

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 4th day February, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 22, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2005-006

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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 18th day February, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 29, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. 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.

2. SP2004-008 (Michael)

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

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 25th day March, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 12, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

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

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 8th day April, 2005 by Chris Spencer

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 31, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. **SP2004-018 (Chris)**
Discuss amended elevations for "Rehab Management" located on Lot 8R, Block A, Horizon Ridge Addition, and take any action necessary.
2. **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.
3. **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.
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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 27th day May, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 14, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. 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.

ADDITIONAL DISCUSSION ITEMS

- *Discuss possible revisions to SH 205 Overlay and other Overlay districts*
- Miscellaneous Discussion of Architectural 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 10th day June, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 30, 2005
5:00 P.M.

CALL TO ORDER

SWEARING IN of new Architectural Review Board members – Jacine Robinson & John W. Arbogast, Sr.

ELECTION OF Architectural Review Board Chair and Vice-Chair positions

ACTION ITEMS

1. 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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 26th day August, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 27, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2005-020

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.

2. SP2005-021

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.

3. SP2005-022

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.

4. SP2005-023

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 Architectural 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 23rd day September, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
October 25, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2005-023

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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 21st day of October, 2005 by Denise LaRue

AGENDA
ARCHITECTURAL REVIEW BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers Conference Room
November 29, 2005
5:00 P.M.

CALL TO ORDER

ACTION ITEMS

1. SP2005-019

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.

2. SP2005-030

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.

ADDITIONAL DISCUSSION ITEMS

- Miscellaneous Discussion of Architectural 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 23rd day of November, 2005 by Michael Hampton