

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 8, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

*Approval of Minutes for December 14, 2004 Planning & Zoning Commission meeting*

*Approval of Minutes for January 11, 2005 Planning & Zoning Commission meeting*

**PUBLIC HEARING ITEMS**

**1. P2005-004 (Michael)**

Hold a public hearing and consider a request by Mark Odom for a residential replat of Lot 6, Block B, The Oaks of Buffalo Way, being a 1.50-acre tract zoned (SF-E/1.5) Single Family Estate district and located at 1925 Broken Lance Lane. The purpose of the replat is to remove the existing 10-ft common area & access easement along the east property line.

**2. Z2004-046 (Michael)**

Hold a public hearing and consider a City-initiated request for a change in zoning from (C) Commercial District to (PD) Planned Development district on a 1.0-acre tract being Tract 19, Abstract 145, J.D. McFarland Survey, located along the northeast side of Mims Rd southeast of Ralph Hall Pkwy.

**3. Z2005-001 (Michael)**

Hold a public hearing and consider a request by Drana Curanovic for a change in zoning from (SF-10) Single Family Residential district to (NS) Neighborhood Services district on a 2.76-acre tract known as Tract 5, Abstract 124, J.H.B. Jones Survey, located west of SH 205 at the north end of N. Alamo Rd.

**4. Z2005-003 (Chris)**

Hold a public hearing and consider a request from Sam Ellis for approval of an amendment to the existing Conditional Use Permit for Love's Truck Stop located at 1990 IH-30 East, specifically to expand the parking lot at the southwest corner of the property.

**5. Z2005-004 (Chris)**

Hold a public hearing and consider a request from Oona Gaston for an amendment to the existing Conditional Use Permit (Ord. No. 94-37) on a 5-acre tract located at 1530 IH-30 East to allow for the outdoor storage of RVs and a waiver of paving requirements.

**SITE PLANS / PLATS**

**6. P2005-003 (Chris)**

Discuss and consider a request by Joshua Jones for approval of a preliminary plat of Lots 1, 2 and 3, Block 1, Renfro Creekside Estates (currently described as Tract 6, Abstract 29, R. Ballard Survey), being a 1.43-acre tract zoned (SF-7) Single Family district, located along the northwest side of Renfro Street north of Boydston.

**7. P2005-005 (Michael)**

Discuss and consider a request by Ron Ramirez of Wier and Associates for approval of a replat of Lot 4, Block C, Rockwall Technology Park, being a 4.895-acre tract zoned (LI) Light Industrial district and located along the north side of Observation Trail at Innovation Drive.

**8. P2005-006 (Chris)**

Discuss and consider a request by Sam Ellis of Dallas Design Build for approval of a replat of Love's Addition, being a 9.453-acre tract zoned (LI) Light Industrial district and situated at the southwest corner of IH-30 and FM 549.

**9. a) P2005-008 (Chris)**

Discuss and consider a request by Mike Mishler of Mishler Builders, Inc., for approval of a replat for Lot 12, Block A, Horizon Ridge Addition, being a 1.168-acre tract zoned (PD-9) Planned Development district and located at the northwest corner of Arista Rd and Ralph Hall Pkwy.

**b) SP2005-003 (Chris)**

Discuss and consider a request by Mike Mishler of Mishler Builders, Inc., for approval of a site plan for Horizon Ridge Professional Center, a 5,505-sf dental office located on the existing Lot 12, Block A, Horizon Ridge Addition, being a 0.753-acre tract zoned (PD-9) Planned Development district and located at the northwest corner of Arista Rd and Ralph Hall Pkwy.

**10. SP2005-004 (Michael)**

Discuss and consider a request by Michael Johnston of Ramsay Ivy Co. for approval of a site plan for a 2,600-sf office building on a 0.368-acre lot zoned (GR) General Retail and known as Lot 1, Block A, Willis-Sealock Addition, located at 3014 Ridge Road within the (SOV) Scenic Overlay district.

## **ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

## **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 4<sup>th</sup> day February, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 22, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

**1. PZ1999-50 (Robert)**

Discuss and consider a request by George Schuler that the "expired" preliminary plat for Horizon Ridge Center Addition be reinstated, in accordance with Section 24-8 of the City of Rockwall Subdivision Ordinance. The subject site is along the southwest side of Horizon Rd (FM 3097) south of Rockwall Pkwy, and is zoned (PD-9) Planned Development district.

**2. P2005-007 (Michael)**

Discuss and consider a request by Ronald Allen of Tomden Engineering, LLP, for approval of a final plat for Park Place West Phase 2, being a 29.4-acre tract zoned (PD-59) Planned Development No. 59 district and designated for (SF-7) Single Family Residential uses. The subject tract is situated along the south side of Washington St and east side of Renfro St.

**ARCHITECTURAL REVIEW BOARD ITEMS (Discussion Only)**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

**3. SP2005-006 (Michael)**

Discuss and consider a request by Holly Fisher Britt of Eye Care Management of Rockwall for approval of a site plan for a 10,800-sf office development on a 1.56-acre tract known as Lot 1, Horizon Ridge Center Addition, zoned (PD-9) Planned Development district and located at the southwest corner of Horizon Rd (FM 3097) and Rockwall Pkwy.

**DISCUSSION ITEMS**

**4. Z2005-002 (Chris)**

Hold a public hearing and consider a request from Deanna Morrison for a zoning change from (MF-14) Medium Density Multi-Family district to (R-O) Residential-Office district for a 0.4-acre tract being Lots 1, 2 and 3, Block H, Eppstein Addition, and part of the second tract of land described in deed to Juliette Neil Haney (Vol. 55, Pg. 244), and including properties addressed as 308 and 310 South Fannin St.

**5. a) P2004-072 (Chris)**

Discuss and consider a request from Stuart Meyers of Abate Injury Rehab for approval of a final plat of a 0.68-acre tract comprised of Lot 1, W.T. Barnes Addition (0.34-acre) and Lot G, Block 123, B.F. Boydston (0.34-acre). The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses, and located at 506 North Goliad.

**b) SP2004-035 (Chris)**

Discuss and consider a request from Stuart Meyers of Abate Injury Rehab for approval of a site plan for 506 N. Goliad, being a 0.68-acre tract zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.

- 6. Z2005-005 (Chris)**  
Hold a public hearing and consider a request from Shirley Black for an amendment to (PD-50) Planned Development No. 50 district (Ord. 02-46), specifically to add "Antique/Collectable Sales" as a permitted use within the district.
- 7. Z2005-009 (Chris)**  
Hold a public hearing and consider a request by Maureen Green for a change in zoning from (SF-7) Single-family Residential district to (PD-50) Planned Development No. 50 district on a 0.23-acre tract being part of Block 20, Amick Addition, situated at 603 North Goliad.
- 8. P2005-010 (Chris)**  
Hold a public hearing and consider a request by Scott Holden of Douphrate and Associates for approval of a replat for Lots 1-5, Block A, Robbins Addition (currently known as Lots 3 and 4, Block A, Sanger Brothers Addition), being a 0.918-acre tract zoned (SF-7) Single Family Residential district and situated at the northeast corner of Peter's Colony and Ross within the (SRO) Southside Residential Neighborhood Overlay district.
- 9. P2005-012 (Michael)**  
Discuss and consider a request by Lloyd Dicken of Lucas Consulting Services for approval of a preliminary plat and treescape plan for Turtle-Ridge Addition, being a 9.7-acre tract zoned (C) Commercial district and located at the southwest corner of Ridge Rd and Turtle Cove Blvd.
- 10. P2005-013 (Michael)**  
Discuss and consider a request by Robert Wiley Gilliam for approval of a final plat for Lots 1-3, Block A, Gilliam Addition, being a 10.60-acre tract located along the west side of FM 1141 north of Harker Trail within the City of Rockwall's extra-territorial jurisdiction (ETJ).
- 11. Z2005-006 (Michael)**  
Hold a public hearing and consider a request by Austin Lewis of Lewis Real Estate Investments to amend (PD-8) Planned Development district, specifically on a vacant, 6.889-acre tract comprised of Spyglass Hill #4 Addition (4.324-acres) and Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.
- 12. a) Z2005-007 (Michael)**  
Hold a public hearing and consider a request from Jason Faigle of Kimley-Horn & Associates to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Services district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

**b) P2005-011 (Michael)**  
Discuss and consider a request from Jason Faigle of Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 106 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres). The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.
- 13. Z2005-008 (Chris)**  
Hold a public hearing and consider a request by LT Ventures for a change in zoning from (SF-10) Single-family Residential district to (PD) Planned Development district on a 2.63-acre tract being Lot AB, Block 87, B.F. Boydston Addition, located south of the Highwood Addition at the termination of Valley Drive.

**14. Z2005-010 (Michael)**

Hold a public hearing and consider a request by Spring Haven Investments, Inc., for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on an 83.30-acre tract being a part of Lot 2 and all of Lot 1, The McLendon Companies Addition, and Tracts 4 and 5, Abstract 186, J.A. Ramsey Survey. The subject property is located along the east side of FM 549 south of SH 276.

**15. Z2005-011 (Chris)**

Hold a public hearing and consider a request from Bill and Glenda Bradshaw for a Specific Use Permit to allow for a portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at 907 S. Goliad.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 18<sup>th</sup> day February, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
March 8, 2005  
6:00 P.M.

**CALL TO ORDER**

**CONSENT AGENDA**

1. ***Approval of Minutes*** from January 25, 2005 Planning and Zoning Commission meeting.
2. ***Approval of Minutes*** from February 8, 2005 Planning and Zoning Commission meeting.
3. ***Approval of Minutes*** from February 22, 2005 Planning and Zoning Commission meeting.
4. **P2004-072 (Chris)**  
Discuss and consider a request from Stuart Meyers of Abate Injury Rehab for approval of a final plat of a 0.68-acre tract comprised of Lot 1, W.T. Barnes Addition (0.34-acre) and Lot G, Block 123, B.F. Boydston (0.34-acre). The subject tract is zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses, and located at 506 North Goliad.
5. **SP2005-006 (Michael)**  
Discuss and consider a request by Holly Fisher Britt of Eye Care Management of Rockwall for approval of a site plan for a 10,800-sf office development on a 1.56-acre tract known as Lot 1, Horizon Ridge Center Addition, zoned (PD-9) Planned Development district and located at the southwest corner of Horizon Rd (FM 3097) and Rockwall Pkwy.
6. **P2005-012 (Michael)**  
Discuss and consider a request by Lloyd Dicken of Lucas Consulting Services for approval of a preliminary plat and treescape plan for Colonia Encantada Addition, being a 9.7-acre tract zoned (C) Commercial district and located at the southwest corner of Ridge Rd and Turtle Cove Blvd.

**SITE PLANS / PLATS**

7. **SP2004-035 (Chris)**  
Discuss and consider a request from Stuart Meyers of Abate Injury Rehab for approval of a site plan for 506 N. Goliad, being a 0.68-acre tract zoned (PD-50) Planned Development district and designated for (R-O) Residential Office uses.
8. **P2005-013 (Michael)**  
Discuss and consider a request by Robert Wiley Gilliam for approval of a final plat for Lots 1-3, Block A, Gilliam Addition, being a 10.60-acre tract located along the west side of FM 1141 north of Harker Trail within the City of Rockwall's extra-territorial jurisdiction (ETJ).

**PUBLIC HEARING ITEMS**

9. **P2005-010 (Chris)**  
Hold a public hearing and consider a request by Scott Holden of Douphrate and Associates for approval of a replat for Lots 1-5, Block A, Robbins Addition (currently known as Lots 3 and 4, Block A, Sanger Brothers Addition), being a 0.918-acre tract zoned (SF-7) Single Family Residential district and situated at the northeast corner of Peter's Colony and Ross within the (SRO) Southside Residential Neighborhood Overlay district.

**10. Z2005-002 (Chris)**

Hold a public hearing and consider a request from Deanna Morrison for a zoning change from (MF-14) Medium Density Multi-Family district to (R-O) Residential-Office district for a 0.4-acre tract being Lots 1, 2 and 3, Block H, Eppstein Addition, and part of the second tract of land described in deed to Juliette Neil Haney (Vol. 55, Pg. 244), and including properties addressed as 308 and 310 South Fannin St.

**11. Z2005-005 (Chris)**

Hold a public hearing and consider a request from Shirley Black for an amendment to (PD-50) Planned Development No. 50 district (Ord. 02-46), specifically to add "Antique/Collectable Sales" as a permitted use within the district.

**12. Z2005-009 (Chris)**

Hold a public hearing and consider a request by Maureen Green for a change in zoning from (SF-7) Single-family Residential district to (PD-50) Planned Development No. 50 district on a 0.23-acre tract being part of Block 20, Amick Addition, situated at 603 North Goliad.

**13. Z2005-011 (Chris)**

Hold a public hearing and consider a request from Bill and Glenda Bradshaw for a Specific Use Permit to allow for a portable beverage service facility within the (C) Commercial zoning district, on a 0.25-acre tract located at 907 S. Goliad.

**14. Z2005-006 (Michael)**

Hold a public hearing and consider a request by Austin Lewis of Lewis Real Estate Investments to amend (PD-8) Planned Development district, specifically on a vacant, 6.889-acre tract comprised of Spyglass Hill #4 Addition (4.324-acres) and Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.

**15. a) Z2005-007 (Michael)**

Hold a public hearing and consider a request from Jason Faigle of Kimley-Horn & Associates to rezone 104.8-acres from (Ag) Agricultural district to (SF-16) Single Family Residential district, and 16.4-acres from (Ag) Agricultural district to (NS) Neighborhood Services district. The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

**b) P2005-011 (Michael) *Non-public hearing***

Discuss and consider a request from Jason Faigle of Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 106 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres). The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

**16. Z2005-008 (Chris)**

Hold a public hearing and consider a request by LT Ventures for a change in zoning from (SF-10) Single-family Residential district to (PD) Planned Development district on a 2.63-acre tract being Lot AB, Block 87, B.F. Boydston Addition, located south of the Highwood Addition at the termination of Valley Drive.

**17. Z2005-010 (Michael)**

Hold a public hearing and consider a request by Spring Haven Investments, Inc., for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on an 83.30-acre tract being a part of Lot 2 and all of Lot 1, The McLendon Companies Addition, and Tracts 4 and 5, Abstract 186, J.A. Ramsey Survey. The subject property is located along the east side of FM 549 south of SH 276.

## **ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

## **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 4<sup>th</sup> day March, 2005 by Denise LaRue**



**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 29, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

**1. P2005-011 (Michael)**

Discuss and consider a request from Jason Faigle of Kimley-Horn & Associates for approval of a preliminary plat of Nelson Lake Addition, a 121.2-acre tract comprised of 106 single-family residential lots (104.8-acres) and one lot designated for "NS" Neighborhood Services uses (16.4-acres). The subject property is located at the southeast corner of FM 1141 and FM 552, and currently described as Tract 2, Abstract 88, J.M. Gass Survey.

**ARCHITECTURAL REVIEW BOARD ITEMS (Discussion Only)**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

**2. SP2005-007 (Michael)**

Discuss and consider a request by Kelly Kimberlin of GHA Architects for approval of a site plan for T.G.I. Friday's restaurant located on Lot 3, Block A, Rockwall Crossing Addition, being a 1.41-acre tract zoned (C) Commercial and located along the south side of Interstate 30 within the (IH-30 OV) IH-30 Overlay district.

**3. SP2004-008 (Michael)**

Discuss amended elevations of "Omni Building" at Rockwall Crossing (SP2004-008), and take any action necessary.

**DISCUSSION ITEMS**

**4. Z2005-012 (Chris)**

Hold a public hearing and consider a request from Buck Stout of Benchmark Construction, Inc., for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" (specifically a stand-alone quick lube business) within the (C) Commercial zoning district, on a 1.129-acre tract being Lot 4, Block 1, Horizon Village Addition, located along the northeast side of Horizon Road between Horizon Car Wash and Sonic.

**5. Z2005-013 (Michael)**

Hold a public hearing and consider a request by J. Anthony Sisk of Churchill Residential, Inc., for approval of an amendment to (PD-9) Planned Development No. 9 district specifically to add as a permitted use a senior living and care facility. The proposed development is situated on approximately 10-acres out of a 34.2-acre tract known as Tract 4-12, Abstract 207, E. Teal Survey, located along the southwest side of Horizon Rd southeast of Tubbs Rd.

**6. Z2005-014 (Chris)**

Hold a public hearing and consider a request from Thomas P. Hughes for a zoning change from (MF-14) Medium Density Multi-Family district to (SF-7) Single Family district for a 0.3-acre tract being Block 82, B.F. Boydston Addition, and including the property addressed as 306 South Fannin Street.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 25<sup>th</sup> day March, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
April 12, 2005  
6:00 P.M.

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

1. **P2005-014 (Chris)**  
Hold a public hearing and consider a request by James Buttgen for approval of a residential replat of Lots 1 & 2, Block 2, Buttgen Addition, being a 0.7096-acre tract zoned (SF-7) Single Family Residential and located at the northwest corner of Williams and Kernodle St.
2. **Z2005-012 (Chris) Rescheduled for Tuesday, April 26, 2005**  
Hold a public hearing and consider a request from Buck Stout of Benchmark Construction, Inc., for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" (specifically a stand-alone quick lube business) within the (C) Commercial zoning district, on a 1.129-acre tract being Lot 4, Block 1, Horizon Village Addition, located along the northeast side of Horizon Road between Horizon Car Wash and Sonic.
3. **Z2005-013 (Michael)**  
Hold a public hearing and consider a request by J. Anthony Sisk of Churchill Residential, Inc., for approval of an amendment to (PD-9) Planned Development No. 9 district specifically to add as a permitted use a senior living and care facility. The proposed development is situated on approximately 10-acres out of a 34.2-acre tract known as Tract 4-12, Abstract 207, E. Teal Survey, located along the southwest side of Horizon Rd southeast of Tubbs Rd.

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

4. **SP2004-008 (Michael)**  
Discuss amended elevations of "Omni Building" at Rockwall Crossing (SP2004-008), and take any action necessary.

**ACTION ITEMS / SITE PLANS / PLATS**

5. **Z2005-002 (Chris)**  
Discuss and consider a request from Deanna Morrison for a zoning change from (MF-14) Medium Density Multi-Family district to (RO) Residential-Office district for a 0.4-acre tract being Lots 1, 2 and 3, Block H, Eppstein Addition, part of the second tract of land described in deed to Juliette Neil Haney (Vol. 51, Pg. 244) and all of a tract of land as described in a warranty deed from Hallie Lee Seely to Eula Mae Parker and L.V. Parker (Vol. 89, Pg. 457), and including properties addressed as 308 and 310 South Fannin Street. **The City Council has remanded this request to the Planning and Zoning Commission for consideration of a (PD) Planned Development district for the subject property.**
6. **SP2005-007 (Michael)**  
Discuss and consider a request by Kelly Kimberlin of GHA Architects for approval of a site plan for T.G.I. Friday's restaurant located on Lot 3, Block A, Rockwall Crossing Addition, being a 1.41-acre tract zoned (C) Commercial and located along the south side of Interstate 30 within the (IH-30 OV) IH-30 Overlay district.

**7. P2005-013 (Michael)**

Discuss and consider a request by Robert Wiley Gilliam for approval of a final plat for Lots 1-3, Block A, Gilliam Addition, being a 10.60-acre tract located along the west side of FM 1141 north of Harker Trail within the City of Rockwall's extra-territorial jurisdiction (ETJ).

**8. P2005-015 (Michael)**

Discuss and consider a request by Shepherd Place Homes, Inc., for approval of a preliminary plat for Westview Addition Phase 3, being 36-lots on 71.07-acres located south of Hwy 276 and west of FM 550 within the City of Rockwall extraterritorial jurisdiction (ETJ).

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 8<sup>th</sup> day of April, 2005 by Chris Spencer**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 31, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. **Approval of Minutes** for the May 10, 2005 Planning and Zoning Commission meeting
2. Discuss and consider making a recommendation to the City Council for the expansion of Planned Development No. 50 along the west side of SH 205 (N. Goliad Street), and take any action necessary.
3. **P2005-023 (Michael)**  
Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a replat of Lot 3, Block A, Rockwall Crossing Addition, being a 1.41-acre tract zoned (C) Commercial and located along the south side of Interstate 30.

**PUBLIC HEARING ITEMS**

4. **P2005-018 (Chris)**  
Hold a public hearing and consider a request from Scott Webb and Steve Boback for approval of a residential replat of Lots 24 and 25, Block C, Random Oaks at the Shores Addition, being a 0.53-acre tract zoned (PD-3) Planned Development No. 3 district and located at 1841 and 1835 Random Oaks Drive.

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

5. **SP2004-018 (Chris)**  
Discuss amended elevations for "Rehab Management" located on Lot 8R, Block A, Horizon Ridge Addition, and take any action necessary.
6. **SP2005-007 (Michael)**  
Discuss amended elevations for "T.G.I. Friday's" located on Lot 3, Block A, Rockwall Crossing Addition, and take any action necessary.
7. **a) SP2005-012 (Chris)**  
Discuss and consider a request from Marlyn Roberts for approval of a site plan for a stand-alone quick lube business on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 10.10-acre tract zoned (C) Commercial district and located along the east side of SH 205 south of SH 276 and across from Ralph Hall Pkwy within the SH 205 Overlay district.  
  
**b) P2005-022 (Chris)**  
Discuss and consider a request from Marlyn Roberts for approval of a preliminary plat for Lots 1 and 2, Block 1, Meadowcreek Business Center Addition, being a 19.84-acre tract

zoned (C) Commercial district and located along the east side of SH 205, south of SH 276 and across from Ralph Hall Pkwy.

**8. SP2005-013 (Michael)**

Discuss and consider a request from Randall Kienast of Kienast Homes, Inc., for approval of an amended site plan for Rockwall Honda for the addition of an 880-sf storage building, on a 1.33-acre tract located at 1030 E IH-30 and zoned (C) Commercial district within the IH-30 Overlay district.

**9. SP2005-014 (Chris)**

Discuss and consider a request by Kristine Sotelo of Carroll Architects for approval of a site plan for the Shops at Ridge Creek, a 12,000-sf retail / restaurant building located on Lot 1, Block 1, Standridge Addition, which is zoned (PD-3) Planned Development ('Tract 3' designated for GR uses) and situated on the northwest corner of Ridge Road West and N. Goliad within the North SH 205 Corridor Overlay district.

**DISCUSSION ITEMS**

**10. P2005-019 (Chris)**

Hold a public hearing and consider a request by Sergio Garcia for approval of a residential replat of Lot 5, Block B, Chandlers Landing Phase 4, being a 0.11-acre tract zoned (PD-8) Planned Development No. 8 district and located at 5453 Ranger Drive.

**11. P2005-020 (Michael)**

Hold a public hearing and consider a request by John McAnally for approval of a residential replat of Lots 1 and 2, Block C, The Estates of Coast Royale No. 1, being a 3.65-acre tract zoned (SF-10) Single Family Residential district and located along the west side of Ridge Road south of Becky Lane.

**12. P2005-021 (Michael)**

Discuss and consider a request by Doug Patton for approval of a final plat of Rockwall Recreational Addition, being a 7.16-acre tract zoned (LI) Light Industrial district and located at 1540 E IH-30.

**13. Z2005-023 (Michael)**

Hold a public hearing and consider a request by Kama Roux of Chandlers Landing Community Association for an amendment to (PD-8) Planned Development No. 8 district to allow for residential uses on a 1.21-acre tract being Lot 2, Scenic Estate Subdivision, located along the west side of Ridge Rd (FM 740) south of Chandlers Landing Phase 19.

**14. Z2005-024 (Michael)**

Hold a public hearing and consider a request by David Arterburn of Digital Path Texas for approval of a Specific Use Permit to allow for two wireless communication towers, measuring 100-ft and 60-ft in height, within the (C) Commercial district on a 1.9195-acre tract known as Tract 2, Abstract 255, B.J.T. Lewis Survey, located at 1411 S. Goliad.

**15. Z2005-025 (Robert)**

Hold a public hearing and consider a request by Miles Prestemon of Newland Communities for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395.075-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey. The subject property is located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run.

#### **16. Z2005-021 (Chris)**

Hold a public hearing and consider a City-initiated request to rezone the following thirteen (13) tracts from (Ag) Agricultural district to (LI) Light Industrial district:

- Tract 1:** Being Tract 2, Abstract No. 125, J B Jones, a 1-acre tract located along the east side of FM 549, south of I-30;
- Tract 2:** Being Tract 2-1, Abstract No. 125, J B Jones, a 51.5-acre tract located along the east side of FM 549, south of I-30;
- Tract 3:** Being Tract 3, Abstract No. 125, J B Jones, a 6.5-acre tract, located south of I-30;
- Tract 4:** Being Tract 5, Abstract No. 125, J B Jones, a 60.3-acre tract, located along the west side of Rochelle and south of I-30;
- Tract 5:** Being Tract 6, Abstract No. 125, J B Jones, a 78-acre tract located north of Springer Rd and south of I-30;
- Tract 6:** Being Tracts 25 and 25-1, Abstract No. 120, R B Irvine, a 22.24-acre tract located along the south side of I-30;
- Tract 7:** Being Tract 24-1, Abstract No. 120, R B Irvine, a 1.5-acre tract located along the south side of I-30;
- Tract 8:** Being Tract 10-1, Abstract No. 186, J A Ramsey, a 57.461-acre tract located along the north side of SH 276 and south of Springer Rd;
- Tract 9:** Being Tract 10-3, Abstract No. 186, J A Ramsey, a 1.928-acre tract located along the south side of Springer Rd;
- Tract 10:** Being Tract 14, Abstract No. 186, J A Ramsey, a 12-acre tract located along the north side of Springer Rd;
- Tract 11:** Being Tract 1, Abstract No. 16, R K Brisco, an 85.479-acre tract located east of Rochelle and south of I-30;
- Tract 12:** Being Tract 2, Abstract No. 16, R K Brisco, a 100-acre tract located east of Rochelle and south of I-30;
- Tract 13:** Being Tract 1, Abstract No. 100, M E Hawkins, a 208.52-acre tract located east of Rochelle and north of SH 276.

#### **17. Z2005-022 (Michael)**

Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) District.

### **ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

### **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 27<sup>th</sup> day May, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 14, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

1. **Approval of Minutes** for the May 31, 2005 Planning and Zoning Commission meeting
2. **P2005-021 (Michael)**  
Discuss and consider a request by Doug Patton for approval of a final plat of Rockwall Recreational Addition, being a 7.16-acre tract zoned (LI) Light Industrial district and located at 1540 E IH-30.
3. **a) P2005-022 (Chris)**  
Discuss and consider a request from Marlyn Roberts for approval of a preliminary plat for Lots 1 and 2, Block 1, Meadowcreek Business Center Addition, being a 19.84-acre tract zoned (C) Commercial district and located along the east side of SH 205, south of SH 276 and across from Ralph Hall Pkwy.  
  
**b) SP2005-012 (Chris)**  
Discuss and consider a request from Marlyn Roberts for approval of a site plan for a stand-alone quick lube business on Lot 2, Block 1, Meadowcreek Business Center Addition, being a 10.10-acre tract zoned (C) Commercial district and located along the east side of SH 205 south of SH 276 and across from Ralph Hall Pkwy within the SH 205 Overlay district.

**SITE PLANS / PLATS**

4. **SP2005-013 (Michael)**  
Discuss and consider a request from Randall Kienast of Kienast Homes, Inc., for approval of an amended site plan for Rockwall Honda for the addition of an 880-sf storage building, on a 1.33-acre tract located at 1030 E IH-30 and zoned (C) Commercial district within the IH-30 Overlay district.
5. **SP2005-014 (Chris)**  
Discuss and consider a request by Kristine Sotelo of Carroll Architects for approval of a site plan for the Shops at Ridge Creek, a 12,000-sf retail / restaurant building located on Lot 1, Block 1, Standridge Addition, which is zoned (PD-3) Planned Development ('Tract 3' designated for GR uses) and situated on the northwest corner of Ridge Road West and N. Goliad within the North SH 205 Corridor Overlay district.

**PUBLIC HEARING ITEMS**

6. **P2005-019 (Chris)**  
Hold a public hearing and consider a request by Sergio Garcia for approval of a residential replat of Lot 5, Block B, Chandlers Landing Phase 4, being a 0.11-acre tract zoned (PD-8) Planned Development No. 8 district and located at 5453 Ranger Drive.

**7. P2005-020 (Michael)**

Hold a public hearing and consider a request by John McAnally for approval of a residential replat of Lots 1 and 2, Block C, The Estates of Coast Royale No. 1, being a 3.65-acre tract zoned (SF-10) Single Family Residential district and located along the west side of Ridge Road south of Becky Lane.

**8. Z2005-021 (Chris)**

Hold a public hearing and consider a City-initiated request to rezone the following thirteen (13) tracts from (Ag) Agricultural district to (LI) Light Industrial district:

- Tract 1:** Being Tract 2, Abstract No. 125, J B Jones, a 1-acre tract located along the east side of FM 549, south of I-30;
- Tract 2:** Being Tract 2-1, Abstract No. 125, J B Jones, a 51.5-acre tract located along the east side of FM 549, south of I-30;
- Tract 3:** Being Tract 3, Abstract No. 125, J B Jones, a 6.5-acre tract, located south of I-30;
- Tract 4:** Being Tract 5, Abstract No. 125, J B Jones, a 60.3-acre tract, located along the west side of Rochelle and south of I-30;
- Tract 5:** Being Tract 6, Abstract No. 125, J B Jones, a 78-acre tract located north of Springer Rd and south of I-30;
- Tract 6:** Being Tracts 25 and 25-1, Abstract No. 120, R B Irvine, a 22.24-acre tract located along the south side of I-30;
- Tract 7:** Being Tract 24-1, Abstract No. 120, R B Irvine, a 1.5-acre tract located along the south side of I-30;
- Tract 8:** Being Tract 10-1, Abstract No. 186, J A Ramsey, a 57.461-acre tract located along the north side of SH 276 and south of Springer Rd;
- Tract 9:** Being Tract 10-3, Abstract No. 186, J A Ramsey, a 1.928-acre tract located along the south side of Springer Rd;
- Tract 10:** Being Tract 14, Abstract No. 186, J A Ramsey, a 12-acre tract located along the north side of Springer Rd;
- Tract 11:** Being Tract 1, Abstract No. 16, R K Brisco, an 85.479-acre tract located east of Rochelle and south of I-30;
- Tract 12:** Being Tract 2, Abstract No. 16, R K Brisco, a 100-acre tract located east of Rochelle and south of I-30;
- Tract 13:** Being Tract 1, Abstract No. 100, M E Hawkins, a 208.52-acre tract located east of Rochelle and north of SH 276.

**9. Z2005-022 (Michael)**

Hold a public hearing and consider a city-initiated request to amend the Unified Development Code (Ord. 04-38) of the City of Rockwall, specifically Article V, Section 6.15, Lake Ray Hubbard Takeline Overlay (TL OV) District.

**10. Z2005-023 (Michael)**

Hold a public hearing and consider a request by Kama Roux of Chandlers Landing Community Association for an amendment to (PD-8) Planned Development No. 8 district to allow for residential uses on a 1.21-acre tract being Lot 2, Scenic Estate Subdivision, located along the west side of Ridge Rd (FM 740) south of Chandlers Landing Phase 19.

**11. Z2005-024 (Michael)**

Hold a public hearing and consider a request by David Arterburn of Digital Path Texas for approval of a Specific Use Permit to allow for two wireless communication towers, measuring 100-ft and 60-ft in height, within the (C) Commercial district on a 1.9195-acre tract known as Tract 2, Abstract 255, B.J.T. Lewis Survey, located at 1411 S. Goliad.



**12. Z2005-025 (Robert)** *To be rescheduled for July 5, 2005 as "Joint" public hearing?*

Hold a public hearing and consider a request by Miles Prestemon of Newland Communities for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395.075-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey. The subject property is located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 10<sup>th</sup> day of June, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 28, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

1. **SP2005-004 (Chris)**  
Discuss amended elevations for "Dr. Lisa Attaway Office" located at 3014 Ridge Road (Lot 1, Block A, Willis-Sealock Addition), and take any action necessary.
2. **Z2005-027 (Michael)**  
Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically an amendment to Article V, Section 6.7, SH 205 Overlay (SH 205 OV) District.

**ACTION ITEMS**

3. **P2005-010 (Chris)**  
Discuss and consider a request from Sean K. Guillory, of Sumner Homes, for a variance to the Southside Residential Neighborhood Overlay District for the Robbins Addition situated east of Peter's Colony, north of E. Ross Street and west of Lamar Street.

**PUBLIC HEARING ITEMS**

4. **Z2005-024 (Michael)**  
*Continue* a public hearing and consider a request by David Arterburn of Digital Path Texas for approval of a Specific Use Permit to allow for two wireless communication towers, measuring 100-ft and 60-ft in height, within the (C) Commercial district on a 1.9195-acre tract known as Tract 2, Abstract 255, B.J.T. Lewis Survey, located at 1411 S. Goliad.

**DISCUSSION ITEMS**

5. **P2005-024 (Michael)**  
Discuss and consider a request by Scott Holden of Douphrate and Associates for approval of a final plat for Lakeview Summit Phase 3, being 84-lots on 29.125-acres zoned (PD-29) Planned Development No. 29 district and located along the east side of N. Lakeshore Blvd and west of Lakeview Summit Phase 1A.
6. **P2005-025 (Michael)**  
Discuss and consider a request from Ron Ramirez of Wier & Associates, Inc., for approval of a replat of Lot 1, Block A, Whitmore Industrial Park Addition, being 24.323-acres zoned (LI) Light Industrial district and located at 930 Whitmore Drive.
7. **a) P2005-026 (Chris)**  
Discuss and consider a request by Harold Fetty of Rockwall Surveying Co., Inc., for approval of a final plat of Lot 1, Block 1, Family Law Center Addition, being a 0.43-acre tract zoned (PD-50) Planned Development No. 50 district and located at 603 N. Goliad.

**b) SP2005-016 (Chris)**

Discuss and consider a request by Harold Fetty of Rockwall Surveying Co., Inc., for approval of a site plan for an 1,845-sf office use on Lot 1, Block 1, Family Law Center Addition, being a 0.43-acre tract zoned (PD-50) Planned Development No. 50 district and located at 603 N. Goliad.

**8. Z2005-028 (Chris)**

Discuss and consider a request by Kim Bihari of Greenpoint Capital, LP, for a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district on a 0.4293-acre tract known as Block 117, BF Boydston, located at 503 S. Goliad.

**9. Z2005-026 (Chris)**

Discuss and consider a city-initiated zoning change from Single-Family Residential (SF-7) to Planned Development No. 50 (PD-50) for those lots along the west side of N. Goliad from 703 N. Goliad to 925 N. Goliad. The proposed Planned Development will have underlying Residential-Office (R-O) District zoning with site plan review requirements.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 24<sup>th</sup> day June, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 12, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT ITEMS**

1. **Approval of Minutes** for June 14, 2005 Planning & Zoning Commission meeting
2. **Approval of Minutes** for June 28, 2005 Planning & Zoning Commission meeting
3. **P2005-025 (Michael)**  
Discuss and consider a request from Ron Ramirez of Wier & Associates, Inc., for approval of a replat of Lot 1, Block A, Whitmore Industrial Park Addition, being 24.323-acres zoned (LI) Light Industrial district and located at 930 Whitmore Drive.
4. **a) P2005-026 (Chris)**  
Discuss and consider a request by Harold Fetty of Rockwall Surveying Co., Inc., for approval of a final plat of Lot 1, Block 1, Family Law Center Addition, being a 0.43-acre tract zoned (PD-50) Planned Development No. 50 district and located at 603 N. Goliad.  
  
**b) SP2005-016 (Chris)**  
Discuss and consider a request by Harold Fetty of Rockwall Surveying Co., Inc., for approval of a site plan for an 1,845-sf office use on Lot 1, Block 1, Family Law Center Addition, being a 0.43-acre tract zoned (PD-50) Planned Development No. 50 district and located at 603 N. Goliad.

**PUBLIC HEARING ITEMS**

5. **Z2005-026 (Chris)**  
Discuss and consider a city-initiated zoning change from Single-Family Residential (SF-7) to Planned Development No. 50 (PD-50) for those lots along the west side of N. Goliad from 703 N. Goliad to 925 N. Goliad. The proposed Planned Development will have underlying Residential-Office (R-O) District zoning with site plan review requirements.
6. **Z2005-027 (Michael)**  
Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically an amendment to Article V, Section 6.7, SH 205 Overlay (SH 205 OV) District.
7. **Z2005-028 (Chris)**  
Discuss and consider a request by Kim Bihari of Greenpoint Capital, LP, for a change in zoning from (SF-7) Single Family Residential district to (GR) General Retail district on a 0.4293-acre tract known as Block 117, BF Boydston, located at 503 S. Goliad.

## **SITE PLANS / PLATS**

### **8. P2005-024 (Michael)**

Discuss and consider a request by Scott Holden of Douphrate and Associates for approval of a final plat for Lakeview Summit Phase 3, being 84-lots on 29.125-acres zoned (PD-29) Planned Development No. 29 district and located along the east side of N. Lakeshore Blvd and west of Lakeview Summit Phase 1A.

## **ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

## **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 8<sup>th</sup> day July, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 26, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**DISCUSSION ITEMS**

**1. Z2005-031 (Chris)**

Discuss and consider a request from Sam Canup for a change in zoning from (SF-10) Single Family Residential district to (PD) Planned Development district for properties known as tracts 1, 10 and 11; Abstract No. 255, B J T Lewis Survey. The overall proposal is comprised of approximately 1.769-acres and includes the properties addressed as 902 & 906 S. Goliad Street and 904 S. Alamo Street.

**2. P2005-027 (Michael)**

Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a replat of Lot 1, Block A, Rockwall Crossing Addition, being a 22.246-acre tract zoned (C) Commercial and located along the south side of Interstate 30.

**3. P2005-028 (Michael)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates for approval of a preliminary plat for Lakeview Summit Phase IV, being a 38.056-acre tract zoned (PD-29) Planned Development No. 29 district and situated along the north side of North Lakeshore Drive.

**4. P2005-029 (Chris)**

Discuss and consider a request by Craig Carpenter of S & C Development for approval of a replat for Lot 2-R, Block A, Rockwall Town Centre, being a 1.78-acre tract zoned (C) Commercial and located along the north side of Interstate 30, south of Ridge Road and west of White Hills Drive.

**5. Z2005-029 (Michael)**

Discuss and consider a request by Austin Lewis of Lewis Real Estate Investments to amend (PD-8) Planned Development district, specifically on a vacant, 6.889-acre tract comprised of Spyglass Hill #4 Addition (4.324-acres) and Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.

**6. Z2005-030 (Michael)**

Discuss and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.

**7. H2005-005 (Chris)**

Discuss and consider a city initiated request for a Historic Landmark designation for the Cade House located at 925 N. Goliad. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

**8. Z2005-027 (Robert)**

Discuss and consider a city-initiated revision to the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically an amendment to Article V, Section 6.7, SH 205 Overlay (SH 205 OV) District, and take any action necessary.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 22<sup>nd</sup> day July, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 9, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

*SWEARING IN of new Planning and Zoning Commission member – Bill Bricker*

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

*Approval of Minutes for July 12, 2005 Planning and Zoning Commission meeting*

**SITE PLANS / PLATS**

1. **P2005-027 (Michael)**  
Discuss and consider a request by Don Dalton of The Woodmont Company for approval of a replat of Lot 1, Block A, Rockwall Crossing Addition, being a 22.246-acre tract zoned (C) Commercial and located along the south side of Interstate 30.
2. **SP2004-008 (Michael)**  
Discuss and consider a request by Don Dalton for approval of an amended site plan for Rockwall Crossing, specifically to amend the rear elevations for the Kirkland's and Laminare Kingdom retail spaces, and take any action necessary.
3. **P2005-029 (Chris)**  
Discuss and consider a request by Craig Carpenter of S & C Development for approval of a replat for Lot 2-R, Block A, Rockwall Town Centre, being a 1.78-acre tract zoned (C) Commercial and located along the north side of Interstate 30, south of Ridge Road and west of White Hills Drive.

**PUBLIC HEARING ITEMS**

4. **Z2005-029 (Michael)**  
Hold a public hearing and consider a request by Austin Lewis of Lewis Real Estate Investments to amend (PD-8) Planned Development district, specifically on a vacant, 6.889-acre tract comprised of Spyglass Hill #4 Addition (4.324-acres) and Tract 134-12, Abstract 207, E. Teal Survey (2.564-acres), located along the south side of Henry M. Chandler Drive and immediately east of the Chandler's Landing Marina.
5. **Z2005-030 (Michael)**  
Hold a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey, located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.
6. **Z2005-031 (Chris)**  
Hold a public hearing and consider a request from Sam Canup for a change in zoning from (SF-10) Single Family Residential district to (PD) Planned Development district for properties known as tracts 1, 10 and 11; Abstract No. 255, B J T Lewis Survey. The overall proposal is comprised of approximately 1.769-acres and includes the properties addressed as 902 & 906 S. Goliad Street and 904 S. Alamo Street.
7. **H2005-005 (Chris)**  
Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Cade House located at 925 N. Goliad. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 5<sup>th</sup> day of August, 2005 by Denise LaRue**



**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 30, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

1. Discuss and consider a request by Chris Cuny, representing Spring Haven Investments, Inc., to consider a zoning change for an 83.30 acre tract of land which the City Council has previously rejected with prejudice (**Case Z2005-010**) and which is being resubmitted less than one year from the original denial date, and take any action necessary.

**PUBLIC HEARING ITEMS**

2. **Z2005-030 (Michael)**  
Continue a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.
3. **Z2005-032 (Michael)**  
Hold a public hearing and consider a city-initiated revision to Article V, District Development Standards of the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically to amend Section 6.6, IH-30 Overlay (IH-30 OV) District; Section 6.8, Scenic Overlay (SOV) District; Section 6.9, SH 66 (SH 66 OV) District; Section 6.10, 205 By-Pass Corridor Overlay (205 BY-OV) District; Section 6.11, North SH 205 Corridor Overlay (N-SH 205 OV) District; Section 6.12, East SH 66 Corridor Overlay (E-SH 66 OV) District; Section 6.13, FM 549 Corridor Overlay (FM 549 OV) District; and Section 6.14, SH 276 Corridor Overlay (SH 276 OV) District.

**SITE PLANS / PLATS**

4. **P2005-028 (Michael)**  
Discuss and consider a request by Dub Douphrate of Douphrate & Associates for approval of a preliminary plat for Lakeview Summit Phase IV, being a 38.056-acre tract zoned (PD-29) Planned Development No. 29 district and situated along the north side of North Lakeshore Drive.
5. **P2005-032 (Chris)**  
Discuss and consider a request by Kelly Kimberlin of GHA Architects for approval of a replat of Lot 5, Block A, Rockwall Crossing Addition, being a 1.41-acre tract zoned (C) Commercial and located along the south side of Interstate 30.

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

6. a) **Z2005-035 (Chris)**  
Discuss and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**b) SP2005-018 (Chris)**

Discuss and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for approval of a site plan for a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**DISCUSSION ITEMS**

**7. H2005-008 (Chris)**

Discuss and consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys St. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

**8. H2005-009 (Chris)**

Discuss and consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

**9. Z2005-034 (Chris)**

Discuss and consider a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk.

**10. P2005-030 (Michael)**

Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a master plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision.

**11. P2005-031 (Michael)**

Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a preliminary plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision.

**ADDITIONAL DISCUSSION ITEMS**

- Review and discuss proposed landscape screen for Rockwall Crossing development
- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 26<sup>th</sup> day of August, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 13, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**PUBLIC HEARING ITEMS**

**1. H2005-008 (Chris)**

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys St. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

**2. H2005-009 (Chris)**

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

**3. Z2005-030 (Michael)**

Continue a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.

**4. Z2005-034 (Chris)**

Hold a public hearing and consider a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk.

**5. Z2005-035 (Chris)**

Hold a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**SITE PLANS / PLATS**

**6. SP2005-018 (Chris)**

Discuss and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for approval of a site plan for a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**7. P2005-028 (Michael)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates for approval of a preliminary plat for Lakeview Summit Phase IV, being a 38.056-acre tract zoned (PD-29) Planned Development No. 29 district and situated along the north side of North Lakeshore Drive.

**8. P2005-030 (Michael)**

Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a master plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision.

**9. P2005-031 (Michael)**

Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a preliminary plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 9<sup>th</sup> day of September, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 27, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

**PUBLIC HEARING ITEMS**

**1. Z2005-035 (Chris)**

**Continue** a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**SITE PLANS / PLATS**

**2. SP2005-018 (Chris)**

Discuss and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for approval of a site plan for a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**DISCUSSION ITEMS**

**3. Z2005-036 (Michael)**

Hold a public hearing and consider a request by Chris Cuny of F.C. Cuny Corporation for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on an 83.30-acre tract being a part of Lot 2 and all of Lot 1, The McLendon Companies Addition, and Tracts 4 and 5, Abstract 186, J.A. Ramsey Survey. The subject property is located along the east side of FM 549 south of SH 276.

**4. P2005-034 (Chris)**

Discuss and consider a request by Kyung Hwan In and Jee Hyung Chung for approval of a preliminary plat for Lot 1, Block A, Gadel Addition, being a 1.129-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

**5. SP2005-022 (Chris)**

Discuss and consider a request by Eric Chung of Gadel Development, Inc., for approval of a site plan for an office/retail development on the proposed Lot 1, Block A, Gadel Addition, being a 1.13-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**6. SP2005-020 (Michael)**

Discuss and consider a request by David Grant of IdleAire Tech. Corp. for approval of an amended site plan for Travel Centers of America to allow for IdleAire facilities at the existing truck stop located at the southwest corner of IH-30 and SH 205. The subject property is zoned (C) Commercial and located within the IH-30 Corridor Overlay district and SH 205 Corridor Overlay district.

**7. SP2005-021 (Michael)**

Discuss and consider a request by Timothy Paul Webb and Terri Webb for approval of a site plan for Bahama Bucks located on Lot 5, Block A, Rockwall Market Center East, being a 0.554-acre tract zoned (C) and located within the IH-30 Corridor Overlay district at the southwest corner of IH-30 and Mims Rd.

**8. SP2005-023 (Michael)**

Discuss and consider a request by Gerald Houser for approval of a site plan for an office/retail development located on Lot 2R, Block 1, Highway 276 Self Storage Addition, being a 1.243-acre tract zoned (LI) Light Industrial District and situated within the SH 276 Corridor Overlay district along the north side of SH 276 east of FM 549.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 23<sup>rd</sup> day of September, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 11, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

- Approval of Minutes for August 9, 2005 Planning and Zoning Commission meeting
- Approval of Minutes for August 30, 2005 Planning and Zoning Commission meeting
- Approval of Minutes for September 13, 2005 Planning and Zoning Commission meeting
- Approval of Minutes for September 27, 2005 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

**1. Z2005-036 (Michael)**

Hold a public hearing and consider a request by Chris Cuny of F.C. Cuny Corporation for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on an 83.30-acre tract being a part of Lot 2 and all of Lot 1, The McLendon Companies Addition, and Tracts 4 and 5, Abstract 186, J.A. Ramsey Survey. The subject property is located along the east side of FM 549 south of SH 276.

**SITE PLANS / PLATS**

**2. SP2005-020 (Michael)**

Discuss and consider a request by David Grant of IdleAire Tech. Corp. for approval of an amended site plan for Travel Centers of America to allow for IdleAire facilities at the existing truck stop located at the southwest corner of IH-30 and SH 205. The subject property is zoned (C) Commercial district and located within the IH-30 Corridor Overlay district and SH 205 Corridor Overlay district.

**3. SP2005-021 (Michael)**

Discuss and consider a request by Timothy Paul Webb and Terri Webb for approval of a site plan for Bahama Bucks located on Lot 5, Block A, Rockwall Market Center East, being a 0.554-acre tract zoned (C) Commercial district and located within the IH-30 Corridor Overlay district at the southwest corner of IH-30 and Mims Rd.

**4. P2005-034 (Chris)**

Discuss and consider a request by Kyung Hwan In and Jee Hyung Chung for approval of a preliminary plat for Lot 1, Block A, Gadel Addition, being a 1.129-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**5. SP2005-022 (Chris)**

Discuss and consider a request by Eric Chung of Gadel Development, Inc., for approval of a site plan for an office/retail development on the proposed Lot 1, Block A, Gadel Addition, being a 1.13-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 7<sup>th</sup> day of October, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 25, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

**PUBLIC HEARING ITEMS**

**1. Z2005-037 (Michael)**

Hold a public hearing and consider a city-initiated revision to Article IV, Permissible Uses, Table 1, Land Use Tables, of the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically to require a Specific Use Permit (SUP) for "Restaurant, Less than 2000 sq. ft., w/ Drive-Thru or Drive-in."

**SITE PLANS / PLATS**

**2. SP2005-014 (Chris)**

Discuss and consider a request by Carroll Architects for approval of an amended site plan and landscape / treescape plan for the Shops at Ridge Creek, located at the northwest corner of SH 205 (N. Goliad) and Ridge Road West, and take any action necessary.

**3. P2005-039 (Michael)**

Discuss and consider a request by Heather Cullins for approval of a replat of Lot 1, Block A, Rock Ridge Office Plaza Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and designated for (R-O) Residential-Office district uses, and located at 1014 Ridge Road, and take any action necessary.

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

**4. SP2005-023 (Michael)**

Discuss and consider a request by Gerald Houser for approval of a site plan for an office/retail development located on Lot 2R, Block 1, Highway 276 Self Storage Addition, being a 1.243-acre tract zoned (LI) Light Industrial District and situated within the SH 276 Corridor Overlay district along the north side of SH 276 east of FM 549, and take any action necessary.

**DISCUSSION ITEMS**

**5. Z2005-038 (Chris)**

Discuss and consider a city-initiated revision to Article V (District Development Standards), Section 6.2, Historic Overlay (HO) District, of the City of Rockwall Unified Development Code (Ord. No. 04-38).

**6. Z2005-039 (Chris)**

Discuss and consider a request by Jean Voltz of Arkoma Development, LLC, for a change in zoning from (SF-10) Single-family Residential district and (Ag) Agricultural district to (PD) Planned Development district on a 49.35-acre tract situated along the west side of SH 205 (N. Goliad) south of Quail Run Rd and north of the Lakeview Summit subdivision, along the future extension of N. Lakeshore Drive.



**7. a) P2005-040 (Chris)**

Discuss and consider a request by Misty Phillips for approval of a final plat of Lot 1, Block A, Phillips Office Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 705 N. Goliad and currently described as Lot 27, Block 22, Amick Addition.

**b) SP2005-026 (Chris)**

Discuss and consider a request by Misty Phillips for approval of a site plan for Lot 1, Block A, Phillips Office Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 705 N. Goliad.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 21<sup>st</sup> day of October, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 8, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

**1. P2005-039 (Michael)**

Discuss and consider a request by Heather Cullins for approval of a replat of Lot 1, Block A, Rock Ridge Office Plaza Addition, being a 0.48-acre tract zoned (PD-53) Planned Development No. 53 district and designated for (R-O) Residential-Office district uses, and located at 1014 Ridge Road.

**2. a) P2005-040 (Chris)**

Discuss and consider a request by Misty Phillips for approval of a final plat of Lot 1, Block A, Phillips Office Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 705 N. Goliad and currently described as Lot 27, Block 22, Amick Addition.

**b) SP2005-026 (Chris)**

Discuss and consider a request by Misty Phillips for approval of a site plan for Lot 1, Block A, Phillips Office Addition, being a 0.19-acre tract zoned (PD-50) Planned Development No. 50 district and designated for (RO) Residential-Office uses, located at 705 N. Goliad.

**3. P2005-041 (Michael)**

Discuss and consider a request by Robbie Lee Hale of Shepherd Place Homes, Inc., for approval of a final plat for Westview Addition Phase 3, being 36-lots on 71.07-acres located south of Hwy 276 and west of FM 550 within the City of Rockwall extraterritorial jurisdiction (ETJ).

**PUBLIC HEARING ITEMS**

**4. Z2005-038 (Chris)**

Discuss and consider a city-initiated revision to Article V (District Development Standards), Section 6.2, Historic Overlay (HO) District, of the City of Rockwall Unified Development Code (Ord. No. 04-38).

**5. Z2005-039 (Chris)**

Discuss and consider a request by Jean Voltz of Arkoma Development, LLC, for a change in zoning from (SF-10) Single-family Residential district and (Ag) Agricultural district to (PD) Planned Development district on a 49.35-acre tract situated along the west side of SH 205 (N. Goliad) south of Quail Run Rd and north of the Lakeview Summit subdivision, along the future extension of N. Lakeshore Drive.

**SITE PLANS / PLATS**

**6. SP2005-014 (Chris)**

Discuss and consider a request by Carroll Architects for approval of an amended site plan and landscape / treescape plan for the Shops at Ridge Creek, located at the northwest corner of SH 205 (N. Goliad) and Ridge Road West, and take any action necessary.

**7. SP2005-023 (Michael)**

Discuss and consider a request by Gerald Houser for approval of a site plan for an office/retail development located on Lot 2R, Block 1, Highway 276 Self Storage Addition, being a 1.243-acre tract zoned (LI) Light Industrial District and situated within the SH 276 Corridor Overlay district along the north side of SH 276 east of FM 549.

**8. a) P2005-034 (Chris)**

Discuss and consider a request by Kyung Hwan In and Jee Hyung Chung for approval of a preliminary plat for Lot 1, Block A, Gadel Addition, being a 1.129-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**b) SP2005-022 (Chris)**

Discuss and consider a request by Eric Chung of Gadel Development, Inc., for approval of a site plan for an office/retail development on the proposed Lot 1, Block A, Gadel Addition, being a 1.13-acre tract zoned (C) Commercial district located within the Scenic Overlay district and situated at the northeast corner of Ridge Road and Yellow Jacket Lane.

**ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 4<sup>th</sup> day of November, 2005 by Denise LaRue**

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORKSESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 29, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA ITEMS**

**1. P2005-035 (Michael)**

Discuss and consider a request by Gerald Houser for approval of a replat of Lot 2, Block 1, Highway 276 Self Storage Addition, being a 1.24-acre tract zoned (LI) Light Industrial District and located along the north side of SH 276 east of FM 549, and take any action necessary.

**2. P2005-042 (Michael)**

Discuss and consider a request by Harold Fetty of Rockwall Surveying Co, Inc., for approval of a final plat of Lot 1, Block A, Horizon Ridge Center Phase 2, being a 1.55-acre tract zoned (PD-9) Planned Development No. 9 District and located at the southwest corner of FM 3097 and Rockwall Pkwy, and take any action necessary.

**PUBLIC HEARING ITEMS**

**3. Z2005-037 (Michael)**

Hold a public hearing and consider a city-initiated revision to Article IV, Permissible Uses, Table 1, Land Use Tables, of the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically to require a Specific Use Permit (SUP) for "Restaurant, Less than 2000 sq. ft., w/ Drive-Thru or Drive-in," and take any action necessary.

**4. Z2005-039 (Chris)**

Continue a public hearing and consider a request by Jean Voltz of Arkoma Development, LLC, for a change in zoning from (SF-10) Single-family Residential district and (Ag) Agricultural district to (PD) Planned Development district on a 49.35-acre tract situated along the west side of SH 205 (N. Goliad) south of Quail Run Rd and north of the Lakeview Summit subdivision, and along N. Lakeshore Drive, and take any action necessary.

**DISCUSSION ITEMS**

**ARCHITECTURAL REVIEW BOARD ITEMS**

*Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for the following items requiring architectural review:*

**5. SP2005-019 (Chris)**

Discuss and consider a request by Eric Flag of W D Partners, for approval of site plan for a restaurant (La Madeleine) on Lot 2, Block A, Rockwall Crossing Addition, being a 1.42-acre tract zoned (C) Commercial district and along the south service road of I-30 and immediately east of the TGI Fridays.

**6. SP2005-030 (Chris)**

Discuss and consider a request by Daniel Lewis of Point Royal Construction for approval of proposed elevation changes to the existing building located at 1545 East IH-30 (currently occupied by "Silver Pearl"), on a 2.1-acre tract known as Tract 12, Abstract 99, A. Hanna Survey. The subject property is zoned (LI) Light Industrial district and situated within the IH-30 Overlay district.

## **OTHER DISCUSSION ITEMS**

### **7. Z2005-040 (Michael)**

*Discuss* a request by Jerry Sylo of Jones & Boyd, Inc., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd.

### **8. a) SP2005-029 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a PD Site Plan for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

### **b) P2005-043 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a master plat for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

### **c) P2005-044 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a preliminary plat for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

### **9. P2005-045 (Chris)**

Discuss and consider a request from Marc Bentley of Bentley Engineering, Inc. for approval of an amended preliminary plat for Meadowcreek Business Center Addition, being a 19.84-acre tract zoned (C) Commercial district and located along the east side of SH 205, south of SH 276 and across from Ralph Hall Pkwy.

### **10. a) P2005-046 (Michael)**

Discuss and consider a request by Ross Ramsay for approval of a preliminary plat of Lots 1 and 2, Block A, Tropical John's Addition, being a 0.66-acre tract zoned (PD-55) Planned Development No. 55 district and (GR) General Retail district, located at the southeast corner of N. Fannin St and Williams St (SH 66), comprised of properties addressed as 308 and 402 N. Fannin St (both demolished) and 302 Williams (existing Tropical John's nursery).

### **b) SP2005-031 (Michael)**

Discuss and consider a request by Ross Ramsay for approval of a site plan for Smitty's Roadhouse Grill, located on the proposed Lot 2, Block A, Tropical John's Addition, being a 0.29-acre tract zoned (GR) General Retail district and located at 308 North Fannin St.

## **ADDITIONAL DISCUSSION ITEMS**

- Miscellaneous Discussion of Land Use Issues

## **ADJOURNMENT**

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

**Posted by 5:00 p.m. this 23<sup>rd</sup> day of November, 2005 by Michael Hampton**

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 13, 2005**  
**6:00 P.M.**

**CALL TO ORDER**

**Approval of Minutes** for October 11, 2005 Planning and Zoning Commission meeting

**Approval of Minutes** for November 8, 2005 Planning and Zoning Commission meeting

**Approval of Minutes** for November 29, 2005 Planning and Zoning Commission meeting

**PUBLIC HEARING ITEMS**

**1. Z2005-040 (Michael)**

Hold a public hearing and consider a request by Jerry Sylo of Jones & Boyd, Inc., for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate a single-family residential development on a 234.70-acre tract known as Tracts 1-1, 2, and 2-1, Abstract 182, J.H. Robnett Survey, located along the south side of SH 276 east of Rochelle Rd.

**SITE PLANS / PLATS**

**2.** Discuss and consider a request by Jerry Sylo of Jones & Boyd, Inc., for approval of a special exception from the front yard setback requirements established for the (SF-10) Single Family Residential district, specifically on Lots 8-11, Promenade Harbor Phase II Addition, and take any action necessary. **(Robert)**

**3. SP2005-019 (Chris)**

Discuss and consider a request by Eric Flag of W D Partners, for approval of site plan for a restaurant (La Madeleine) on Lot 2, Block A, Rockwall Crossing Addition, being a 1.42-acre tract zoned (C) Commercial district and along the south service road of I-30 and immediately east of the TGI Fridays.

**4. a) SP2005-029 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a PD Site Plan for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

**b) P2005-043 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a master plat for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

**c) P2005-044 (Michael)**

Discuss and consider a request by Randell Curington of Spring Haven Investments, Inc., for approval of a preliminary plat for Fontana Ranch, being an 83.30-acre tract zoned (PD-64) Planned Development No. 64 District. The subject property is located along the east side of FM 549 south of SH 276.

**5. SP2005-030 (Chris)**

Discuss and consider a request by Daniel Lewis of Point Royal Construction for approval of proposed elevation changes to the existing building located at 1545 East IH-30 (currently occupied by "Silver Pearl"), on a 2.1-acre tract known as Tract 12, Abstract 99, A. Hanna Survey. The subject property is zoned (LI) Light Industrial district and situated within the IH-30 Overlay district.

**6. a) P2005-046 (Michael)**

Discuss and consider a request by Ross Ramsay for approval of a preliminary plat of Lots 1 and 2, Block A, Tropical John's Addition, being a 0.66-acre tract zoned (PD-55) Planned Development No. 55 district and (GR) General Retail district, located at the southeast corner of N. Fannin St and Williams St (SH 66), comprised of properties addressed as 308 and 402 N. Fannin St (both demolished) and 302 Williams (existing Tropical John's nursery).

**b) SP2005-031 (Michael)**

Discuss and consider a request by Ross Ramsay for approval of a site plan for Smitty's Roadhouse Grill, located on the proposed Lot 2, Block A, Tropical John's Addition, being a 0.29-acre tract zoned (GR) General Retail district and located at 308 North Fannin St.

**ADDITIONAL DISCUSSION ITEMS**

Miscellaneous Discussion of Land Use Issues

**ADJOURNMENT**

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

**Posted by 5:00 p.m. this 9<sup>th</sup> day of December, 2005 by Michael Hampton**