

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 8, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for December 11, 2012 Planning and Zoning Commission meeting.

ACTION ITEMS

2. **MIS2012-013 (JoDee)**

Discuss and consider a request by John Dudek for a waiver to the masonry requirements set forth in Article V, Section 3.1, General Residential District Standards, of the City of Rockwall Unified Development Code, for a single family residence located at 432 Columbia Drive, 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. **SP2012-030 (Ryan)**

Discuss and consider a request by Wayne Mershawn for the approval of a Site Plan for two (2) lots for the proposed development of two (2) office buildings on land being described as Lots 5 & 6, Block 2 of the Alliance Addition, Phase II, City of Rockwall, Rockwall County, Texas, containing 1.13 acres of land, zoned Planned Development District 57 (PD-57) and being located at 6531 & 6537 F. M. 3097, generally north of F. M. 549 at the northeast corner of the intersection of Andrews Drive and F. M. 3097, and take any action necessary.

5. **SP2012-031 (David)**

Discuss and consider a request by Rob Sarnelli of McCleary/German Architects for the approval of a Site Plan for a branch bank facility on a 1.228 acre tract of land zoned Commercial (C) District, being described as Lot 9, Block 1 of the Centre Corners Addition in the City of Rockwall, Rockwall County, Texas, generally located at the southeast corner of IH-30 and SH 205, and situated within the IH-30 Overlay (IH-30 OV) District and the SH 205 Overlay (SH 205 OV) District, and take any action necessary.

6. **SP2012-032 (Lance)**

Discuss and consider a request by Mushtak Khatri with Tabani Group for the approval of a Site Plan on 3.87 acres of land zoned Planned Development District 1 (PD-1) and described as BJT Lewis Survey, Tract 6-2 and Lot 1, Block 1 of the Independent Community Financial Corporation Addition, City of Rockwall, Rockwall County, Texas, specifically located at 2865 Ridge Road, and situated within the Scenic Overlay (SOV) District, and take any action necessary.

Discussion Items

5. Director's Report of post Council meeting outcomes of Planning & Zoning cases:
 - **Z2012-018** – Hallie Fleming Specific Use Permit (approved)
 - **P2012-038** – Emerus Replat (approved)
 - **SP2012-024** – Daycare Variance (approved)

- **SP2012-025** – Townsend Project Fencing Variance (approved)
- **P2012-036** – Townsend Project Preliminary Plat (approved)
- **SP2012-026** – Nursing Home Screening Variance (approved)
- **P2012-037** – Nursing Home Preliminary Plat (approved)
- **SP2012-27** – Medical Office Building Variance (approved)

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 **4th day of January, 2013, 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 29, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for January 8, 2013 Planning and Zoning Commission meeting.

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. **P2013-001 (Ryan)**
Hold a public hearing, discuss and consider a request by Donnie and Tammy Latimer for approval of a Residential Replat for Chandlers Landing Phase 14, Lot 23, Block B, City and County of Rockwall, Texas, being a replat of Lots 5-R and 7-R of Chandlers Landing Phase 14, Block B, and take any action necessary.
4. **Z2013-001 (JoDee)**
Hold a public hearing, discuss and consider a request by Denise Webb and Shannon Allred for approval of a Specific Use Permit (SUP) to allow for a secondhand goods store located on Lot S and a portion of Lot 3, Block L of Rockwall Old Towne, City and County of Rockwall, Texas, being a 1,500-sf tract located at 103 South San Jacinto, zoned (DT) Downtown district, and take any action necessary.
5. **Z2013-002 (Ryan)**
Hold a public hearing, discuss and consider a request by Cameron Slown for approval of a change in zoning from (AG) Agricultural district to (C) Commercial district on a 45.56-acre tract situated in the W. W. Ford Survey, Tract 17-5, located at the southeast corner of SH 205 and FM 549, City and County of Rockwall, Texas, and take any action necessary.
6. **Z2013-003 (Ryan)**
Hold a public hearing, discuss and consider a request by Betsy Irvine for approval of a change in zoning from (AG) Agricultural district to (HC) Heavy Commercial district on a 2.01-acre tract situated in the J. D. McFarland Survey, Tract 17, City and County of Rockwall, Texas, generally located on South Goliad Street, approximately 500-ft south of Ralph Hall Parkway, and take any action necessary.
7. **Z2013-004 (David)**
Hold a public hearing, discuss and consider a request by Kevin Patel for approval of a Specific Use Permit (SUP) to allow for a retail outlet where gasoline products are sold as an accessory to a retail use, as stipulated by the Scenic Overlay (SOV) District, on a 2.46-acre tract of land described as Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.
8. **SP2013-002 (David)**
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for Racetrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and

2R of the Woods at Rockwall Addition, being a total of 2.46-acres located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.

ADJOURNMENT

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

I, 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 **25th day of January, 2013 at 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 12, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for January 29, 2013 Planning and Zoning Commission meeting.

PUBLIC HEARINGS

2. **P2013-001 (Ryan)**
Hold a public hearing, discuss and consider a request by Donnie and Tammy Latimer for approval of a Residential Replat for Chandlers Landing Phase 14, Lot 23, Block B, City and County of Rockwall, Texas, being a replat of Lots 5-R and 7-R of Chandlers Landing Phase 14, Block B, and take any action necessary.
3. **Z2013-001 (JoDee)**
Hold a public hearing, discuss and consider a request by Denise Webb and Shannon Allred for approval of a Specific Use Permit (SUP) to allow for a secondhand goods store located on Lot S and a portion of Lot 3, Block L of Rockwall Old Towne, City and County of Rockwall, Texas, being a 1,500-sf tract located at 103 South San Jacinto, zoned (DT) Downtown district, and take any action necessary.
4. **Z2013-002 (Ryan)**
Hold a public hearing, discuss and consider a request by Cameron Slown for approval of a change in zoning from (AG) Agricultural district to (C) Commercial district on a 45.56-acre tract situated in the W. W. Ford Survey, Tract 17-5, located at the southeast corner of SH 205 and FM 549, City and County of Rockwall, Texas, and take any action necessary.
5. **Z2013-003 (Ryan)**
Hold a public hearing, discuss and consider a request by Betsy Irvine for approval of a change in zoning from (AG) Agricultural district to (HC) Heavy Commercial district on a 2.01-acre tract situated in the J. D. McFarland Survey, Tract 17, City and County of Rockwall, Texas, generally located on South Goliad Street, approximately 500-ft south of Ralph Hall Parkway, and take any action necessary.
6. **Z2013-004 (David)**
Hold a public hearing, discuss and consider a request by Kevin Patel for approval of a Specific Use Permit (SUP) to allow for a retail outlet where gasoline products are sold as an accessory to a retail use, as stipulated by the Scenic Overlay (SOV) District, on a 2.46-acre tract of land described as Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.

SITE PLANS/PLATS

7. **SP2013-002 (David)**
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for Racetrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, being 2.46-acres located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.

DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- **SP2012-031** – MidSouth Bank Roof Pitch Variance (approved)
- **Z2012-018** – Photography Studio SUP 2nd Reading (approved)

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 **8th day of February, 2013 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 26, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for February 12, 2013 Planning and Zoning Commission meeting.

PUBLIC HEARING ITEMS

2. **Z2013-005 (David)**
Hold a public hearing, discuss and consider a request by Chad and Whitney Davis for approval of a Specific Use Permit (SUP) to allow for a secondhand goods store located on Lots 1 and 4, Block X of Rockwall OT, City and County of Rockwall, Texas, being a 0.21-acre tract located at 302 South Fannin Street, zoned (DT) Downtown district, and take any action necessary.
3. **Z2013-006 (Ryan)**
Hold a public hearing, discuss and consider a request by Billy Peoples and Mark Latham for approval of a change in zoning from (MF-14) Multi-Family Residential district to (DT) Downtown district on a 0.23-acre tract and a 0.16-acre tract, situated in the Eppstein Addition Lot W, Block H, Part of 1,2 and 3 and Lot E, Block H, Part of 1,2 and 3, City and County of Rockwall, Texas, located at 308 and 310 South Fannin Street respectively, and take any action necessary.

ACTION ITEMS

4. **P2013-002 (David)**
Discuss and consider a request by Tina Rowe-Woodall, representing Heavenly Hands Birthing Center, for approval of a final plat of the Heavenly Hands Addition, Lot 1, Block A, being a replat of the W.D. Austin Addition, Lot 2R, City and County of Rockwall, Texas, being a 0.45-acre tract of land located at 908 N. Goliad Street, north of Heath Street, zoned Planned Development No. 50 (PD-50), and take any action necessary.
5. **P2013-003 (David)**
Discuss and consider a request by Tom Jones, representing Binkley and Barfield, for approval of a final plat of the Columbia Park Addition, Lot 4, Block A, being a 3.00-acre tract of land described as a portion of a 16.558 acre tract in the N. Butler Abstract, Tract 4-01, City and County of Rockwall, Texas, zoned Commercial (C) and generally situated on the north side of Airport Road, east of Industrial Boulevard, and take any action necessary.

DISCUSSION ITEMS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **P2013-004 (Ryan)**
Discuss and consider a request by Ricki Rose for approval of a final plat of the Parks of Rockwall Addition, Lot 1, Block 1, City and County of Rockwall, Texas, being a 2.00-acre tract of land located on State Highway 66, west of the Rockwall City Cemetery, zoned General Retail (GR) and situated within the SH 66 Overlay (SH 66 OV) District, and take any action necessary.

8. **SP2013-003 (Ryan)**

Discuss and consider a request by Rick Machak, representing The Woodmont Company, for approval of a site plan for Rockwall Plaza Phase II, being an approximately 11,000-sf retail development located on Lot 11, Block A of the Rockwall Business Park East Addition, City and County of Rockwall, Texas, being 11.125-acres zoned (C) Commercial district and situated within the IH-30 Overlay (IH-30 OV) District, located along the south side of IH-30 west of SH 205 and contiguous to the Rockwall Plaza Phase I, and take any action necessary.

9. **Z2013-007 (Ryan)**

Discuss and consider a request by Scott Huizenga, representing Campers 4 Rent, LLC, for approval of a change in zoning from Agricultural (AG) District to Heavy Commercial (HC) District on a 1.50-acre tract situated in the J.D. McFarland Survey, Tract 8-3, City and County of Rockwall, Texas, located at 955 Sids Road, northeast of Mims Road, and take any action necessary.

10. **Z2013-008 (JoDee)**

Discuss and consider a request by Keith Taylor, representing T.A. Land Holdings, for approval of a change in zoning from Agricultural (AG) District to Commercial (C) District on a 1.51-acre tract situated in Zion Hill Estates Addition, Lot 3 and part of Lot 6, Block B, City and County of Rockwall, Texas, located at 2185 Williams Street, at the northwest corner of SH 66 and Stodghill Road (FM 3549), and take any action necessary.

11. **Z2013-009 (Ryan)**

Discuss and consider a request by John Kimmer, representing Tuff Shed, Inc., for approval of a Specific Use Permit (SUP) to allow for outside storage on a 3.20-acre tract of land described as Tract 7-01 of the J. Lockhart Abstract, City and County of Rockwall, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) district and situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- **P2013-001** – Chandlers Landing, Ph 14, Lot 23 (approved)
- **Z2013-001** – 103 S. San Jacinto SUP – 1st Reading (approved)
- **Z2013-002** – Zoning Change (AG to C) – 1st Reading (approved)
- **Z2013-003** – Zoning Change (AG to HC) (withdrawn)
- **Z2013-004** – RaceTrac SUP (continued)

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 **22nd day of February, 2013 at 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 12, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for February 26, 2013 Planning and Zoning Commission meeting.
2. **P2013-004 (Ryan)**
Discuss and consider a request by Ricki Rose for approval of a final plat of the Parks of Rockwall Addition, Lot 1, Block 1, City and County of Rockwall, Texas, being a 2.00-acre tract of land located on State Highway 66, west of the Rockwall City Cemetery, zoned General Retail (GR) and situated within the SH 66 Overlay (SH 66 OV) District, and take any action necessary
3. **P2013-005 (David)**
Discuss and consider a request by Daniel Dewey, representing JBI Partners, for approval of a replat of Caruth Lakes, Phase 7B, City and County of Rockwall, Texas, for the purpose of creating utility easements for franchise utility companies; being a 17.182-acre tract of land out of the Samuel S. McCurry Survey containing 66 residential lots, and generally located north of FM 1141 on the west side of John King Boulevard, zoned Planned Development No. 5 (PD-5), and take any action necessary.
4. **P2013-006 (Ryan)**
Discuss and consider a request by Bobby Samuel, representing Skorburg Company, for approval of a final plat of Stone Creek, Phase IV, City and County of Rockwall, Texas, being a 27.311-acre tract of land out of the S. King Survey, Abstract No. 131 containing 59 residential lots, and generally located north of Quail Run Road on the east side of SH 205, zoned Planned Development No. 70 (PD-70), and take any action necessary.
5. **SP2013-003 (Ryan)**
Discuss and consider a request by Rick Machak, representing The Woodmont Company, for approval of a site plan for Rockwall Plaza Phase II, being an approximately 11,500-sf retail development located on Lot 11, Block A of the Rockwall Business Park East Addition, City and County of Rockwall, Texas, being 11.125-acres zoned (C) Commercial district and situated within the IH-30 Overlay (IH-30 OV) District, located along the south side of IH-30 west of SH 205 and contiguous to the Rockwall Plaza Phase I, and take any action necessary.

PUBLIC HEARING ITEMS

6. **Z2013-007 (Ryan)**
Hold a public hearing, discuss and consider a request by Scott Huizenga, representing Campers 4 Rent, LLC, for approval of a change in zoning from Agricultural (AG) District to Heavy Commercial (HC) District on a 1.50-acre tract situated in the J.D. McFarland Survey, Tract 8-3, City and County of Rockwall, Texas, located at 955 Sids Road, northeast of Mims Road, and take any action necessary.
7. **Z2013-008 (JoDee)**
Hold a public hearing, discuss and consider a request by Keith Taylor, representing T.A. Land Holdings, for approval of a change in zoning from Agricultural (AG) District to Commercial (C) District on a 1.51-acre tract situated in Zion Hill Estates Addition, Lot 3 and part of Lot 6, Block B, City and County of Rockwall, Texas, located at 2185 Williams Street, at the northwest corner of SH 66 and Stodghill Road (FM 3549), and take any action necessary.

8. Z2013-009 (Ryan)

Hold a public hearing, discuss and consider a request by John Kimmer, representing Tuff Shed, Inc., for approval of a Specific Use Permit (SUP) to allow for outside storage on a 3.20-acre tract of land described as Tract 7-01 of the J. Lockhart Abstract, City and County of Rockwall, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) district and situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

DISCUSSION ITEMS

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- **P2013-002** – Heavenly Hands Birthing Center, Lot 1, Block A (approved)
- **P2013-003** – Columbia Park Addition, Lot 4, Block A (approved)
- **Z2013-001** – 103 S. San Jacinto SUP – 2nd Reading (approved)
- **Z2013-002** – Zoning Change (AG to C) – 2nd Reading (approved)
- **Z2013-004** – RaceTrac SUP – 1st Reading (referred back to P&Z for consideration)
- **Z2013-005** – 302 S. Fannin Street SUP – 1st reading (not approved)
- **Z2013-006** – Zoning Change (MF-14 to DT) – 1st Reading (denied)

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 **8th day of March, 2013 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 9, 2013
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **Approval of Minutes** for March 26, 2013 Planning and Zoning Commission meeting.
2. **P2013-010 (Ryan)**
Discuss and consider a request by Bobby Samuel of Skorburg Company for approval of a preliminary plat of Breezy Hill Phase 2A and 2B, out of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, being 35.812 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.
3. **MIS2013-003 (JoDee)**
Discuss and consider a request by Humberto Zavala 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, and that encroaches into the minimum side yard setback, for a property located at 160 Yvonne Drive, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2013-010 (David)**
Hold a public hearing and consider a request by Andrew Whitehead of Axium Solar for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically the installation of solar panels on the roof of a home located at 606 Shoreview Drive, being Lot 2, Block D, Stonebridge Meadows #1 Addition and zoned (SF-10) Single Family Residential district, and take any action necessary.
5. **Z2013-011 (Ryan)**
Hold a public hearing and consider a request by Russell Phillips on behalf Rockwall Rental Properties for the approval of a PD Development Plan amending Ordinance 11-43 and in accordance with Ordinance No. 10-21, for property identified as 16 & 16-1 out of the M. J. Barksdale Survey, Abstract No. 11; Lot 7, Block A of the Harbor-Rockwall Addition; Lot 1-1, Block A, Henry Africa Subdivision; and Lot 3A, Block A, Shoreline Plaza Addition, being a 12.72-acre tract of land, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, and generally located south of Interstate Highway 30 and west of Shoreline Drive, and take any action necessary.
6. **Z2013-012 (David)**
Hold a public hearing and consider a request by Scott Webb representing Eastridge Church of Christ for approval of a Specific Use Permit (SUP) to allow for a church on a 1.70-acre tract of land situated in the E.M. Elliott Survey, Abstract No. 77, City and County of Rockwall, Texas, and being a part of a 10.733-tract of land as described in a warranty deed from Texas Utilities Electric Company to Cal Gary, as recorded in Volume 957, Page 88 of the Real Property Records of Rockwall County, Texas, located at 588 Stodghill Road, and take any action necessary.
7. **P2013-007 (JoDee)**
Hold a public hearing and consider a request by Luisihno Tovar for approval of a residential replat for Lot 1, Block D, Lake Rockwall Estates West Addition, City and County of Rockwall, Texas, being a replat of Lot 665 and a portion of Lot 666 of Rockwall Lake Subdivision, and take any action necessary.

8. P2013-008 (JoDee)

Hold a public hearing and consider a request by Keith and Rosemary Tonoli for approval of a residential replat for Lot 33, Block A, Chandlers Landing Phase 18 Section 2, City and County of Rockwall, Texas, being a replat of Lots 2 and 3, and take any action necessary.

DISCUSSION ITEMS

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- **Z2013-007** – Zoning Change (AG to HC) – 2nd Reading (approved)
- **Z2013-008** – Zoning Change (AG to C) – 2nd Reading (approved)
- **Z2013-009** – Tuff Shed SUP – 2nd Reading (approved)
- **P2013-009** – Integrity Addition Phase 2 (approved)
- **P2013-011** – Stone Creek Retail Addition (approved)
- **Z2013-004** – RaceTrac SUP – 1st Reading (approved)

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 **5th day of April, 2013 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 30, 2013
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2013-002 (David)**
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for Racetrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, being 2.46-acres located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned Commercial (C) District and situated within the Scenic Overlay (SOV) District, and take any action necessary.
2. **P2013-012 (David)**
Discuss and consider a request by Mike Whittle of Caruth Lake Development for approval of a replat for the Alliance Addition Ph. 2, being a 1.694-acre tract zoned Planned Development No. 57 (PD-57) District and located at the northeast corner of FM 3097 and FM 549, City of Rockwall, Texas, and take any action necessary.
3. **P2013-015 (Ryan)**
Discuss and consider a request by Scott Riley for the approval of a replat for Lots 11 & 12, Block 1, Rockwall Centre Corners Addition containing two (2) non-residential lots, zoned Commercial (C) District, on 4.894-acres, currently identified as Lots 7 & 10, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Texas, generally located at the southeast corner of SH-205 and IH-30, situated within the SH-205 Corridor Overlay (SH-205) District and IH-30 Corridor Overlay (IH-30 OV) District, and take any action necessary.

DISCUSSION ITEMS

4. **P2013-013 (Ryan)**
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a final plat of Townsend Village, City of Rockwall, Texas, being a 27.689-acre tract of land out of the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48 containing 77 residential lots, and generally located at the northwest corner of the intersection of SH-276 and T.L. Townsend Drive, zoned Planned Development No. 10 (PD-10) District, and take any action necessary.
5. **P2013-014 (JoDee)**
Discuss and consider a request by Todd D. Winters of Engineering Concepts, for approval of a preliminary plat for Rayburn Country Addition, being three (3) lots on an 11.403-acre tract zoned Agricultural (Ag) District and Heavy Commercial (HC) District generally located on the south side of Sids Road east of Mims Road, City of Rockwall, Texas, and take any action necessary.
6. **SP2013-005 (David)**
Discuss and consider a request by John Spiars of Spiars Engineering for the approval of a Site Plan for Raising Cane's on a 2.951 acre tract of land zoned Commercial (C) District and Light Industrial (LI) District, being described as Lot 3, Block 1 of the Centre Corners Addition in the City of Rockwall, Texas, generally located at the southeast corner of IH-30 and SH 205, and situated within the IH-30 Corridor Overlay (IH-30 OV) District, and take any action necessary.

7. **SP2013-006 (David)**
Discuss and consider a request by Jim Aubuchon of Rockwall Mushroom, LLC for approval of a Site Plan for Mellow Mushroom, being a 8,200-sf restaurant proposed on Lot 15, Block A, La Jolla Pointe Addition Phase 2, being 1.364-acres zoned Commercial (C) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, located at 568 E IH-30, City of Rockwall, Texas, and take any action necessary.
8. **SP2013-007 (Ryan)**
Discuss and consider a request by Duane Meyers of Duane Meyers Architect, for approval of a Site Plan for Texas Star Express, specifically for a 3,525-sf new structure to replace an existing manufactured building, situated on a 4.06-acre tract being Lot 1R, Block 1, Texas Star Addition and located at 2890 S. Goliad Street, City of Rockwall, Texas, zoned Heavy Commercial (HC) District and situated within the SH 205 Corridor Overlay (SH 205 OV) District.
9. **Z2013-013 (JoDee)**
Hold a public hearing and consider a request by Zack Amick of Gordon Rockwall Investments, LLC for approval of a Specific Use Permit (SUP) to allow for outside storage of new vehicles in conjunction with an adjacent new car dealership (located at 1540 E. IH-30); the subject property is zoned Light Industrial (LI) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, on a 4.922-acres tract of land and specifically located at 1530 E. IH-30, City of Rockwall, Texas, and take any action necessary.
10. **Z2013-014 (Ryan)**
Hold a public hearing to discuss and consider a request by Jake Petras, on behalf of QuikTrip, for the approval of an amendment to Specific Use Permit (SUP) No. S-100 [Ordinance No. 12-30] to allow for a 75-foot pole sign in conjunction with 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 Corridor Overlay (IH-30 OV) District and the SH-205 Corridor Overlay (SH-205 OV) District, and take any action necessary.
11. **Z2013-015 (Ryan)**
Hold a public hearing and consider a request by Stephen Seitz of Seitz Architects, Inc. for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Vault Self Storage" mini-warehouse facility located on Lot 1, Block C, Rockwall Business Park East, being 6.06-acres overall, and zoned Commercial (C) District, located at 1280 E. Ralph Hall Parkway, and take any action necessary.
13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
 - **Z2013-004** – RaceTrac SUP 2nd Reading (approved)
 - **P2013-010** – Breezy Hill Phase 2A and 2B (approved)
 - **P2013-006** – Stone Creek Phase IV (approved)
 - **Z2013-010** – Solar Panel SUP 1st Reading (approved)
 - **Z2013-011** – PD-32 Development Plan 1st Reading (tabled)
 - **Z2013-012** – Eastridge Church of Christ SUP 1st Reading (approved)
 - **P2013-007** – Lake Rockwall Estates West Replat (approved)
 - **P2013-008** – Chandlers Landing Phase 18 Section 2 Replat (approved)
 - **MIS2013-003** – Setback Special Exception – LRE (approved)

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 **26th day of April, 2013 at 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 14, 2013
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. **Approval of Minutes** for April 9, 2013 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for April 30, 2013 Planning and Zoning Commission meeting.
3. **P2013-013 (Ryan)**
Discuss and consider a request by Steve Lenart with Lenart Development Co., LLC for the approval of a final plat of Townsend Village, City of Rockwall, Texas, being a 27.689-acre tract of land out of the Joseph Cadle Survey, Abstract No. 65 and the N.M. Ballard Survey, Abstract No. 48 containing 77 residential lots, and generally located at the northwest corner of the intersection of SH-276 and T.L. Townsend Drive, zoned Planned Development No. 10 (PD-10) District, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2013-013 (JoDee)**
Hold a public hearing and consider a request by Zack Amick of Gordon Rockwall Investments, LLC for approval of a Specific Use Permit (SUP) to allow for outside storage of new vehicles in conjunction with an adjacent new car dealership (located at 1540 E. IH-30); the subject property is zoned Light Industrial (LI) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, on a 4.922-acres tract of land and specifically located at 1530 E. IH-30, City of Rockwall, Texas, and take any action necessary.
5. **Z2013-014 (Ryan)**
Hold a public hearing to discuss and consider a request by Jake Petras, on behalf of QuikTrip, for the approval of an amendment to Specific Use Permit (SUP) No. S-100 [Ordinance No. 12-30] to allow for a 75-foot pole sign in conjunction with 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 Corridor Overlay (IH-30 OV) District and the SH-205 Corridor Overlay (SH-205 OV) District, and take any action necessary.
6. **Z2013-015 (Ryan)**
Hold a public hearing and consider a request by Stephen Seitz of Seitz Architects, Inc. for approval of a Specific Use Permit (SUP) to allow for the expansion of the existing "Vault Self Storage" mini-warehouse facility located on Lot 1, Block C, Rockwall Business Park East, being 6.06-acres overall, and zoned Commercial (C) District, located at 1280 E. Ralph Hall Parkway, and take any action necessary.

ACTION ITEMS

7. **SP2013-002 (David)**
Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for Racetrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, being 2.46-acres located

at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned Commercial (C) District and situated within the Scenic Overlay (SOV) District, and take any action necessary.

8. P2013-014 (JoDee)

Discuss and consider a request by Todd D. Winters of Engineering Concepts, for approval of a preliminary plat for Rayburn Country Addition, being three (3) lots on an 11.403-acre tract zoned Agricultural (Ag) District and Heavy Commercial (HC) District generally located on the south side of Sids Road east of Mims Road, City of Rockwall, Texas, and take any action necessary.

9. SP2013-005 (David)

Discuss and consider a request by John Spiars of Spiars Engineering for the approval of a Site Plan for Raising Cane's on a 2.951 acre tract of land zoned Commercial (C) District and Light Industrial (LI) District, being described as Lot 3, Block 1 of the Centre Corners Addition in the City of Rockwall, Texas, generally located at the southeast corner of IH-30 and SH 205, and situated within the IH-30 Corridor Overlay (IH-30 OV) District, and take any action necessary.

10. SP2013-006 (David)

Discuss and consider a request by Jim Aubuchon of Rockwall Mushroom, LLC for approval of a Site Plan for Mellow Mushroom, being a 10,525-sf restaurant proposed on Lot 15, Block A, La Jolla Pointe Addition Phase 2, being 1.364-acres zoned Commercial (C) District and situated within the IH-30 Corridor Overlay (IH-30 OV) District, located at 568 E IH-30, City of Rockwall, Texas, and take any action necessary.

11. SP2013-007 (Ryan)

Discuss and consider a request by Duane Meyers of Duane Meyers Architect, for approval of a Site Plan for Texas Star Express, specifically for a 3,525-sf new structure to replace an existing manufactured building, situated on a 4.06-acre tract being Lot 1R, Block 1, Texas Star Addition and located at 2890 S. Goliad Street, City of Rockwall, Texas, zoned Heavy Commercial (HC) District and situated within the SH 205 Corridor Overlay (SH 205 OV) District.

DISCUSSION ITEMS

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- **Z2013-010** – Solar Panel SUP – 2nd Reading (approved)
- **Z2013-012** – Eastridge Church of Christ SUP – 2nd Reading (approved)
- **P2013-012** – Alliance Addition Phase 2 Replat (approved)
- **P2013-015** – Rockwall Centre Corners Addition Replat (approved)

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 **10th day of May, 2013 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 28, 2013
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. P2013-016 (David)

Discuss and consider a request by Jacob Sumpter of Mycoskie, McInnis and Associates for the approval of a final plat of Lot 1, Block 1, Rockwall Bypass Addition, being a 6.775-acre tract of land situated within the W. H. Baird Survey, Abstract No. 25, Rockwall, Texas, zoned Planned Development District 10 (PD-10), located within the SH-276 Overlay (SH-276 OV) District, and located southwest of the intersection of John King Boulevard and SH-276, and take any action necessary.

2. P2013-018 (David)

Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a replat for 63 single family lots for the purpose of creating utility easements for franchise utility companies and within Caruth Lakes, Phase 8A, being a 22.654-acre tract of land situated within the Samuel S. McCurrey Abstract, Survey No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.

ACTION ITEMS

3. P2013-014 (JoDee)

Discuss and consider a request by Todd D. Winters of Engineering Concepts, for approval of a preliminary plat for Rayburn Country Addition, being three (3) lots on an 11.403-acre tract zoned Agricultural District (Ag) and Heavy Commercial District (HC) generally located on the south side of Sids Road east of Mims Road, City of Rockwall, Texas, and take any action necessary.

DISCUSSION ITEMS

4. P2013-017 (David)

Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 31 single family lots within Caruth Lakes, Phase 7C, being a 8.173-acre tract of land situated within the Mial B. Jones Survey, Abstract No. 122 and the Samuel S. McCurrey Abstract, Survey No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.

5. P2013-019 (David)

Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 37 single family lots within Caruth Lakes, Phase 7D, being a 9.617-acre tract of land situated within the Samuel S. McCurry Survey, Abstract No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.

6. P2013-020 (David)

Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 69 single family lots within Caruth Lakes, Phase 8B, being a 25.192-acre tract of land situated within the Mial B. Jones Survey, Abstract No. 122 and the Samuel S. McCurrey Abstract, Survey No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.

7. P2013-021 (Ryan)

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. for the approval of a preliminary plat of Lot 1, Block A, Corrigan Law Office Addition, being a 0.31-acre tract of land situated within the R. Ballard Survey, Abstract No. 29, Rockwall, Texas, zoned Light Industrial (LI) District, located on the east side of T. L. Townsend Drive north of IH-30, and take any action necessary.

8. SP2013-008 (Ryan)

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. for the approval of a site plan for a law office on a 0.31-acre tract of land situated within the R. Ballard Survey, Abstract No. 29, Rockwall, Texas, zoned Light Industrial (LI) District, located on the east side of T. L. Townsend Drive north of IH-30, and take any action necessary.

9. SP2013-009 (JoDee)

Discuss and consider a request by C. Kevin Nickell of Love's Travel Stops & Country Stores for the approval of a site plan for a natural gas dispensing island to be incorporated into an existing retail store with gasoline product sales situated on a 6.21-acre parcel of land identified as Lot 1, Block A, Love's Addition, Rockwall, Texas, zoned Light Industrial (LI) District, located within the FM-549 Corridor Overlay (FM 549 OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Corporate Crossing and the eastbound access road of IH-30, and take any action necessary.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- **P2013-013** – Townsend Village Final Plat (approved)
- **Z2013-013** – Rockwall Hyundai SUP 1st Reading (approved)
- **Z2013-014** – Quick Trip SUP Amendment 1st Reading (approved)
- **Z2013-015** – Vault Storage SUP 1st Reading (approved)
- **SP2013-005** – Raising Cane's (approved)
- **SP2013-006** – Mellow Mushroom (approved)
- **SP2013-007** – Texas Star Express (approved)

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 **24th day of May, 2013 at 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 11, 2013
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. **Approval of Minutes** for May 14, 2013 Planning and Zoning Commission meeting.
2. **P2013-017 (David)**
Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 31 single family lots within Caruth Lakes, Phase 7C, being a 8.173-acre tract of land situated within the Mial B. Jones Survey, Abstract No. 122 and the Samuel S. McCurrey Abstract, Survey No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.
3. **P2013-019 (David)**
Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 37 single family lots within Caruth Lakes, Phase 7D, being a 9.617-acre tract of land situated within the Samuel S. McCurry Survey, Abstract No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.
4. **P2013-020 (David)**
Discuss and consider a request by Daniel Dewey of JBI Partners for the approval of a final plat for 69 single family lots within Caruth Lakes, Phase 8B, being a 25.192-acre tract of land situated within the Mial B. Jones Survey, Abstract No. 122 and the Samuel S. McCurrey Abstract, Survey No. 146, Rockwall, Texas, zoned Planned Development District 5 (PD-5), and generally located south of E. Quail Run and west of John King Boulevard, and take any action necessary.
5. **P2013-021 (Ryan)**
Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. for the approval of a preliminary plat of Lot 1, Block A, Corrigan Law Office Addition, being a 0.31-acre tract of land situated within the R. Ballard Survey, Abstract No. 29, Rockwall, Texas, zoned Light Industrial (LI) District, located on the east side of T. L. Townsend Drive north of IH-30, and take any action necessary.

ACTION ITEMS

6. **SP2013-008 (Ryan)**
Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. for the approval of a site plan for a law office on a 0.31-acre tract of land situated within the R. Ballard Survey, Abstract No. 29, Rockwall, Texas, zoned Light Industrial (LI) District, located on the east side of T. L. Townsend Drive north of IH-30, and take any action necessary.
7. **SP2013-009 (JoDee)**
Discuss and consider a request by C. Kevin Nickell of Love's Travel Stops & Country Stores for the approval of a site plan for a natural gas dispensing island to be incorporated into an existing retail store with gasoline product sales situated on a 6.21-acre parcel of land identified as Lot 1, Block A, Love's Addition, Rockwall, Texas, zoned Light Industrial (LI) District, located within the FM-549 Corridor Overlay (FM 549 OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Corporate Crossing and the eastbound access road of IH-30, and take any action necessary.

DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- **Z2013-013** – Storage of New Vehicles SUP – 2nd Reading (approved)
- **Z2013-014** – QuickTrip SUP (Sign) – 2nd Reading (approved)
- **Z2013-015** – Vault Storage SUP – 2nd Reading (approved)
- **P2013-016** – Rockwall Bypass Addition Final Plat (approved)
- **P2013-018** – Caruth Lakes Phase 8A Replat (approved)
- **Z2013-011** – PD-32 Development Plan (approved)
- **P2013-014** – Rayburn Country Addition Preliminary Plat (approved)

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 **7th day of June, 2013 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 25, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for May 28, 2013 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for June 11, 2013 Planning and Zoning Commission meeting.

DISCUSSION ITEMS

3. Z2013-016 (Ryan)

Hold a public hearing to discuss and consider a request by Rhett Dollins on behalf of Metroplex Acquisition Fund, LP for the approval of a zoning change to amend Planned Development District 70 (PD-70) to include a climate controlled mini-warehouse facility as a permitted non-residential use on property identified as a 2.2881-acre tract of land described as Tract 2-3 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70), generally located east of the intersection of FM-552 and N. Goliad Street, and take any action necessary.

4. Z2013-017 (David)

Hold a public hearing to discuss and consider a request by Stacy McVey on behalf of Double Eagle Properties, LLC for the approval of a Specific Use Permit to allow for a restaurant (exceeding 2,000 square feet) with a drive-through and drive-in within Planned Development District 9 (PD-9) for a property designated for General Retail (GR) District uses, described as a 0.9218-acre portion of a larger tract of land identified as Tract 4-9, E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located at the northeast corner of the intersection of Ridge Road [FM-740] and Summer Lee Drive, and take any action necessary.

5. SP2013-012 (David)

Discuss and consider a request by Stacy McVey on behalf of Double Eagle Properties, LLC for the approval of a Site Plan for a strip retail center with a drive-through restaurant on a 0.9218-acre portion of a larger tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and located at the northeast corner of the intersection of Ridge Road and Summer Lee Drive, and take any action necessary.

6. P2013-022 (Ryan)

Discuss and consider a request by Cameron Slown on behalf of Harbor Heights Investors, LP for the approval of a final plat of the Harbor District Addition creating five (5) non-residential lots on property zoned Planned Development District 32 (PD-32) and identified as a 10.812-acre tract of land situated in the M. J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being generally located south of Interstate Highway 30 (IH-30) and east of Shoreline Drive, and take any action necessary.

7. P2013-023 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a final plat of Phase I of the Breezy Hill Addition, which is identified as a 21.845-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, zoned Planned Development District 74 (PD-74), and generally located along the east side of John King Boulevard, north of FM-552, and take any action necessary.

8. P2013-024 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a final plat of Phases IIA & IIB of the Breezy Hill Addition, which is identified as a 35.812-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas,

zoned Planned Development District 74 (PD-74), and generally located along the east side of John King Boulevard, north of FM 552, and take any action necessary.

9. SP2013-013 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a Site Plan for the Breezy Hill Subdivision, Phases I, IIA & IIB being a 57.662-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, zoned Planned Development District 74 (PD-74), generally located along the east side of John King Boulevard, north of FM-552, and take any action necessary.

10. SP2013-014 (David)

Discuss and consider a request by Steven Schwartz on behalf of Potomac Rockwall Partnership, LP for the approval of a Site Plan for a La-Z-Boy furniture store on a 2.519-acre parcel of land that is identified as Lot 2, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located northeast of the intersection of S. Goliad Street (SH-205) and the IH-30 frontage road, and take any action necessary.

11. SP2013-015 (David)

Discuss and consider a request by Ken Taft on behalf of Cardinal Capital Partners for the approval of a Site Plan for a Rosa's Café restaurant on a 2.664-acre parcel of land that is identified as Lot 12, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, the SH-205 (SH-205 OV) District and SH-276 (SH-276) District, and located at the northeast corner of the intersection of S. Goliad Street (SH-205) and the SH-276, and take any action necessary.

12. SP2013-016 (JoDee)

Discuss and consider a request by Kevin Killham with Food Service Concepts, Inc. for the approval of a site plan intended to remodel an existing restaurant on a 0.89-acre tract of land identified as Lot 11RB, Block A, Rockwall Towne Center Addition, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and located at 670 E. IH-30, and take any action necessary.

13. SP2013-017 (JoDee)

Discuss and consider a request by Marlyn Roberts for the approval of an amended site plan to allow for incidental display in conjunction with a stand-alone quick lube business located on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 2.02-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located east of the intersection of Ralph Hall Parkway and S. Goliad Street (SH-205), and take any action necessary.

14. SP2013-011 (JoDee)

Discuss and consider a request by Marlyn Roberts for the approval of an amended site plan to allow for an accessory structure located on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 2.02-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located east of the intersection of Ralph Hall Parkway and S. Goliad Street (SH-205), and take any action necessary.

15. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- **Z2013-011** – PD-32 PD Development Plan 2nd Reading (approved)
- **P2013-017** – Caruth Lakes Phase 7C Final Plat (approved)
- **P2013-019** – Caruth Lakes Phase 7D Final Plat (approved)
- **P2013-020** – Caruth Lakes Phase 8B Final Plat (approved)
- **P2013-021** – Corrigan Law Office Preliminary Plat (approved)
- **SP2013-008** – Corrigan Law Office Site Plan (approved)

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 **21st day of June, 2013 at 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 9, 2013
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. P2013-023 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a final plat of Phase I of the Breezy Hill Addition, which is identified as a 21.845-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, zoned Planned Development District 74 (PD-74), and generally located along the east side of John King Boulevard, north of FM-552, and take any action necessary.

2. P2013-024 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a final plat of Phases IIA & IIB of the Breezy Hill Addition, which is identified as a 35.812-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, zoned Planned Development District 74 (PD-74), and generally located along the east side of John King Boulevard, north of FM 552, and take any action necessary.

PUBLIC HEARING ITEMS

3. Z2013-017 (David)

Hold a public hearing to discuss and consider a request by Stacy McVey on behalf of Double Eagle Properties, LLC for the approval of a Specific Use Permit to allow for a restaurant (exceeding 2,000 square feet) with a drive-through and drive-in within Planned Development District 9 (PD-9) for a property designated for General Retail (GR) District uses, described as a 0.9218-acre portion of a larger tract of land identified as Tract 4-9, E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located at the northeast corner of the intersection of Ridge Road [FM-740] and Summer Lee Drive, and take any action necessary.

ACTION ITEMS

4. P2013-022 (Ryan)

Discuss and consider a request by Cameron Slown on behalf of Harbor Heights Investors, LP for the approval of a final plat of the Harbor District Addition creating five (5) non-residential lots on property zoned Planned Development District 32 (PD-32) and identified as a 10.812-acre tract of land situated in the M. J. Barksdale Survey, Abstract No. 11 and the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being generally located south of Interstate Highway 30 (IH-30) and east of Shoreline Drive, and take any action necessary.

5. SP2013-012 (David)

Discuss and consider a request by Stacy McVey on behalf of Double Eagle Properties, LLC for the approval of a Site Plan for a strip retail center with a drive-through restaurant on a 0.9218-acre portion of a larger tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and located at the northeast corner of the intersection of Ridge Road and Summer Lee Drive, and take any action necessary.

6. SP2013-011 (JoDee)

Discuss and consider a request by Marlyn Roberts for the approval of an amended site plan to allow for an accessory structure located on Lot 2, Block 1, Meadowcreek Business Center Addition, being a

2.02-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located east of the intersection of Ralph Hall Parkway and S. Goliad Street (SH-205), and take any action necessary.

7. SP2013-017 (JoDee)

Discuss and consider a request by Marlyn Roberts for the approval of an amended site plan to allow for incidental display in conjunction with a stand-alone quick lube business located on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 2.02-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located east of the intersection of Ralph Hall Parkway and S. Goliad Street (SH-205), and take any action necessary.

8. SP2013-013 (Ryan)

Discuss and consider a request by Bobby Samuels on behalf of the Skorburg Company for the approval of a Site Plan for the Breezy Hill Subdivision, Phases I, IIA & IIB being a 57.662-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Texas, zoned Planned Development District 74 (PD-74), generally located along the east side of John King Boulevard, north of FM-552, and take any action necessary.

9. SP2013-014 (David)

Discuss and consider a request by Steven Schwartz on behalf of Potomac Rockwall Partnership, LP for the approval of a Site Plan for a La-Z-Boy furniture store on a 2.519-acre parcel of land that is identified as Lot 2, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located northeast of the intersection of S. Goliad Street (SH-205) and the IH-30 frontage road, and take any action necessary.

10. SP2013-015 (David)

Discuss and consider a request by Ken Taft on behalf of Cardinal Capital Partners for the approval of a Site Plan for a Rosa's Café restaurant on a 2.664-acre parcel of land that is identified as Lot 12, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, the SH-205 (SH-205 OV) District and SH-276 (SH-276) District, and located at the northeast corner of the intersection of S. Goliad Street (SH-205) and the SH-276, and take any action necessary.

11. SP2013-016 (JoDee)

Discuss and consider a request by Kevin Killham with Food Service Concepts, Inc. for the approval of a site plan intended to remodel an existing restaurant on a 0.89-acre tract of land identified as Lot 11RB, Block A, Rockwall Towne Center Addition, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, and located at 670 E. IH-30, 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, David Gonzales, 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 **5th day of July, 2013 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 30, 2013
6:00 P.M.

CALL TO ORDER

1. **Approval of Minutes** for June 25, 2013 Planning and Zoning Commission meeting.

ACTION ITEMS

2. **P2006-027 (Ryan)**

Discuss and consider a request by Timothy S. Coltart of Realty Capital Partners II, Inc. on behalf of Realty Capital Lakes of Somerset, LTD, for the approval of a reinstatement request of the preliminary plat for the Lakes of Somerset Addition in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being a 139.354-acre tract of land, zoned Planned Development District 63 (PD-63), located along the north side of FM549, east of SH205, which was originally approved by City Council on August 21, 2006, 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. **SP2013-019 (Ryan)**
Discuss and consider a request by Michael Johnston on behalf of the owner Seper Rasti for the approval of a Site Plan to construct two (2) office buildings on a 1.02-acre parcel of land identified as Lot 13-R, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas; zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and generally located south of IH-30 on the east side of SH-276 (Ridge Road), and take any action necessary.
5. **SP2013-020 (David)**
Discuss and consider a request by Bruce Dunne of Icon Consulting Engineers, Inc. for the approval of a Site Plan for a Luby's Fuddruckers restaurant on a 2.230-acre parcel of land that is identified as Lot 11, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 (SH-205 OV) District, and located at the southeast corner of the intersection of Interstate 30 (IH-30) and S. Goliad St. (SH-205), and take any action necessary.
6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
 - **P2013-023 – Breezy Hill Phase I** (approved)
 - **P2013-024 – Breezy Hill Phase IIA & IIB** (approved)
 - **Z2013-017 – Dunkin Donuts 1st Reading** (approved)
 - **P2013-022 – Harbor Heights Final Plat** (approved)
 - **SP2013-011 – Valvoline Accessory Building** (denied)
 - **SP2013-017 – Valvoline Ice Machine** (approved)
 - **SP2013-014 – La-Z-Boy Furniture** (approved)

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 **26th day of July, 2013 at 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 13, 2013
6:00 P.M.

CALL TO ORDER

CONSENT ITEMS

1. P2013-025 (JoDee)

Discuss and consider a request by Maria C. Bonilla for the approval of a replat for Lots 23, 24 & 25, Block A, Horizon Ridge Addition containing four (4) non-residential lots, zoned Commercial (C) District, on 14.4-acres, currently identified as Lots 6, 17, 18 & 19, Block A, Horizon Ridge Addition, City of Rockwall, Texas, generally located at the southeast corner of Ridge Road (FM-740) and Horizon Road (FM-3097), situated within the Scenic Overlay (SOV) District, and take any action necessary.

ACTION ITEMS

2. SP2013-019 (Ryan)

Discuss and consider a request by Michael Johnston on behalf of the owner Seper Rasti for the approval of a Site Plan to construct two (2) office buildings on a 1.02-acre parcel of land identified as Lot 13-R, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas; zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and generally located south of IH-30 on the east side of FM-740 (Ridge Road), and take any action necessary.

3. SP2013-020 (David)

Discuss and consider a request by Bruce Dunne of Icon Consulting Engineers, Inc. for the approval of a Site Plan for a Luby's Fuddrucker's restaurant on a 2.230-acre parcel of land that is identified as Lot 11, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 (SH-205 OV) District, and located at the southeast corner of the intersection of Interstate 30 (IH-30) and S. Goliad St. (SH-205), 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 Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **9th day of August, 2013 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 27, 2013
6:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. ***Approval of Minutes*** for the July 9, 2013 Planning and Zoning Commission meeting.
2. **P2013-028 (Ryan)**
Discuss and consider a request by Bobby Samuel of Skorburg Company for the approval of a final plat for a 12.003-acre tract of land, identified as Lot 1, Block A of the RISD Elementary School Addition, being situated within the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70), generally located south of FM-552 and east of SH-205, and take any action necessary.

DISCUSSION ITEMS

3. **P2013-026 (JoDee)**
Hold a public hearing to discuss and consider a request by Michael Mishler on behalf of Todd & Denise Park for the approval of a replat combining two (2) single family residential lots being identified as Lots 4 & 5, Block A of Chandlers Landing, Phase 7 into one (1) single family residential lot being identified as Lot 23, Block A of Chandlers Landing, Phase 7, located within the City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), located at 104 & 106 Thistle Place, and take any action necessary.
4. **P2013-027 (David)**
Discuss and consider a request by Bobby Samuel on behalf of the Skorburg Company for the approval of a final plat for Stone Creek, Phase V being a 13.602-acre tract of land situated within the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, and containing 45 single family residential lots, zoned Planned Development District 70 (PD-70), generally located south of FM-552 and east of SH-205, and take any action necessary.
5. **Z2013-018 (Ryan)**
Hold a public hearing to discuss and consider a request by Shea Kirkman on behalf of CADG Rockwall 41, LLC for the approval of a change in zoning from Planned Development District 10 (PD-10) to a Commercial (C) District for a 3.816-acre tract of land situated within the Joseph Cadle Survey, Abstract No. 65 and the F. Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District, located at the northeast corner of the intersection of T. L. Townsend Drive and SH-276, and take any action necessary.
6. **Z2013-019 (David)**
Hold a public hearing to discuss and consider a request by John Spiars with Spiars Engineering, Inc. on behalf of NESBO, LP for the approval of a Specific Use Permit (SUP) to allow for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and IH-30, and take any action necessary.
7. **Z2013-020 (JoDee)**
Hold a public hearing to discuss and consider a request by James Brinkley for the approval of a change in zoning from an Agricultural (Ag) District to a Single-Family Estate 2.0 (SFE-2.0) District on

a 2.0-acre tract of land identified as Tract 8-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas being located at 5866 S. FM-549 and take any action necessary.

8. Z2013-021 (JoDee)

Hold a public hearing to discuss and consider a request by James Brinkley for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not conform to the exterior material requirements as specified for a property zoned for Single-Family Estate 2.0 (SFE-2.0) District uses by the Unified Development Code, being a 2.0-acre tract of land identified as Tract 8-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (Ag) District, located at 5866 S. FM-549 and take any action necessary.

9. SP2013-023 (Ryan)

Discuss and consider a request by Dean Cathey for the approval of a site plan to allow for incidental display in conjunction with a stand-alone retail store located at 905 S. Goliad Street, further identified as Lot 3 of the Canup Addition, being a 0.1728-acre parcel of land, zoned Commercial (C) District, located north of Emma Jane Drive on the east side of S. Goliad Street (SH-205), and take any action necessary.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ Z2013-017: Dunkin Donuts SUP [*2nd Reading*] (approved)
- ✓ P2013-025: Lots 23, 24 & 25, Block A, Horizon Ridge Addition [*Kroger Remodel*] (approved)
- ✓ SP2013-019: McClintock/Seper Office Building [*Variances*] (approved)
- ✓ SP2013-020: Fuddrucker's/Luby's Restaurant [*Variance*] (approved)

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 **23rd day of August, 2013 at 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 10, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. ***Approval of Minutes*** for the July 30, 2013 Planning and Zoning Commission meeting.
2. **P2013-027 (David)**
Discuss and consider a request by Bobby Samuel on behalf of the Skorburg Company for the approval of a final plat for Stone Creek, Phase V being a 13.602-acre tract of land situated within the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, and containing 45 single family residential lots, zoned Planned Development District 70 (PD-70), generally located south of FM-552 and east of SH-205, and take any action necessary.

PUBLIC HEARING ITEMS

3. **P2013-026 (JoDee)**
Hold a public hearing to discuss and consider a request by Michael Mishler on behalf of Todd & Denise Park for the approval of a replat combining two (2) single family residential lots being identified as Lots 4 & 5, Block A of Chandlers Landing, Phase 7 into one (1) single family residential lot being identified as Lot 23, Block A of Chandlers Landing, Phase 7, located within the City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), located at 104 & 106 Thistle Place, and take any action necessary.
4. **Z2013-018 (Ryan)**
Hold a public hearing to discuss and consider a request by Shea Kirkman on behalf of CADG Rockwall 41, LLC for the approval of a change in zoning from Planned Development District 10 (PD-10) to a General Retail (GR) District for a 3.816-acre tract of land situated within the Joseph Cadle Survey, Abstract No. 65 and the F. Henderson Survey, Abstract No. 119, City of Rockwall, Rockwall County, Texas, situated within the SH-276 Overlay (SH-276 OV) District, located at the northeast corner of the intersection of T. L. Townsend Drive and SH-276, and take any action necessary.
5. **Z2013-019 (David)**
Hold a public hearing to discuss and consider a request by John Spiars with Spiars Engineering, Inc. on behalf of NESBO, LP for the approval of a Specific Use Permit (SUP) to allow for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and IH-30, and take any action necessary.
6. **Z2013-020 (JoDee)**
Hold a public hearing to discuss and consider a request by James Brinkley for the approval of a change in zoning from an Agricultural (Ag) District to a Single-Family Estate 2.0 (SFE-2.0) District on a 2.0-acre tract of land identified as Tract 8-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas being located at 5866 S. FM-549 and take any action necessary.
7. **Z2013-021 (JoDee)**
Hold a public hearing to discuss and consider a request by James Brinkley for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not conform to the exterior material requirements as specified for a property zoned for Single-Family Estate 2.0 (SFE-2.0) District uses by the Unified Development Code, being a 2.0-acre tract of land identified as Tract 8-12 of the

W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (Ag) District, located at 5866 S. FM-549 and take any action necessary.

DISCUSSION ITEMS

8. Director's Report of post Council meeting outcomes of Planning & Zoning cases:

- ◆ P2013-028: RISD Elementary School Addition (approved)

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 Technician 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 **6th day of September, 2013 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 24, 2013
6:00 P.M.

CALL TO ORDER

1. *Approval of Minutes* for the August 13, 2013 Planning and Zoning Commission meeting.
2. *ELECTION of Planning and Zoning Commission Chair and Vice-Chair positions*

PUBLIC HEARING ITEMS

3. **Z2013-023 (David)**
Hold a public hearing to discuss and consider a request by Robert Church and Toni Waldrop for the approval of a change in zoning from Single-Family 7 (SF-7) District to a Residential/Office (RO) District for two (2) properties being a total of 0.294-acres situated within Blocks 32C (0.114-acres) & 32D (0.18-acres) of the B. F. Boydston Addition, City of Rockwall, County of Rockwall, Texas, located at 304 & 306 Williams Street, and within the Historic Overlay (HO) District, and take any action necessary.

DISCUSSION ITEMS

4. **Z2013-024 (Ryan)**
Hold a public hearing to discuss and consider a request by Todd Wintters of Engineering Concepts & Designs, L.P. on behalf of the Lakeside Church of Christ of Rockwall and Altura Homes for the approval of a zoning change for a 28.94-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas from an Agricultural (Ag) District to a Planned Development District for Single Family 10 (SF-10) District uses. The subject property is zoned Agricultural (Ag) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549.
5. **Z2013-025 (David)**
Hold a public hearing to discuss and consider a request by Stephan Ewing on behalf of the owner Dallas East Partnership for the approval of an amendment to Specific Use Permit No. 109 (S-109) to allow the rental of one (1) full size pick-up truck and one (1) full size van as an accessory use to the existing mini-warehouse facility located on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East, City of Rockwall, Rockwall County, Texas, located at 1280 E. Ralph Hall Parkway, and take any action necessary.
6. **Z2013-026 (David)**
Hold a public hearing to discuss and consider a request by John P. Allender with Architexas on behalf of the owner Greener City Groups, Inc. for the approval of a zoning change to amend the residential standards for a 4.96-acre portion of Planned Development District 9 (PD-9) being identified as Tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207, City of Rockwall, Rockwall County, Texas, located east of the intersection of Ridge Road [FM-740] and Shady Dale Lane, and take any action necessary.
7. **Z2013-027 (JoDee)**
Hold a public hearing and consider a request by Heritage Christian Academy for approval of a Specific Use Permit (SUP) to allow for "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad, and take any action necessary.

8. SP2013-024 (JoDee)

Discuss and consider a request by Sydnee Freeman with Harrison French & Associates for the approval of an amended site plan to allow for incidental display in conjunction with a retail store with gasoline product sales located on Lot 1, Block 1, 7-Eleven/Goliad Addition, being a 0.8323-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the northeast corner of S. Goliad Street (SH-205) and Yellow Jacket Lane, and take any action necessary.

9. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2013-027: Stone Creek Phase V (approved)
- ✓ P2013-026: Chandlers Landing Phase 7 Replat (approved)
- ✓ Z2013-018: Zoning Change PD #10 to General Retail (tabled)
- ✓ Z2013-019: New Car Dealership SUP (approved)
- ✓ Z2013-020: Zoning Change AG to SFE-2.0 (tabled)
- ✓ Z2013-021: Accessory Building SUP (tabled)

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 **20th day of September, 2013 at 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 8, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. ***Approval of Minutes*** for the August 27, 2013 Planning and Zoning Commission meeting.
2. **P2013-029 (Ryan)**
Discuss and consider a request by Ron Ramirez, PE with Wier & Associates, Inc. on behalf of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat for a 6.112-acre tract of land located within the John H. B. Jones Survey, Abstract No. 125 and the Robert Boyd Irving Survey, Abstract No. 120, Rockwall, Rockwall County, Texas for the purpose of dedicating right-of-way; the subject property is zoned Light Industrial (LI) and Commercial (C) District and is generally located east of Corporate Crossing and south of Interstate Highway 30 (IH-30), and take any action necessary.
3. **P2013-030 (Ryan)**
Discuss and consider a request by Danny & Nancy Turner for the approval of an amending plat creating Lots 1-4, Block M, Lake Rockwall Estates West, 2nd Filing being a 1.47-acre parcel of land currently identified as Lots 163-173, Block A, Rockwall Lake Development No. 1 Lake Echo, Rockwall, Rockwall County, Texas, the subject property is zoned Planned Development District 75 (PD-75), is generally located north of County Line Road and northeast of FM-3097, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2013-024 (Ryan)**
Hold a public hearing to discuss and consider a request by Todd Winters of Engineering Concepts & Designs, L.P. on behalf of the Lakeside Church of Christ of Rockwall and Altura Homes for the approval of a zoning change for a 28.94-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas from an Agricultural (Ag) District to a Planned Development District for Single Family 10 (SF-10) District uses. The subject property is zoned Agricultural (Ag) District and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549.
5. **Z2013-025 (David)**
Hold a public hearing to discuss and consider a request by Stephan Ewing on behalf of the owner Dallas East Partnership for the approval of an amendment to Specific Use Permit No. 109 (S-109) to allow the rental of one (1) full size pick-up truck and one (1) full size van as an accessory use to the existing mini-warehouse facility located on a 6.06-acre parcel of land identified as Lot 1, Block C, Rockwall Business Park East, City of Rockwall, Rockwall County, Texas, located at 1280 E. Ralph Hall Parkway, and take any action necessary.
6. **Z2013-026 (David)**
Hold a public hearing to discuss and consider a request by John P. Allender with Architexas on behalf of the owner Greener City Groups, Inc. for the approval of a zoning change to amend the residential standards for a 4.96-acre portion of Planned Development District 9 (PD-9) being identified as Tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207, City of Rockwall, Rockwall County, Texas, located east of the intersection of Ridge Road [FM-740] and Shady Dale Lane, and take any action necessary.
7. **Z2013-027 (JoDee)**

Hold a public hearing and consider a request by Heritage Christian Academy for approval of a Specific Use Permit (SUP) to allow for "Private School Temporary Education Buildings" within the (MF-14) Multi-Family Residential district on Lot 1, Block A, Heritage Christian Academy Addition, being 6.64-acres and located at 1408 South Goliad, and take any action necessary.

ACTION ITEMS

8. SP2013-024 (JoDee)

Discuss and consider a request by Sydnee Freeman with Harrison French & Associates for the approval of an amended site plan to allow for incidental display in conjunction with a retail store with gasoline product sales located on Lot 1, Block 1, 7-Eleven/Goliad Addition, being a 0.8323-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the northeast corner of S. Goliad Street (SH-205) and Yellow Jacket Lane, 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 Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **4th day of October, 2013 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 29, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the September 10, 2013 Planning and Zoning Commission meeting.
2. **P2013-033 (JoDee)**
Discuss and consider a request by Brian Corrigan for the approval of a final plat for Lot 1, Block A of the Corrigan Law Office Addition being a 0.31-acre tract of land situated within the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located on the east side of T. L. Townsend Drive north of IH-30, and take any action necessary.
3. **P2013-036 (David)**
Discuss and consider a request by T. Craig Carney of Carney Engineering, PLLC for the approval of a final plat for a 0.9218-acre portion of a larger tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, and located at the northeast corner of the intersection of Ridge Road and Summer Lee Drive, and take any action necessary.

ACTION ITEMS

4. **SP2013-024 (JoDee)**
Discuss and consider a request by Sydnee Freeman with Harrison French & Associates for the approval of an amended site plan to allow for incidental display in conjunction with a retail store with gasoline product sales located on Lot 1, Block 1, 7-Eleven/Goliad Addition, being a 0.8323-acre tract of land, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the northeast corner of S. Goliad Street (SH-205) and Yellow Jacket Lane, and take any action necessary.
5. **SP2013-025 (JoDee)**
Discuss and consider a request by USA Shade & Fabric Structures, Inc. for the approval of an amended site plan to allow cantilevered shade structures to be constructed on the existing car dealership that is situated on a 6.874-acre parcel of land identified as Lot 1R, Block A of the Rockwall Dodge Addition, zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District, located on the north side of IH-30 east of SH-205 (S. Goliad Street), and take any action necessary.
6. **MIS2013-007 (Ryan)**
Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas; zoned Single Family 7 (SF-7) District, located directly west of the intersection of SH-66 (Williams Street) and Caruth Lane, and take any action necessary.

DISCUSSION ITEMS

7. **P2013-031 (JoDee)**

Discuss and consider a request by Fritz McKinstry for the approval of a replat creating Lot 23, Block E of Chandler's Landing, Phase 16 being currently identified as Lots 5R & 7R, Block E of Chandler's Landing, Phase 16, zoned Planned Development District 8 (PD-8), located at 257 & 265 Victory Lane, City of Rockwall, Texas, and take any action necessary.

8. P2013-032 (Ryan)

Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a preliminary plat for Rockwall Solar Village, containing seven (7) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas; zoned Single Family 7 (SF-7) District, located directly west of the intersection of SH-66 (Williams Street) and Caruth Lane, and take any action necessary.

9. P2013-034 (Ryan)

Discuss and consider a request by Corwin Engineering, Inc. on behalf of the Cambridge Company, Inc. for the approval of a master plat of Phases 1, 2 & 3 of the Rockwall Downs Subdivision, containing 86 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas; zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

10. P2013-035 (Ryan)

Discuss and consider a request by Corwin Engineering, Inc. on behalf of the Cambridge Company, Inc. for the approval of a preliminary plat for Phases 1, 2 & 3 of the Rockwall Downs Subdivision, containing 86 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas; zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

11. SP2013-026 (JoDee)

Discuss and consider a request by BRW Architects on behalf of the YMCA of Metro Dallas for the approval of an amended site to allow a ~12,000 square foot addition to the existing facility for a 21.76-acre parcel of land, identified as Lot 1, Block A of the Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) and situated within the North SH-205 Overlay (N SH-205 OV) District, located on the east side of SH-205 north of Caruth Lane, and take any action necessary.

12. Z2013-028 (David)

Hold a public hearing to discuss and consider a request by Rockwall Gold & Silver on behalf of Donna Pritchard for the approval of a Specific Use Permit for a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition identified as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

13. Z2013-029 (David)

Hold a public hearing to discuss and consider a request by Cameron Slown on behalf of Med-Tech Construction, Inc. for the approval of a Specific Use Permit for a senior living facility on a 0.96-acre tract of land identified as Lots 2 & 5, Block 1 of the Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57), and located southeast of the corner of the intersection of H. Wallace Lane and Jeff Boyd Drive, and take any action necessary.

14. Z2013-030 (David)

Hold a public hearing to discuss and consider a request by Jim Smylie on behalf of Bill Burns for the approval of a zoning change from Agricultural (Ag) District to a Commercial (C) District for a 9.77-acre tract of land identified as Lots 18 & 19 of Rainbow Acres, City of Rockwall, Rockwall County, Texas, located at the southeastern corner of the intersection of Ranch Trail Road and County Line Road, and take any action necessary.

15. Z2013-031 (Ryan)

Hold a public hearing to discuss and consider a request by Shawn Vault on behalf of LGI Properties for the approval of a Specific Use Permit (SUP) to allow a mini-warehouse facility on a 5.94-acre tract

of land, zoned Commercial (C) District and located within the Scenic Overlay (SOV) District, being a portion of a 9.699-acre tract land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas; located at the northwestern corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2013-029: REDC Right of Way - approved
- ✓ P2013-030: Lake Rockwall Estates West, 2nd Filing - approved
- ✓ Z2013-018: Zoning Change PD #10 to General Retail (2nd Reading) - approved
- ✓ Z2013-020: Zoning Change AG to SFE-2.0 (2nd Reading) - approved
- ✓ Z2013-021: Accessory Building SUP (2nd Reading) – approved
- ✓ MIS2013-001: Impact Fee Resolution - approved
- ✓ MIS2013-006: Impact Fee Amendment Ordinance (1st Reading) - approved
- ✓ Z2013-024: Lexington Estates (1st Reading) - denied
- ✓ Z2013-025: Vault SUP Amendment (1st Reading) - approved
- ✓ Z2013-026: Shady Dale (1st Reading) - approved
- ✓ Z2013-027: Heritage Christian Academy SUP (1st Reading) - approved

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 **25th day of October, 2013 at 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 12, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. ***Approval of Minutes*** for the September 24, 2013 Planning and Zoning Commission meeting.
2. **P2013-037 (Ryan)**
Discuss and consider a request by the Skorburg Company on behalf of Life Spring Church for the approval of a final plat for a 0.402-acre tract of land located within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas for the purpose of dedicating right-of-way; the subject property is zoned Agricultural (Ag) District, is generally located north of John King Boulevard and east of SH-205, and take any action necessary.
3. **P2013-038 (Ryan)**
Discuss and consider a request by Marshall Gage, LLC on behalf of Ridge Road Properties, LLC for the approval of a replat for Lots 23 & 24, Block A, Horizon Ridge Addition being a 1.021-acre parcel of land currently identified as Lot 13R, Block A, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas; zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, generally located south of IH-30 on the east side of FM-740 (Ridge Road), and take any action necessary.

ACTION ITEMS

4. **MIS2013-008 (Ryan)**
Discuss and consider a request for the approval of a special request for the purpose of permitting the construction of a carport that does not conform to the setback and material requirements as stipulated by Section 2.1.2(1) [Carports] of Article IV, Permissible Uses, of the Unified Development Code, for a 0.17-acre property that is identified as Lot 1166 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75), is generally located at 406 Wayne Drive, and take any action necessary.
5. **P2013-032 (Ryan)**
Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a preliminary plat for Rockwall Solar Village, containing six (6) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas; zoned Single Family 7 (SF-7) District, located directly west of the intersection of SH-66 (Williams Street) and Caruth Lane, and take any action necessary.
6. **P2013-034 (Ryan)**
Discuss and consider a request by Corwin Engineering, Inc. on behalf of the Cambridge Company, Inc. for the approval of a master plat of Phases 1, 2 & 3 of the Rockwall Downs Subdivision, containing 86 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas; zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.
7. **P2013-035 (Ryan)**
Discuss and consider a request by Corwin Engineering, Inc. on behalf of the Cambridge Company, Inc. for the approval of a preliminary plat for Phases 1, 2 & 3 of the Rockwall Downs Subdivision, containing 86 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas; zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

8. **SP2013-026 (JoDee)**

Discuss and consider a request by BRW Architects on behalf of the YMCA of Metro Dallas for the approval of an amended site plan to allow a ~12,000 square foot addition to the existing facility for a 21.76-acre parcel of land, identified as Lot 1, Block A of the Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) and situated within the North SH-205 Overlay (N SH-205 OV) District, located on the east side of SH-205 north of Caruth Lane, and take any action necessary.

PUBLIC HEARING ITEMS

9. P2013-031 (JoDee)

Hold a public hearing to discuss and consider a request by Fritz McKinstry for the approval of a replat creating Lot 23, Block E of Chandler's Landing, Phase 16 being currently identified as Lots 5R & 7R, Block E of Chandler's Landing, Phase 16, zoned Planned Development District 8 (PD-8), located at 257 & 265 Victory Lane, City of Rockwall, Texas, and take any action necessary.

10. Z2013-028 (David)

Hold a public hearing to discuss and consider a request by Rockwall Gold & Silver on behalf of Donna Pritchard for the approval of a Specific Use Permit for a pawn shop on a portion of a 0.423-acre parcel of land, zoned Commercial (C) District and located within the SH 205 Overlay (SH 205 OV) District, identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, specifically Suite 1 of 1901 S. Goliad Street, and take any action necessary.

11. Z2013-029 (David)

Hold a public hearing to discuss and consider a request by Cameron Slown on behalf of Med-Tech Construction, Inc. for the approval of a Specific Use Permit for an assisted living facility on a 0.96-acre tract of land identified as Lots 2 & 5, Block 1 of the Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57), and located southeast of the corner of the intersection of H. Wallace Lane and Jeff Boyd Drive, and take any action necessary.

12. Z2013-030 (David)

Hold a public hearing to discuss and consider a request by Jim Smylie on behalf of Bill Burns for the approval of a zoning change from Agricultural (Ag) District to a Commercial (C) District for a 9.77-acre tract of land identified as Lots 18 & 19 of Rainbow Acres, City of Rockwall, Rockwall County, Texas, located at the southeastern corner of the intersection of Ranch Trail Road and County Line Road, and take any action necessary.

13. Z2013-031 (Ryan) (Postponed until December 3, 2013)

Hold a public hearing to discuss and consider a request by Shawn Valk on behalf of LGI Properties for the approval of a Specific Use Permit to allow a mini-warehouse facility on a 5.94-acre tract of land, zoned Commercial (C) District and located within the Scenic Overlay (SOV) District, being a portion of a 9.699-acre tract land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas; located at the southwestern corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2013-033: Corrigan Law Office Addition Final Plat - approved
- ✓ P2013-036: Dunkin Donuts Final Plat- approved
- ✓ MIS2013-007: Rockwall Solar Village Exception - approved
- ✓ MIS2013-006: Impact Fee Amendment Ordinance (2nd Reading) - approved
- ✓ Z2013-025: Vault SUP Amendment (2nd Reading) - approved
- ✓ Z2013-026: Shady Dale (2nd Reading) - approved
- ✓ Z2013-027: Heritage Christian Academy SUP (2nd Reading) - approved

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 Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the **8th day of November, 2013 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 26, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the October 8, 2013 Planning and Zoning Commission meeting.
2. **P2013-039 (Ryan)**
Discuss and consider a request by Jay Bedford on behalf of the owner Rick Sharp for the approval of a final plat for Lots 1-3, Block A of the Sharp Addition being a 9.259-acre tract of land currently identified as Tract 2 of the J. A. Ramsey Survey, Abstract No. 186, Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) Light Industrial (LI) District, located at 2578 & 2582 SH-276, and take any action necessary.

ACTION ITEMS

3. **MIS2013-010 (Ryan)**
Discuss and consider a request by Russell Philips for the approval of a waiver of design standards in conjunction with a previously approved site plan for a streetscape plan for Planned Development District 32 (PD-32) on property being situated within the Summit Office & Hillside Sub-Districts and located within the right-of-way of Sunset Ridge Drive, Pinnacle Way and Harbor Heights Drive, and take any action necessary.

DISCUSSION ITEMS

4. **Z2013-032 (JoDee)**
Hold a public hearing to discuss and consider a request by Andrea Holliman for the approval of a Specific Use Permit to allow an antiques/collectables and general retail store in Planned Development District 50 (PD-50) for a 0.47-acre parcel of land identified as a portion of Lot 1 of the W. D. Austin Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District and the North SH 205 Corridor Overlay (N-SH 205 OV) District, addressed as 904 N. Goliad Street, and take any action necessary.
5. **Z2013-033 (JoDee)**
Hold a public hearing to discuss and consider a request by Kristin and Joshua Whitaker for the approval of a Specific Use Permit for an accessory building that does not conform to the material requirements as specified for a property in a Single-Family Estate 1.5 (SFE-1.5) District on a 1.5-acre parcel of land identified as Lot 17, Block B, Sterling Farms Addition, Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, located at 1970 Copper Ridge Circle, and take any action necessary.
6. **Z2013-034 (David)**
Hold a public hearing to discuss and consider a request by John Spiars on behalf of the owner the Cambridge Company, Inc. for the approval of a Specific Use Permit for a new car dealership on a 12.6114-acre tract of land being identified as a 5.0966-acre portion of Tract 2 of the J. Lockhart Survey, Abstract No. 134 and a 7.5148-acre portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the

southwest corner of John King Boulevard and the IH-30 frontage road, and take any action necessary.

7. Z2013-035 (David)

Hold a public hearing to discuss and consider a request by J. D. Jacobs, Jr. for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.661-acre tract of land identified as a portion of Lot 3 and all of Lot 4, Block G, Sanger Addition, Rockwall, Rockwall County, Texas, located east of the intersection of Peters Colony Drive and E. Bourn Street, and take any action necessary.

8. SP2013-027 (JoDee)

Discuss and consider a request by Terry Rowe representing Double T Ventures, LLC for the approval of a Site Plan for an office building on a 0.16-acre parcel of land identified as the east half of Block 24C of the Amick Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Retail-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 807 N. Goliad Street, and take any action necessary.

9. SP2013-028 (David)

Discuss and consider a request by Cameron Slown on behalf of Med-Tech Construction, Inc. for the approval of a Site Plan for an assisted living facility on a 0.94-acre tract of land identified as Lots 2 & 5, Block 1 of the Alliance Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57), and located southeast of the corner of the intersection of H. Wallace Lane and Jeff Boyd Drive, and take any action necessary.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ MIS2013-008: Special Request (*i.e. Carport – 406 Wayne Drive*) [Approved]
- ✓ P2013-031: Lot 23, Block E, Chandler's Landing, Phase 16 [Approved]
- ✓ P2013-032: Preliminary Plat for Rockwall Solar Village [Approved]
- ✓ P2013-034: Master Plat for Rockwall Downs [Approved]
- ✓ P2013-035: Preliminary Plat for Rockwall Downs [Approved]
- ✓ P2013-037: Life Spring Drive [Approved]
- ✓ P2013-038: Lots 23 & 24, Block A, Horizon Ridge Addition [Approved]
- ✓ Z2013-028: SUP for Rockwall Gold & Silver [*i.e. Pawn Shop*] (1st Reading) [Approved]
- ✓ Z2013-029: SUP for Assisted Living Facility (1st Reading) [Approved]
- ✓ Z2013-030: Rezoning Agricultural (Ag) to Commercial (C) (1st Reading) [Approved]

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 **22nd day of November, 2013 at 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 10, 2013
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. P2013-040 (JoDee)

Discuss and consider a request by Glenn Engineering Corporation on behalf of James A. Havens for the approval of a replat for Lots 2 & 3, Block H, The Shores Club House Addition, Phase 2 being a 9.455-acre parcel of land currently identified as Lot 1, Block H, The Shores Club House Addition, Phase 2, City of Rockwall, Rockwall County, Texas; zoned Planned Development District 3 (PD-3), addressed as 2600 Champions Drive, and take any action necessary.

PUBLIC HEARING ITEMS

2. Z2013-031 (Ryan)

Hold a public hearing to discuss and consider a request by Shawn Valk on behalf of LGI Properties for the approval of a Specific Use Permit to allow a mini-warehouse facility on a 5.94-acre tract of land, zoned Commercial (C) District and located within the Scenic Overlay (SOV) District, being a portion of a 9.699-acre tract land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas; located at the southwestern corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

3. Z2013-032 (JoDee)

Hold a public hearing to discuss and consider a request by Andrea Holliman for the approval of a Specific Use Permit to allow an antiques/collectables and general retail store in Planned Development District 50 (PD-50) for a 0.47-acre parcel of land identified as a portion of Lot 1 of the W. D. Austin Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District and the North SH 205 Corridor Overlay (N-SH 205 OV) District, addressed as 904 N. Goliad Street, and take any action necessary.

4. Z2013-033 (JoDee)

Hold a public hearing to discuss and consider a request by Kristin and Joshua Whitaker for the approval of a Specific Use Permit for an accessory building that does not conform to the material requirements as specified for a property in a Single-Family Estate 1.5 (SFE-1.5) District on a 1.5-acre parcel of land identified as Lot 17, Block B, Sterling Farms Addition, Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, located at 1970 Copper Ridge Circle, and take any action necessary.

5. Z2013-034 (David)

Hold a public hearing to discuss and consider a request by John Spiars on behalf of the owner the Cambridge Company, Inc. for the approval of a Specific Use Permit for a new car dealership on a 12.6114-acre tract of land being identified as a 5.0966-acre portion of Tract 2 of the J. Lockhart Survey, Abstract No. 134 and a 7.5148-acre portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located within the IH-30 Overlay (IH-30 OV) District and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southwest corner of John King Boulevard and the IH-30 frontage road, and take any action necessary.

6. Z2013-035 (David)

Hold a public hearing to discuss and consider a request by J. D. Jacobs, Jr. for the approval of a zoning change from Single Family 7 (SF-7) District to a Residential-Office (RO) District for a 0.661-acre tract of land identified as a portion of Lot 3 and all of Lot 4, Block G, Sanger Addition, Rockwall, Rockwall County, Texas, located east of the intersection of Peters Colony Drive and E. Bourn Street, and take any action necessary.

ACTION ITEMS

7. SP2013-002 (David)

Discuss and consider a request from Kevin Patel of The Dimension Group for approval of a Site Plan for RaceTrac Petroleum, being a 6,120-sf convenience store and fuel center located on Lots 1R and 2R of the Woods at Rockwall Addition, City and County of Rockwall, Texas, being 2.46-acres located at the southeast corner of Ridge Road and Yellow Jacket Lane, zoned (C) Commercial district and situated within the Scenic Overlay (SOV) District, and take any action necessary.

8. SP2013-027 (JoDee)

Discuss and consider a request by Terry Rowe representing Double T Ventures, LLC for the approval of a Site Plan for an office building on a 0.16-acre parcel of land identified as the east half of Block 24C of the Amick Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Retail-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 807 N. Goliad Street, and take any action necessary.

9. SP2013-028 (David)

Discuss and consider a request by Cameron Slown on behalf of Med-Tech Construction, Inc. for the approval of a Site Plan for an assisted living facility on a 0.94-acre tract of land identified as Lots 2 & 5, Block 1 of the Alliance Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57), and located southeast of the corner of the intersection of H. Wallace Lane and Jeff Boyd Drive, and take any action necessary.

DISCUSSION ITEMS

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2013-039: Sharp Addition Final Plat - approved
- ✓ Z2013-028: Rockwall Gold & Silver SUP (2nd Reading) - approved
- ✓ Z2013-029: Assisted Living Facility SUP (2nd Reading) - approved
- ✓ Z2013-030: Ranch Trail Zoning Change (2nd Reading) - approved
- ✓ MIS2013-010: PD-32 Streetscape Plan - approved

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 Technician 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 **6th day of December, 2013 by 5:00 p.m.**, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 31, 2013

DISCUSSION ITEMS

1. P2013-042 (David)

Discuss and consider a request by Drew Colon of Greener City Groups, Inc. for the approval of a final plat of Lots 1-14, Block 1, Shady Dale Estates Addition being a 4.32-acre tract of land identified as Tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family Residential uses, located east of the intersection of Ridge Road [FM-740] and Shady Dale Lane, and take any action necessary.

2. P2013-043 (Ryan)

Discuss and consider a request by Mushtak Khatri of the Tabani Group on behalf of T. Rockwall Phase 2, LLC for the approval of a final plat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently recognized as a one (1) acre parcel of land identified as Lot 1, Block 1, Independent Community Financial Corporation Addition and a 2.802-acre tract of land identified as Tract 6-2 of the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, both properties being zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [FM-740] south of Summit Ridge Drive, and take any action necessary.

3. SP2013-031 (Ryan)

Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. on behalf of Dr. Holly Britt for the approval of a Site Plan for a Medical Office Building on a 1.55-acre parcel of land identified as Lot 1, Block A, Horizon Ridge Center Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District uses, located at the southeast corner of the intersection of Rockwall Parkway and Horizon Road (FM-3097), and take any action necessary.

4. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2013-040: The Shores Club House [Approved]
- ✓ Z2013-031: SUP for a Self-Storage Facility [*Withdrawn by Applicant*]
- ✓ Z2013-032: SUP for Antiques and Collectables -- 904 N. Goliad Street (1st Reading) [Approved]
- ✓ Z2013-033: SUP for an Accessory Structure -- 1970 Copper Ridge (1st Reading) [Approved]
- ✓ Z2013-034: SUP for a New Car Dealership [Denied]
- ✓ Z2013-035: Zoning Change -- SF-7 to RO (1st Reading) [Approved]