on 4.19-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district, 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. **SP2012-001 (Michael)**  
Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district, and take any action necessary.
6. **MIS2012-001 (Robert)**  
Discuss and consider a request by Larry Gray for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord 09-37), specifically to the "one-time replacement" standards in Area 2, for a proposed manufactured home on Lots 851 and 852, Rockwall Lake Estates #2 Addition, which is located at 162 Donald, and take any action necessary.

**PUBLIC HEARING ITEMS**

7. **Z2012-001 (Chris)**  
Hold a public hearing and consider a request by Roger Sefzik of Hoss Properties, LLC for approval of a zoning change from (Ag) Agricultural district to (LI) Light Industrial district on a 1-acre property located at 1785 I-30 and known as Tract 5-1, Abstract 134, J. Lockhart Survey, and take any action necessary.

8. **Z2012-002 (David)**

Hold a public hearing and consider a request by Sandy Johnson of Bella's House for approval of a Specific Use Permit (SUP) to allow for an "Antiques / Collectible Store" within the (DT) Downtown district, specifically in conjunction with their existing retail business located at 206 E. Rusk, being a 0.057-acre tract known as west 25-ft of Lot 2, Block L, Rockwall O T Addition, 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 **10<sup>th</sup> day of February, 2012, 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 28, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for February 14, 2012 Planning and Zoning Commission meeting
2. **P2012-001 (Michael)**  
Discuss and consider a request by Jay Bedford of A.J. Bedford Group, Inc., for approval of a final plat of Lot 1, Block A, Yetts Addition, being a 2.202-acre tract zoned (PD-46) Planned Development No. 46 district and located at 2315 SH 276, and take any action necessary.
3. **P2012-004 (David)**  
Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. for approval of a replat of Lots 3 and 5, Block A, Newman Center Addition, being 3.301-acres tract zoned (C) Commercial district and located at 1030 and 1040 East IH-30, and take any action necessary.

**ACTION ITEMS**

4. **SP2012-002 (Robert)**  
Discuss and consider a request by Cliff Applegate of The Lathrop Company for approval of exceptions to the Unified Development Code, specifically to the parking standards, the landscaping standards, the screening standards and the General Industrial District standards, in association with an administrative site plan for the Project Ontario development, being a 276,548-sf industrial development located on a 38.932-acre tract comprised of Tract 7, Abstract 125, J. H. B. Jones Survey, and Tracts 15 and 15-1, Abstract 186, J. A. Ramsey Survey, zoned (LI) Light Industrial district and situated along the south side of Discovery Blvd, the north side of Springer Ln and the west side of Data Dr, and take any action necessary.
5. **SP2012-005 (Robert)**  
Discuss and consider a request by Gary J. Jacobs of Jacobs & Associates for approval of exceptions to the Unified Development Code, specifically to the parking standards and the General Industrial District standards, in association with an administrative site plan for Whitmore Manufacturing Company, being a proposed 113,634-sf expansion, located on Lot 3, Block A, Whitmore Industrial Park, being 6.379-acres zoned (LI) Light Industrial district and located at 930 Whitmore Dr., and take any action necessary.
6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **SP2012-001 (Michael)**  
Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a site plan of a 15,808-sf retail building located on the proposed Lot 1, Block A, Ridge/Summer Lee Addition, being 2.58-acres zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district, and take any action necessary.

8. **SP2012-004 (Chris)**

Discuss and consider a request by Zac Bartz of Alliance Architects for approval of **amended** building elevations for Lakeside Chevrolet, being an existing auto dealership located on Lot 3, Block A, Lakeside Chevrolet Addition, being 8.635-acres zoned (C) Commercial district and situated within the SH 205 Overlay district and the IH-30 Overlay district, located at 2005 S. Goliad St, and take any action necessary.

## **DISCUSSION ITEMS**

9. **SP2012-003 (Chris)**

Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a site plan for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district.

10. **SP2012-006 (Chris)**

Discuss and consider a request by Brian Nebel of Lend Lease for approval of a site plan for 7-Eleven, being a proposed 3,010-sf convenience store and fuel center located on a 0.8323 acre tract, being Tract 22, Abstract 255, B J T Lewis Survey zoned (C) Commercial district and situated within the SH 205 Overlay district, located at 1815 S. Goliad St.

11. **Z2012-003 (David)**

**Discuss** and consider a request by Jenniffer Norman of JW Winery, LLC for approval of a Specific Use Permit (SUP) to allow for an "Winery" within the (DT) Downtown district, specifically located at 301 N. San Jacinto, a 0.23-acre tract being part of Lot 1, 4 & 5, Block C, Rockwall O T 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 **24<sup>th</sup> day of February, 2012, 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 13, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for February 28, 2012 Planning and Zoning Commission meeting
2. **P2012-005 (Chris)**  
Discuss and consider a request by Ron Ramirez of Wier & Associates, Inc., for approval of a replat of Lot 2, Block B, Rockwall Technology Park, being a 11.361-acre tract zoned (LI) Light Industrial district and situated along the south side of Discovery Blvd, the north side of SH-276 and the west side of Innovation Dr, and take any action necessary.

**ACTION ITEMS**

3. **MIS2012-002 (David)**  
Discuss and consider a request by Margarito Arroyo for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord 09-37), specifically to the "one-time replacement" standards in Area 2, for a proposed manufactured home on Lot 845A, Rockwall Lake Estates #2 Addition, which is located at 202 Blanche Dr., 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. **SP2012-003 (Chris)**  
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a site plan for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district.

**PUBLIC HEARING ITEMS**

6. **Z2012-003 (David)**  
Hold a public hearing and consider a request by Jenniffer Norman of JW Winery, LLC for approval of a Specific Use Permit (SUP) to allow for an "Winery" within the (DT) Downtown district, specifically located at 301 N. San Jacinto, a 0.23-acre tract being part of Lot 1, 4 & 5, Block C, Rockwall O T Addition.

**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) **P2012-001:** Yetts Addition (Rockwall Marine)
  - b) **P2012-004:** Newman Center Addition (Rockwall Honda)
  - c) **SP2012-002:** Project Ontario (Variances)
  - d) **SP2012-004:** Lakeside Chevrolet (Variances)
  - e) **SP2012-005:** Whitmore Manufacturing (Variances)
  - f) Comprehensive Plan Update 2012

**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 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 **9<sup>th</sup> day of March, 2012, 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 27, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT ITEMS**

1. **Approval of Minutes** for March 13, 2012 Planning and Zoning Commission meeting.
2. **P2012-010 (Chris)**  
Discuss and consider a request by Ron Ramirez of Weir & Associates for approval of a final plat, for Lot 2, Block B of the Rockwall Technology Park Phase III, City of Rockwall, Texas, being a 38.932-acre tract comprised of Tract 7, Abstract 125, J. H. B. Jones Survey, and Tracts 15 and 15-1, Abstract 186, J. A. Ramsey Survey, zoned (LI) Light Industrial district and situated along the south side of Discovery Blvd, the north side of Springer Ln and the west side of Data Dr, and take any action necessary.
3. **P2012-008 (Chris)**  
Discuss and consider a request by Bryan Burger of Burger Engineering, LLC for approval of a final plat for Ridge/Summer Lee Addition, City of Rockwall, Texas, being a 4.1878-acre tract zoned (PD-9) Planned Development No. 9 district and designated for "general retail" uses, situated at the southeast corner of Ridge Road and Summer Lee Drive within the Scenic Overlay district, and take any action necessary.

**ACTION 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. **SP2012-006 (Chris)**  
Discuss and consider a request by Brian Nebel of Lend Lease for approval of a site plan for 7-Eleven, being a proposed 3,010-sf convenience store and fuel center located on a 0.8323 acre tract, being Tract 22, Abstract 255, B J T Lewis Survey zoned (C) Commercial district and situated within the SH 205 Overlay district, located at 1815 S. Goliad St, and take any action necessary.
6. **SP2012-003 (Chris)**  
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of the building elevations for the Rockwall MOB Clinic, being a 16,600-sf medical office building located on Lot 2, Block B, North Lakeshore Valley, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.

**DISCUSSION ITEMS**

7. **P2012-006 (David)**  
**Discuss** and consider a request by John F. Dudek of Dudek Properties, LLC. for approval of a residential replat of Lots 33 and 34, Block A, Chandlers Landing Phase 2, City of Rockwall, Texas, being 0.28-acre tract zoned (PD-8) Planned Development No. 8 district and located at 430 and 432 Columbia Drive. (**Public Hearing Required**)

8. **P2012-007 (David)**  
**Discuss** and consider a request by Billy Self for approval of a residential replat of Lots 8 and 9, Block B, Harbor Landing Phase 2, City of Rockwall, Texas, being 0.46-acre tract zoned (PD-8) Planned Development No. 8 district and located at 323 and 321 Harborview Drive. **(Public Hearing Required)**
9. **SP2011-009 (Chris/Robert)**  
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, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road.
10. **SP2012-008 (David)**  
Discuss and consider a request by Carol Inman for approval of a PD Site Plan for a Hair Salon and Sign Shop, located on a 1.699-acre tract proposed to be Lots 1 & 2, Block 1, Pfeffer/Inman Addition, City of Rockwall, Texas, which is zoned (PD-54) Planned Development No. 54 district and located south side of Ralph Hall Parkway east of Flagstone Creek Blvd.
11. **Z2012-004 (Robert)**  
**Discuss** and consider a request by DW Bobst of JBR2, for approval of a zoning change from (SF-10) Single-Family Residential district to a (PD) Planned Development district, specifically located at 1310 Ridge Road and within the Scenic Overlay District, containing 1.72-acres of land being Lots 1 & 2, Block B, Eagle Point Estates, City of Rockwall, Texas.
12. **P2012-009 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 7B Addition, City of Rockwall, Texas, being 66 single family lots on 17.182-acres tract zoned (PD-5) Planned Development No. 5 district and located along the west side of John King Blvd. and north of SH-66.
13. **Z2012-005 (Chris)**  
**Discuss** and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas.

## ADJOURNMENT

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

I, JoDee Sanford, Planning 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 **23<sup>rd</sup> day of March, 2012, 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**  
**April 24, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for April 10, 2012 Planning and Zoning Commission meeting.

**ACTION ITEMS**

2. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
3. **SP2011-009 (Chris)**  
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, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road, and take any action necessary.
4. **MIS2012-004 (David)**  
Discuss and consider a request by Charles Willard Jones 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 with a detached garage, not meeting the exterior materials requirements, that encroaches into the minimum front yard and side yard set backs, and exceeds the maximum allowable area for a detached garage, and is located at 141 Yvonne Dr., being Rockwall Lake Est. #2 LOT 1138, 1139, 1140, City of Rockwall, Texas, and take any action necessary.

**PUBLIC HEARING ITEMS**

5. **Z2012-005 (Chris)**  
**Continue** a public hearing and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas, and take any action necessary.

**DISCUSSION ITEMS**

6. **P2012-011 (Chris)**  
Discuss and consider a request by Kyle F. Whitis of Pacheco Koch Consulting Engineers for approval of a replat of Lots 2, 3, and 4, Block A of the Whitmore Industrial Park and Lots 4 and 7 of the Municipal Industrial Park, City of Rockwall, Texas, being 27.725-acres and specifically located at 930 Whitmore Drive, City of Rockwall, Texas.
7. **P2012-013 (Chris)**  
Discuss and consider a request by Valerie M. Christensen for approval of a final plat of Lot 1, Block A, Wagner Christensen Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 801 N. Goliad and currently described as Abstract 14, B. F. Boydston Survey and Block 23 E ½, Amick Addition.

8. **SP2012-009 (Chris)**

Discuss and consider a request by Valerie M. Christensen for approval of a site plan for Lot 1, Block A, Wagner Christensen Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 801 N. Goliad and currently described as Abstract 14, B. F. Boydston Survey and Block 23 E ½, Amick Addition.

## **ADJOURNMENT**

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I, JoDee Sanford, Planning 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 **20<sup>th</sup> day of April, 2012, 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 10, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for March 27, 2012 Planning and Zoning Commission meeting

**ACTION ITEMS**

2. **MIS2012-00 (Robert)**  
Discuss and consider a request by Mike and Jan Foster for approval of a special exception in accordance with Article II, Section 8.5 of the Unified Development Code specifically to allow a waiver to the ten (10') foot side yard setback requirement on the south take line area property line for the property being described as Lot 1, Block A, The Estates of Coast Royale #2, located at 1600 S. Lakeshore, City of Rockwall, Texas, and take any action necessary.

**SITE PLANS / PLATS**

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
4. **SP2011-009 (Chris/Robert)**  
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, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road, and take any action necessary.
5. **SP2012-007 (Chris)**  
Discuss and consider a request by Steven Seitz of Seitz Architects, Inc. for approval of special exceptions to the Unified Development Code, specifically to the vertical and horizontal articulation and the building materials, in association with an administrative site plan for Nolan Power Group, being a 20,000-sf office/warehouse development located on Lot 1, Block C, Rockwall Technology Park Addition, City of Rockwall, Texas, being 2.109-acres zoned (LI) Light Industrial district and situated at the northwest corner of Observation Trail and Technology Way, and take any action necessary.
6. **SP2012-008 (David)**  
Discuss and consider a request by Carol Inman for approval of a PD Site Plan for a Hair Salon and Sign Shop, located on a 1.699-acre tract proposed to be Lots 1 & 2, Block 1, Pfeffer/Inman Addition, City of Rockwall, Texas, which is zoned (PD-54) Planned Development No. 54 district and located south side of Ralph Hall Parkway east of Flagstone Creek Blvd, and take any action necessary.
7. **P2012-009 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 7B Addition, City of Rockwall, Texas, being 66 single family lots on 17.182-acres tract zoned (PD-5) Planned Development No. 5 district and located along the west side of John King Blvd. and north of SH-66, and take any action necessary.

**PUBLIC HEARING ITEMS**

8. **P2012-006 (David)**  
Hold a public hearing and consider a request by John F. Dudek of Dudek Properties, LLC. for approval of a residential replat of Lots 33 and 34, Block A, Chandlers Landing Phase 2, City of Rockwall, Texas, being 0.28-acre tract zoned (PD-8) Planned Development No. 8 district and located at 430 and 432 Columbia Drive, and take any action necessary.
9. **P2012-007 (David)**

Hold a public hearing and consider a request by Billy Self for approval of a residential replat of Lots 8 and 9, Block B, Harbor Landing Phase 2, City of Rockwall, Texas, being 0.46-acre tract zoned (PD-8) Planned Development No. 8 district and located at 323 and 321 Harborview Drive, and take any action necessary.

**10. Z2012-004 (Robert)**

Hold a public hearing and consider a request by DW Bobst of JBR2, for approval of a zoning change from (SF-10) Single-Family Residential district to a (PD) Planned Development district, specifically located at 1310 Ridge Road and within the Scenic Overlay District, containing 1.72-acres of land being Lots 1 & 2, Block B, Eagle Point Estates, City of Rockwall, Texas, and take any action necessary.

**11. Z2012-005 (Chris)**

Hold a public hearing and consider a request by Wayne Mershawn of Mershawn Architects for approval of a Specific Use Permit (SUP) to allow for a "New Car Dealership" within the (LI) Light Industrial district and the (IH-30 OV) IH-30 Overlay District, being Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land and specifically located at 1540 IH-30 E, City of Rockwall, Texas, 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 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 **6<sup>th</sup> day of April, 2012, 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 8, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for April 24, 2012 Planning and Zoning Commission meeting
2. **P2012-011 (Chris)**  
Discuss and consider a request by Kyle F. Whitis of Pacheco Koch Consulting Engineers for approval of a replat of Lots 2, 3, and 4, Block A of the Whitmore Industrial Park and Lots 4 and 7 of the Municipal Industrial Park, City of Rockwall, Texas, being 27.725-acres zoned Light Industrial (LI) district and specifically located at 930 Whitmore Drive, City of Rockwall, Texas.
3. **P2012-013 (Chris)**  
Discuss and consider a request by Valerie M. Christensen for approval of a final plat of Lot 1, Block A, Wagner Christensen Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 801 N. Goliad and currently described as Abstract 14, B. F. Boydston Survey and Block 23 E ½, Amick Addition.
4. **SP2012-009 (Chris)**  
Discuss and consider a request by Valerie M. Christensen for approval of a site plan for Lot 1, Block A, Wagner Christensen Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 801 N. Goliad and currently described as Abstract 14, B. F. Boydston Survey and Block 23 E ½, Amick Addition.

**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. **SP2011-009 (Chris)**  
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, City of Rockwall, Texas, which is zoned (PD-32) Planned Development No. 32 district and located south of IH-30 and west of Horizon Road, 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 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 **4<sup>th</sup> day of May, 2012, 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 29, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for May 8, 2012 Planning and Zoning Commission meeting.

**ACTION ITEMS**

2. **MIS2012-005 (David)**  
Discuss and consider a request by Jim Cooper for a waiver to the masonry requirements set forth in Article V, Section 3.1, General Residential District Standards of the City of Rockwall Unified Development Code, for an (SF-10) Single-Family Residential district property situated at Garner, Block Part 8A and located at 901 North Alamo, City of Rockwall, Texas, and take any action necessary.
3. **P2012-015 (David)**  
Discuss and consider a request by Carol Inman for approval of a final plat for a Hair Salon and Sign Shop, located on a 1.699-acre tract proposed to be Lots 1 & 2, Block 1, Pfeffer/Inman Addition, City of Rockwall, Texas, which is zoned (PD-54) Planned Development No. 54 district and located south side of Ralph Hall Parkway east of Flagstone Creek Blvd, 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. **Z2012-006 (Chris)**  
Discuss and consider a request by Larae Tucker of Harrison, French & Associates for approval of an amendment to (PD-10) Planned Development District No. 10, specifically Tract "F" described in Exhibit "A" of Ordinance No. 04-25 to allow for a "retail store with gasoline product sales with more than 4 dispensers", in association with a 7-Eleven store proposed to be located on a 1.008-acre tract of land currently described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, and situated at the northeast corner of John King Boulevard and State Highway 276, City of Rockwall, Texas.
6. **SP2012-010 (Chris)**  
Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land zoned (LI) Light Industrial district, and specifically located at 1540 IH-30 E, City of Rockwall, Texas.
7. **P2012-014 (Chris)**  
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a replat of Lot 2, Block B, North Lakeshore Valley, City of Rockwall, Texas, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district.
8. **Z2012-007 (Chris)**

Discuss and consider a request by Thomas Jones of Binkley & Barfield for approval of a zoning change from (Ag) Agricultural district to (C) Commercial district on a 15.789-acre property located on the northwest corner of Airport Rd. and John King Blvd. and described as Tract 4-01, Abstract No. 20, N. Butler Survey, City of Rockwall, Texas.

9. **Z2012-008 (David)**

Discuss and consider a request by Christie Mathis for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within the (RO) Residential Office district, specifically at 906 North Goliad, being Lot 16, Block A, Steele Addition, City of Rockwall, Texas.

## **ADJOURNMENT**

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

I, JoDee Sanford, Planning 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 **25<sup>th</sup> day of May, 2012, 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 12, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT ITEMS**

1. **Approval of Minutes** for May 8, 2012 Planning and Zoning Commission meeting.
2. **P2012-014 (Chris)**  
Discuss and consider a request by Steven Heilbrun of Pacheco Koch Consulting Engineers for approval of a replat of Lot 2, Block B, North Lakeshore Valley, City of Rockwall, Texas, being 2.017-acres zoned (PD-65) Planned Development No. 65 district and located at the northwest corner of North Lakeshore Drive and SH 205 within the North SH 205 Corridor Overlay district, and take any action necessary.
3. **P2012-016 (Ryan)**  
Discuss and consider a request by Steve Shellenberger of Hillcrest Equities for approval of a final plat of Tract 22, Abstract 255, B J T Lewis Survey, City of Rockwall, Texas, being located on a 0.8323 acre tract zoned (C) Commercial district and situated within the SH 205 Overlay district, specifically located at 1815 S. Goliad St, and take any action necessary.

**APPOINTMENT ITEMS**

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

**PUBLIC HEARINGS**

5. **Z2012-006 (Chris)**  
Hold a public hearing and consider a request by Larae Tucker of Harrison, French & Associates for approval of an amendment to (PD-10) Planned Development District No. 10, specifically Tract "F" described in Exhibit "A" of Ordinance No. 04-25 to allow for a "retail store with gasoline product sales with more than 4 dispensers", in association with a 7-Eleven store proposed to be located on a 1.008-acre tract of land currently described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, and situated at the northeast corner of John King Boulevard and State Highway 276, City of Rockwall, Texas, and take any action necessary.
6. **Z2012-007 (Chris)**  
Hold a public hearing and consider a request by Thomas Jones of Binkley & Barfield for approval of a zoning change from (Ag) Agricultural district to (C) Commercial district on a 15.789-acre property located on the northwest corner of Airport Rd. and John King Blvd. and described as Tract 4-01, Abstract No. 20, N. Butler Survey, City of Rockwall, Texas, and take any action necessary.
7. **Z2012-008 (David)**  
Hold a public hearing and consider a request by Christie Mathis for approval of a Specific Use Permit (SUP) to allow for a "Hair Salon" within the (RO) Residential Office district, specifically at 906 North Goliad, being Lot 16, Block A, Steele Addition, City of Rockwall, Texas, and take any action necessary.

## **SITE PLANS/PLATS**

### **8. SP2012-010 (Chris)**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects for approval of a site plan for Lot 1, Block 1 and Lot 1, Block 2 of the Rockwall Recreational Addition, containing 7.16-acres of land zoned (LI) Light Industrial district, and specifically located at 1540 IH-30 E, City of Rockwall, Texas, 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 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 **8<sup>th</sup> day of June, 2012, 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 26, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **MIS2012-007 (Ryan)**  
Discuss and consider a request by Maria Rodriguez for a proposed carport with special exceptions to the building materials and the requirement that a carport be located at least 20 feet behind the front building façade as set forth in Article VI, Section 4.1, Lots less than five acres, of the City of Rockwall Unified Development Code, located on Lot 38R, Canup Addition, being 507 Dickey Street, which is zoned SF-7 District and located within the (SRO) Southside Residential Neighborhood Overlay District, and take any action necessary.
2. **SP2012-013 (Chris)**  
Discuss and consider a request by Shinpei Kuo of GHA Architecture/Development for approval of amended building elevations for an existing El Chico Restaurant, located on Lot 2, Carlisle Plaza Addition, being 0.848-acres zoned (C) Commercial district and located at 503 Interstate 30, City of Rockwall, Texas within the IH30 Overlay district and the Scenic Overlay district, and take any action necessary.
3. **P2012-020 (Chris)**  
Discuss and consider a request by Robert S. Whittle of Mariah Bay Development, Inc., and Rockwall Hotel and Conference Group, Inc., for approval of a replat of Lots 3 and 4, Block A, The Harbor-Rockwall Addition, City of Rockwall, Texas, being 10.7854-acres overall, zoned (PD-7) Planned Development No. 7 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.

**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. **Z2012-009 (Ryan)**  
Discuss and consider a request by Michael H. Philippus for approval of a Specific Use Permit (SUP) to allow for an accessory building exceeding the maximum size requirement of 120-sf (proposed 140-sf) and not meeting the exterior materials requirements, on his property known as Lot 10, Block A, Lofland Farms Phase I Addition and located at 2490 Daybreak Drive, City of Rockwall, Texas, being approximately 0.21-acre zoned (PD-45) Planned Development No. 45 district.
6. **Z2012-010 (Ryan)**  
Discuss and consider a request by Karri Shojaei-Scott of Marigold Learning Academy for approval of a Specific Use Permit (SUP) to allow for a "Day care" within (PD-50) Planned Development No. 50 district, specifically within the existing building located on Lot 1, Block 1, Black's Collectibles Addition, being 0.37-acre located at 502 North Goliad, City of Rockwall, Texas.
7. **P2012-017 (David)**

Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 8A Addition, being 63 single family lots on 22.654-acres tract zoned (PD-5) Planned Development No. 5 district and located south of E. Quail Road and west of John King Boulevard, City of Rockwall, Texas.

8. **P2012-018 (Chris)**

Discuss and consider a request by Bobby Samuel of Stone Creek 80/100s POD, Ltd/Skorburg Company for approval of a final plat of Stone Creek Phase III, being 50 single-family lots on 28.004-acres zoned (PD-70) Planned Development No. 70 and situated northwest of Featherstone Drive and east of Barlass Drive, City of Rockwall, Texas.

9. **P2012-019 (Chris)**

Discuss and consider a request by LaRae Tucker of Harrison French & Associates for approval of a preliminary plat of J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, City of Rockwall, Texas, being a 1.008 acre tract zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, and situated at the northeast corner of John King Boulevard and State Highway 276.

10. **SP2012-012 (Chris)**

Discuss and consider a request by LaRae Tucker of Harrison French & Associates for approval of a site plan for a 7-Eleven retail store with gasoline product sales, located on a 1.008 acre tract described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, City of Rockwall, Texas, and zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, specifically situated at the northeast corner of John King Boulevard and State Highway 276.

## 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 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 **22<sup>nd</sup> day of June, 2012, 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 10, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for June 12, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for June 26, 2012 Planning and Zoning Commission meeting.

**PUBLIC HEARINGS**

3. **Z2012-009 (Ryan)**  
Hold a public hearing and consider a request by Michael H. Philippus for approval of a Specific Use Permit (SUP) to allow for an accessory building not meeting the exterior materials requirements, on his property known as Lot 10, Block A, Lofland Farms Phase I Addition and located at 2490 Daybreak Drive, City of Rockwall, Texas, being approximately 0.21-acre zoned (PD-45) Planned Development No. 45 district, and take any action necessary.
4. **Z2012-010 (Ryan)**  
Hold a public hearing and consider a request by Karri Shojaei-Scott of Marigold Learning Academy for approval of a Specific Use Permit (SUP) to allow for a "Day care" within (PD-50) Planned Development No. 50 district, specifically within the existing building located on Lot 1, Block 1, Black's Collectibles Addition, being 0.37-acre located at 502 North Goliad, City of Rockwall, Texas, and take any action necessary.
5. **Z2012-011 (David)**  
Hold a public hearing and consider a request by Edward J. Rubush Jr. on behalf of First United Methodist Church – Rockwall for approval of a Specific Use Permit (SUP) to allow for "Urban Agriculture – Community Garden," being approximately one-half acre of land zoned (C) Commercial, and located on Lot 5, Block 1, First United Methodist Church Addition, specifically at 1200 E. Yellow Jacket Lane, City of Rockwall, Texas, and take any action necessary.

**SITE PLANS/PLATS**

6. **P2012-017 (David)**  
Discuss and consider a request by Daniel Dewey of JBI Partners for approval of a final plat of Caruth Lakes Phase 8A Addition, being 63 single family lots on 22.654-acres tract zoned (PD-5) Planned Development No. 5 district and located south of E. Quail Run Road and west of John King Boulevard, City of Rockwall, Texas, and take any action necessary.
7. **P2012-018 (Robert)**  
Discuss and consider a request by Bobby Samuel of Stone Creek 80/100s POD, Ltd/Skorburg Company for approval of a final plat of Stone Creek Phase III, being 50 single-family lots on 28.004-acres zoned (PD-70) Planned Development No. 70 and situated northwest of Featherstone Drive and east of Barlass Drive, City of Rockwall, Texas, and take any action necessary.
8. **P2012-019 (Robert)**  
Discuss and consider a request by LaRae Tucker of Harrison French & Associates for approval of a preliminary plat of J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, City of Rockwall, Texas, being a 1.008 acre tract zoned (PD-10) Planned Development District No. 10 and within the (205 BY-

OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, and situated at the northeast corner of John King Boulevard and State Highway 276, and take any action necessary.

9. **SP2012-012 (Robert)**

Discuss and consider a request by LaRae Tucker of Harrison French & Associates for approval of a site plan for a 7-Eleven retail store with gasoline product sales, located on a 1.008 acre tract described as J. McIntyre Addition, J.M. Allen Survey, Abstract No. 2, City of Rockwall, Texas, and zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, specifically situated at the northeast corner of John King Boulevard and State Highway 276, 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 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 **6<sup>th</sup> day of July, 2012, 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 31, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **MIS2012-008 (David)**  
Discuss and consider a request by Our Savior Lutheran Church for approval to remove a 48" pecan tree (feature tree) in conjunction with new construction to the existing church facility at the property located at 3003 Horizon Road, Rockwall, Texas and take any action necessary.
2. **P2012-024 (David)**  
Discuss and consider a request by Chris Cuny with FC Cuny Corporation, for approval of a replat of Lot 1, Block C, Rockwall Technology Park, being approximately 2.109 acres of land and described as Nolan Power Building, Lot 1, Block C, Rockwall Technology Park, City of Rockwall, Texas, zoned (LI) Light Industrial district and generally located at the northwest corner of Observation Trail and Technology Way, and take any action necessary.

**DISCUSSION ITEMS**

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
4. **P2012-022 (Ryan)**  
Discuss and consider a request by Bobby Samuels for approval of a master plat including an open space master plan for Breezy Hill Addition, out of the J. Strickland Survey, Abstract No. 187 and T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Texas, being 405.223 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east and west sides of John King Boulevard, north of FM 552.
5. **P2012-023 (Ryan)**  
Discuss and consider a request by Bobby Samuels for approval of a preliminary plat for Breezy Hill Phase I, out of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, being 21.76 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east side of John King Boulevard, north of FM 552.
6. **SP2012-014 (David)**  
Discuss and consider a request by Steven Homeyer with Homeyer Engineering, Inc. for approval of a site plan for Signature Senior Living, Assisted Living and Memory Care, being approximately 5.77 acres of land and described as Lot 1, Block A, Flagstone Corners, City of Rockwall, Texas, zoned (PD-54) Planned Development No. 54 district and generally situated on south side Ralph Hall Parkway east of Mims Road.
7. **SP2012-015 (David)**  
Discuss and consider a request by Mark Pross with Pross Design Group, Inc. for approval of a site plan for American National Bank, being approximately 0.93 acres of land and described as Lot 1, Block 1, Independent Community Financial Corporation zoned (PD-1) Planned Development No. 1

district and generally situated on the east side of Ridge Road (FM 740) south of Summit Ridge Drive, specifically located at 1305 Ridge Road, City of Rockwall, Texas.

8. **SP2012-016 (Ryan)**

Discuss and consider a request by Brent Murphee with Dowdey, Anderson & Associates, Inc. for approval of a site plan for Emerus Emergency Hospital, being approximately 4.194 acres of land and described as Lots 1 & 2, Block B, Ellis Centre, City of Rockwall, Texas, zoned (C) Commercial district, and generally situated on the north side of IH-30 at the corner of Townsend Drive and Alpha Drive.

9. **SP2012-017 (David)**

Discuss and consider a request by Tom Jones with Binkley and Barfield, for approval of a site plan for Lakes Regional Mental Health Mental Retardation Center, being approximately 3.00 acres of land and described as a portion of a 16.558 acre tract out of Abstract 0020, N. Butler, Tract 4-01, City of Rockwall, Texas, zoned (C) Commercial and generally situated on north side of Airport Road east of Industrial Boulevard.

10. **P2012-025 (David)**

Discuss and consider a request by Tom Jones with Binkley and Barfield, for approval of a preliminary plat for Columbia Park Addition, being approximately 7.878 acres of land and described as a portion of a 16.558 acre tract out of Abstract 0020, N. Butler, Tract 4-01, City of Rockwall, Texas, zoned (C) Commercial and generally situated on north side of Airport Road east of Industrial Boulevard.

## 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 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 **27<sup>th</sup> day of July, 2012, 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 14, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for July 10, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for July 31, 2012 Planning and Zoning Commission meeting.

**SITE PLANS/PLATS**

3. **SP2012-014 (David)**  
Discuss and consider a request by Steven Homeyer with Homeyer Engineering, Inc. for approval of a site plan for Signature Senior Living, Assisted Living and Memory Care, being approximately 5.77 acres of land and described as Lot 1, Block A, Flagstone Corners, City of Rockwall, Texas, zoned (PD-54) Planned Development No. 54 district and generally situated on south side Ralph Hall Parkway east of Mims Road.
4. **SP2012-015 (David)**  
Discuss and consider a request by Mark Pross with Pross Design Group, Inc. for approval of a site plan for American National Bank, being approximately 0.93 acres of land and described as Lot 1, Block 1, Independent Community Financial Corporation zoned (PD-1) Planned Development No. 1 district and located within the (SOV) Scenic Overlay District, and generally situated on the east side of Ridge Road (FM 740) south of Summit Ridge Drive, specifically located at 1305 Ridge Road, City of Rockwall, Texas.
5. **SP2012-016 (Ryan)**  
Discuss and consider a request by Brent Murphee with Dowdey, Anderson & Associates, Inc. for approval of a site plan for Emerus Emergency Hospital, being 4.194 acres of land and described as Lots 1 & 2, Block B, Ellis Centre, City of Rockwall, Texas, zoned (LI) Light Industrial district and located within the (IH-30 OV) IH-30 Overlay District, and generally situated on the north side of IH-30 at the corner of Townsend Drive and Alpha 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, JoDee Sanford, Planning 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 **10<sup>th</sup> day of August, 2012, 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 28, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
2. **Z2012-012 (David)**  
Hold a public hearing to discuss and consider a city initiated request to amend the Unified Development Code of the City of Rockwall to incorporate proposed changes to Article II, Authority and Administrative Procedures, Section 12, Historic Preservation Advisory Board, And Section 15, Historic Preservation Officer, and Article V, District Development Standards, Section 6.2, Historic Overlay (HO) District, as recommended by the State Coordinator of the Certified Local Government Program, a division of the Texas Historical Commission, and take any action necessary.
3. **Z2012-013 (Ryan)**  
Hold a public hearing to discuss and consider a request by Bobby Samuel (representing Breezy Hill 405, LTD) for the approval of a zoning change to amend Planned Development District 74 (PD-74) on property identified as Tracts 7 & 7-1 of the J. Strickland Survey, Abstract No. 187 containing 405.184 acres of land and being zoned Planned Development District 74 (PD-74), generally located north of FM-552 and west of Breezy Hill Road, 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, Ryan Miller, 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 **24<sup>th</sup> day of August, 2012, 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 11, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for August 14, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for August 28, 2012 Planning and Zoning Commission meeting.

**PUBLIC HEARINGS**

3. **Z2012-012 (David)**  
Hold a public hearing to discuss and consider a city initiated request to amend the Unified Development Code of the City of Rockwall to incorporate proposed changes to Article II, Authority and Administrative Procedures, Section 12, Historic Preservation Advisory Board, And Section 15, Historic Preservation Officer, and Article V, District Development Standards, Section 6.2, Historic Overlay (HO) District, as recommended by the State Coordinator of the Certified Local Government Program, a division of the Texas Historical Commission, and take any action necessary.
4. **Z2012-013 (Ryan)**  
Hold a public hearing to discuss and consider a request by Bobby Samuel (representing Breezy Hill 405, LTD) for the approval of a zoning change to amend Planned Development District 74 (PD-74) on property identified as Tracts 7 & 7-1 of the J. Strickland Survey, Abstract No. 187 containing 405.184 acres of land and being zoned Planned Development District 74 (PD-74), generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

**SITE PLANS/PLATS**

5. **SP2012-016 (Ryan)**  
Discuss and consider a request by Brent Murphee with Dowdey, Anderson & Associates, Inc. for approval of a site plan for Emerus Emergency Hospital, being 4.194 acres of land and described as Lots 1 & 2, Block B, Ellis Centre, City of Rockwall, Texas, zoned (LI) Light Industrial district and located within the (IH-30 OV) IH-30 Overlay District, and generally situated on the north side of IH-30 at the corner of Townsend Drive and Alpha Drive, and take any action necessary.
6. **P2012-027 (Ryan)**  
Discuss and consider a request by LaRae Tucker of Harrison French & Associates for the approval of a final plat of Lot 1, Block A, J. McIntyre Addition being a 1.008-acre tract of land located within Planned Development District 10 (PD-10), the John King Boulevard (SH276 By-Pass OV) Overlay District, the SH276 Corridor (SH276 OV) Overlay District and the J. M. Allen Survey, Abstract No. 2 that is located at the northeast corner of John King Boulevard and State Highway 276 (SH276), 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 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 September, 2012, 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 25, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **MIS2012-009 (JoDee)**

Discuss and consider a request by Joel Carmona for approval of a special request to the standards of the (PD-75) Planned Development No. 75 district (Ord. 09-37), specifically to the setback requirements stating that a carport shall be located at least 20 feet behind the front building façade of the primary structure as set forth by Article VI, Permissible Uses, of the Unified Development Code, for a property located at 221 Nicole, and take any action necessary.

**DISCUSSION ITEMS**

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

3. **Z2012-014 (Ryan)**

Hold a public hearing to discuss and consider a request by Richard Horn with Centurion American for the approval of a zoning change to amend a portion of Planned Development District 10 (PD-10) on property identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land and to change the zoning from Commercial (C) district to Planned Development District 10 (PD-10) on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 11.683-acres of land, and take any action necessary.

4. **SP2012-021 (David)**

Discuss and consider a request by David Lowrey with Landlow, LLC., for approval of a site plan for a portion of Lot 1, Block 1, Rockwall Business Park, containing 2.15-acres of land zoned Commercial (C) district and within the SH 205 Overlay (SH 205 OV) District, specifically located at 811 Yellow Jacket Lane, City of Rockwall, Texas and take any action necessary.

5. **SP2012-020 (David)**

Discuss and consider a request by Bennett Ratliff with 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 of land, zoned Commercial (C) district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce Street and west of John King Boulevard, City of Rockwall, Texas and take any action necessary.

6. **P2012-029 (Ryan)**

Discuss and consider a request by Bobby Samuels for approval of a master plat including an open space master plan for Breezy Hill Addition, out of the J. Strickland Survey, Abstract No. 187 and T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Texas, being 405.223 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east and west sides of John King Boulevard, north of FM 552, and take any action necessary.

7. **P2012-030 (Ryan)**

Discuss and consider a request by Bobby Samuels for approval of a preliminary plat of Breezy Hill Phase 1, out of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, being 21.76 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east side of John King Boulevard, north of FM 552, 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, Ryan Miller, 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 **21<sup>st</sup> day of September, 2012, 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 9, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for September 11, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for September 25, 2012 Planning and Zoning Commission meeting.
3. **ELECTION of Planning and Zoning Commission Chair and Vice-Chair positions**

**PUBLIC HEARINGS**

4. **Z2012-014 (Ryan)**  
Hold a public hearing to discuss and consider a request by Richard Horn with Centurion American for the approval of a zoning change to amend a portion of Planned Development District 10 (PD-10) on property identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Vol. 105, Pg. 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land and to change the zoning from Commercial (C) district to Planned Development District 10 (PD-10) on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 11.683-acres of land, 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. **SP2012-017 (David)**  
Discuss and consider a request by Tom Jones with Binkley and Barfield for approval of an exception to the exterior material requirements under Sec. 4.1 General Commercial District Standards of the Unified Development Code, and more specifically to allow stucco to be located below the minimum eight feet from grade, in association with an administrative site plan for the Lakes Regional Mental Health Mental Retardation Center, being approximately 3.00 acres of land and described as a portion of a 16.558 acre tract out of Abstract 0020, N. Butler, Tract 4-01, City of Rockwall, Texas, zoned (C) Commercial and generally situated on north side of Airport Road east of Industrial Boulevard, and take any action necessary.
7. **P2012-025 (David)**  
Discuss and consider a request by Tom Jones with Binkley and Barfield, for approval of a preliminary plat for the Columbia Park Addition, being approximately 7.878 acres of land and described as a portion of a 16.558 acre tract out of Abstract 0020, N. Butler, Tract 4-01, City of Rockwall, Texas, zoned (C) Commercial and situated on the north side of Airport Road east of Industrial Boulevard, and take any action necessary.
8. **SP2012-021 (David)**  
Discuss and consider a request by David Lowrey with Landlow, LLC., for approval of a site plan for a portion of Lot 1, Block 1, Rockwall Business Park, containing 2.15-acres of land zoned Commercial (C) district and within the SH 205 Overlay (SH 205 OV) District, specifically located at 811 Yellow Jacket Lane, City of Rockwall, Texas, and take any action necessary.
9. **SP2012-020 (David)**

Discuss and consider a request by Bennett Ratliff with 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 of land, zoned Commercial (C) district and situated within the IH-30 Overlay district, located along the south side of Interstate 30 east of Commerce Street and west of John King Boulevard, City of Rockwall, Texas, and take any action necessary.

**10. P2012-029 (Ryan)**

Discuss and consider a request by Bobby Samuels for approval of a master plat including an open space master plan for Breezy Hill Addition, out of the J. Strickland Survey, Abstract No. 187 and T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Texas, being 405.223 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east and west sides of John King Boulevard, north of FM 552, and take any action necessary.

**11. P2012-030 (Ryan)**

Discuss and consider a request by Bobby Samuels for approval of a preliminary plat of Breezy Hill Phase 1, out of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, being 21.76 acres of land, zoned (PD-74) Planned Development No. 74 district and generally situated along the east side of John King Boulevard, north of FM 552, and take any action necessary.

**12. P2012-031 (David)**

Discuss and consider a request by Jim Nichols of Di Sciullo-Terry, Stanton & Associates, for approval of a replat of Lots 19, 20, 21, and 22 of the Skyview Country Estates No. 3 Addition, being approximately 7.052-acre tract of land, located at 1362 East FM 552, Rockwall, TX, zoned (AG) Agricultural district, situated east of John King Blvd and north of FM 552, 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 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 **5<sup>th</sup> day of October, 2012, 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 30, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **MIS2012-011 (JoDee)**  
Discuss and consider a request by Lorena Rubio for a single family home with a special exception to the setback requirements stating that a garage shall be located at least 20 feet behind the front building façade as set forth in Article VI, Section 4.1, Lots less than five acres, of the City of Rockwall Development Code (UDC), for a property located at 587 Tubbs Road and zoned Planned Development District 75 (PD-75), and take any action necessary.
2. **MIS2012-012 (David)**  
Discuss and consider a request by Mauricio I. Avila for a waiver to the masonry requirements set forth in Article V, Section 3.1, General Residential District Standards of the City of Rockwall Unified Development Code (UDC), and more specifically to allow 90% Hardiboard or similar product for an (SF-7) Single-Family Residential district home, zoned (PD-75) Planned Development No. 75, is situated at Rockwall Lake Estates Ph II, Lot 1213, and located at 195 Wayne St., City of Rockwall, Texas, and take any action necessary.
3. **P2012-032 (David)**  
Discuss and consider a request by Steven Homeyer with Homeyer Engineering, Inc. for approval of a replat of Lots 1 - 7, Block A, Flagstone Corners, being approximately 8.263 acres of land, generally zoned (PD-54) Planned Development No. 54 district with a 1.293 acre portion zoned (PD-60) Planned Development No. 60 district, and situated on the south side of Ralph Hall Parkway east of Mims Road, and take any action necessary.
4. **P2012-033 (JoDee)**  
Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. for approval of Newman Center Addition, Lot 7, Block A, being a replat of Lot 5, Block A, Newman Center Addition, City of Rockwall, being 2.148 acres tract zoned (C) Commercial District and located at 1040 East IH-30, and take any action necessary.
5. **P2012-034 (JoDee)**  
Discuss and consider a request by Bobby Samuel of The Skorburg Company for approval of a replat of Stone Creek Phase II-B, City of Rockwall, being 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.
6. **P2012-035 (JoDee)**  
Discuss and consider a request by Bobby Samuel of The Skorburg Company for approval of a replat of Stone Creek Phase II-A, City of Rockwall, being 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.

## **DISCUSSION ITEMS**

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
8. **Z2012-015 (David)**  
Hold a public hearing and consider a request by Cristal Villarreal for the approval of a Specific Use Permit (SUP) to allow for a restaurant less than 2,000 sq. ft. with a drive-through as specified by the Unified Development Code (UDC), for a 0.182 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas in the City of Rockwall, being a portion of Lots 5 & 6, Block A, Wal-Mart Supercenter Addition, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, being specifically located at 782 IH-30, and take any action necessary.
9. **Z2012-016 (Ryan)**  
Hold a public hearing and consider a request by Dub Douphrate with Douphrate & Associates, Inc. for the approval of a zoning change to amend a portion of Planned Development District 5 (PD-5) on an 11.2825 acre tract of land situated in the SS. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, and being all of Lots 2 & 3, Block A of Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, generally situated at the northeast corner of Memorial Drive and N. SH-205, and take any action necessary.
10. **Z2012-017 (Ryan)**  
Hold a public hearing and consider a request by Jake Petras for the approval of a Specific Use Permit (SUP) to allow for a retail store with more than two (2) gasoline dispensers within a General Retail (GR) District as specified by the Unified Development Code (UDC), for a 1.8169 acre tract of land zoned Commercial (C) District and General Retail (GR) District, and described as part of the Joseph Cadle Survey, Abstract No. 65, being all of Lot 1R, Block A of the Montego Addition, and a portion of Lot 2, Block A of the Rockwall Shopping Center, Rockwall County, Texas, and being generally located at the northwest corner of the intersection of SH-205 and the IH-30 frontage road, within the IH-30 (IH-30 OV) Overlay District and the SH-205 (SH-205 OV) Overlay District, and take any action necessary.
11. **SP2012-022 (David)**  
Discuss and consider a request by Matthew King of Matthew King Architect, for approval of a site plan of a retail building located on Lot 8, Rockwall Business Park East, City of Rockwall, being a 1.017 acre tract zoned (C) Commercial and situated within the (SH 205 OV) SH 205 Overlay District, generally situated on the northwest corner of E. Ralph Hall Parkway and S. Goliad Street, 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 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 **26<sup>th</sup> day of October, 2012, 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 13, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for October 9, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for October 30, 2012 Planning and Zoning Commission meeting.

**PUBLIC HEARINGS**

3. **Z2012-015 (David)**  
Hold a public hearing and consider a request by Cristal Villarreal for the approval of a Specific Use Permit (SUP) to allow for a restaurant less than 2,000 sq. ft. with a drive-through as specified by the Unified Development Code (UDC), for a 0.182 acre tract of land situated in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas in the City of Rockwall, being a portion of Lots 5 & 6, Block A, Wal-Mart Supercenter Addition, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, being specifically located at 782 IH-30, and take any action necessary.
4. **Z2012-016 (Ryan)**  
Hold a public hearing and consider a request by Dub Douphrate with Douphrate & Associates, Inc. for the approval of a zoning change to amend a portion of Planned Development District 5 (PD-5) on an 11.2825 acre tract of land situated in the SS. McCurry Survey, Abstract No. 146, and the J.H.B. Jones Survey, Abstract No. 124, and being all of Lots 2 & 3, Block A of Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, generally situated at the northeast corner of Memorial Drive and N. SH-205, and take any action necessary.
5. **Z2012-017 (Ryan)**  
Hold a public hearing and consider a request by Jake Petras for the approval of a Specific Use Permit (SUP) to allow for a retail store with more than two (2) gasoline dispensers within a General Retail (GR) District as specified by the Unified Development Code (UDC), for a 1.8169 acre tract of land zoned Commercial (C) District and General Retail (GR) District, and described as part of the Joseph Cadle Survey, Abstract No. 65, being all of Lot 1R, Block A of the Montego Addition, and a portion of Lot 2, Block A of the Rockwall Shopping Center, Rockwall County, Texas, and being generally located at the northwest corner of the intersection of SH-205 and the IH-30 frontage road, within the IH-30 (IH-30 OV) Overlay District and the SH-205 (SH-205 OV) Overlay District, and take any action necessary.

**SITE PLANS/PLATS**

6. **SP2012-022 (David)**  
Discuss and consider a request by Matthew King of Matthew King Architect, for approval of a site plan of a retail building located on Lot 8, Rockwall Business Park East, City of Rockwall, being a 1.017 acre tract zoned (C) Commercial and situated within the (SH 205 OV) SH 205 Overlay District, generally situated on the northwest corner of E. Ralph Hall Parkway and S. Goliad Street, 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 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 **9<sup>th</sup> day of November, 2012, 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 27, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
2. **SP2012-023 (Lance)**  
Discuss and consider a request by Rhett Dollins of Pogue Engineering & Development Co., Inc., for approval of a PD Site Plan for Lot 4, Block A, Stone Creek Retail Addition, being a 6,812-sf retail development on 1.189-acres zoned (PD-70) Planned Development No. 70 District and situated at the southeast corner of FM 552 and SH 205 within the North SH 205 Overlay District, and take any action necessary.
3. **SP2012-024 (Ryan)**  
Discuss and consider a request by Mathew King of Matthew King Architect for the approval of a Site Plan for a day care facility on two (2) acres of land situated on a portion of Block 86B of the B. F. Boydston Addition being a 3.171 acre tract of land situated in the City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH66 (SH66 OV) Overlay District and generally located on the south side of SH66 east of the intersection of S. Lakeshore Drive and SH66, and take any action necessary.
4. **SP2012-025 (Ryan)**  
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a Site Plan on property zoned Planned Development District 10 (PD-10) and identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of Tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Volume 105, Page 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land, and on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 10.452-acres of land zoned Commercial (C) District, and take any action necessary.
5. **SP2012-026 (David)**  
Discuss and consider a request by Jacob Sumpter of Mycoskie McInnis Associates for approval of a Site Plan for a one story, 56,990-sf nursing home situated on a 6.705-acre tract of land in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Texas, and is zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH 276 Corridor Overlay district, and generally situated at the southwest corner of John King Boulevard and State Highway 276, and take any action necessary.
6. **SP2012-027 (Lance)**  
Discuss and consider a request from W. Anthony Eeds of White Rock Studio for approval of a Site Plan for a 5,000-sf medical office development located on Lot 7, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 0.693-acres zoned (PD-9) Planned Development No. 9 District and situated along Tubbs Road south of Horizon Road, and take any action necessary.

7. **SP2012-028 (Ryan)**  
Discuss and consider a request by Jake Petras for the approval of a Site Plan for a retail store with more than two (2) gasoline dispensers on a 1.8169 acre tract of land zoned Commercial (C) District and General Retail (GR) District, and described as part of the Joseph Cadle Survey, Abstract No. 65, being all of Lot 1R, Block A of the Montego Addition, and a portion of Lot 2, Block A of the Rockwall Shopping Center, Rockwall County, Texas, and being generally located at the northwest corner of the intersection of SH-205 and the IH-30 frontage road, within the IH-30 (IH-30 OV) Overlay District and the SH-205 (SH-205 OV) Overlay District, and take any action necessary.
8. **P2012-036 (Ryan)**  
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a Preliminary Plat on property zoned Planned Development District 10 (PD-10) and identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of Tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Volume 105, Page 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land, and on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 10.452-acres of land zoned Commercial (C) District, and take any action necessary.
9. **P2012-037 (David)**  
Discuss and consider a request by Jacob Sumpter of Mycoskie McInnis Associates for approval of a Preliminary Plat for a 9.134-acre tract of land situated in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Texas, and is zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, and situated at the southwest corner of John King Boulevard and State Highway 276, and take any action necessary.
10. **SP2012-029 (David)**  
Discuss and consider a request by Cristal Villarreal for the approval of a site plan for a 519-sf restaurant with a drive-through located on approximately 0.182-acres, being a portion of Lot 6, Block A, Wal-Mart Supercenter Addition, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, being specifically located at 782 IH-30, City of Rockwall, Texas and take any action necessary.
11. **Z2012-018 (JoDee)**  
Hold a public hearing and consider a request by Hallie Fleming for approval of a Specific Use Permit (SUP) to allow for a retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), specifically at 507 North Goliad, being Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Texas, 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 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 **21<sup>st</sup> day of November, 2012, 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 11, 2012**  
**6:00 P.M.**

**CALL TO ORDER**

1. **Approval of Minutes** for November 13, 2012 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for November 27, 2012 Planning and Zoning Commission meeting.

**PUBLIC HEARINGS**

3. **Z2012-018 (JoDee)**  
Hold a public hearing and consider a request by Hallie Fleming for approval of a Specific Use Permit (SUP) to allow for a retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), specifically at 507 North Goliad, being Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Texas, and take any action necessary.

**SITE PLANS/PLATS**

4. **SP2012-023 (Lance)**  
Discuss and consider a request by Rhett Dollins of Pogue Engineering & Development Co., Inc., for approval of a PD Site Plan for Lot 4, Block A, Stone Creek Retail Addition, being a 6,812-sf retail development on 1.189-acres zoned (PD-70) Planned Development No. 70 District and situated at the southeast corner of FM 552 and SH 205 within the North SH 205 Overlay District, and take any action necessary.
5. **SP2012-024 (Ryan)**  
Discuss and consider a request by Mathew King of Matthew King Architect for the approval of a Site Plan for a day care facility on two (2) acres of land situated on a portion of Block 86B of the B. F. Boydston Addition being a 3.171 acre tract of land situated in the City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH66 (SH66 OV) Overlay District and generally located on the south side of SH66 east of the intersection of S. Lakeshore Drive and SH66, and take any action necessary.
6. **SP2012-025 (Ryan)**  
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a Site Plan on property zoned Planned Development District 10 (PD-10) and identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of Tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Volume 105, Page 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land, and on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, containing 10.452-acres of land zoned Commercial (C) District, and take any action necessary.
7. **P2012-036 (Ryan)**  
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a Preliminary Plat on property zoned Planned Development District 10 (PD-10) and identified as a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, being part of Tract No. 1 described in a deed conveyed to Cambridge Co., recorded in Volume 105, Page 505, of the Deed Records Rockwall County, Texas and containing 29.868-acres of land, and on a tract of land situated in the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48, City of Rockwall,

Rockwall County, Texas, containing 10.452-acres of land zoned Commercial (C) District, and take any action necessary.

**8. SP2012-026 (David)**

Discuss and consider a request by Jacob Sumpter of Mycoskie McInnis Associates for approval of a Site Plan for a one story, 56,990-sf nursing home situated on a 6.705-acre tract of land in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Texas, and is zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH 276 Corridor Overlay district, and generally situated at the southwest corner of John King Boulevard and State Highway 276, and take any action necessary.

**9. P2012-037 (David)**

Discuss and consider a request by Jacob Sumpter of Mycoskie McInnis Associates for approval of a Preliminary Plat for a 9.134-acre tract of land situated in the W.H. Baird Survey, Abstract No. 25, City of Rockwall, Texas, and is zoned (PD-10) Planned Development District No. 10 and within the (205 BY-OV) 205 By-Pass Corridor Overlay district and the (SH 276 OV) SH276 Corridor Overlay district, and situated at the southwest corner of John King Boulevard and State Highway 276, and take any action necessary.

**10. SP2012-027 (Lance)**

Discuss and consider a request from W. Anthony Eeds of White Rock Studio for approval of a Site Plan for a 5,000-sf medical office development located on Lot 7, Block A, Presbyterian Hospital of Rockwall Addition, being approximately 0.693-acres zoned (PD-9) Planned Development No. 9 District and situated along Tubbs Road south of Horizon Road, and take any action necessary.

**11. SP2012-028 (Ryan)**

Discuss and consider a request by Jake Petras for the approval of a Site Plan for a retail store with more than two (2) gasoline dispensers on a 1.8169 acre tract of land zoned Commercial (C) District and General Retail (GR) District, and described as part of the Joseph Cadle Survey, Abstract No. 65, being all of Lot 1R, Block A of the Montego Addition, and a portion of Lot 2, Block A of the Rockwall Shopping Center, Rockwall County, Texas, and being generally located at the northwest corner of the intersection of SH-205 and the IH-30 frontage road, within the IH-30 (IH-30 OV) Overlay District and the SH-205 (SH-205 OV) Overlay District, and take any action necessary.

**12. SP2012-029 (David)**

Discuss and consider a request by Cristal Villarreal for the approval of a site plan for a 519-sf restaurant with a drive-through located on approximately 0.182-acres, being a portion of Lot 6, Block A, Wal-Mart Supercenter Addition, zoned Commercial (C) District and within the IH-30 (IH-30 OV) Overlay District, being specifically located at 782 IH-30, City of Rockwall, Texas and take any action necessary.

**13. P2012-038 (Ryan)**

Discuss and consider a request by Brent Murphee with Dowdey, Anderson & Associates, Inc. for the approval of a Replat for Lot 1, Block A, Emerus Emergency Hospital Addition, being 4.194 acres of land and described as Lots 1 & 2, Block B, Ellis Centre, City of Rockwall, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District and generally located at the northeast corner of the intersection of IH-30 and T. L. Townsend 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, JoDee Sanford, Planning 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 December, 2012, by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.