

**Minutes of
PLANNING AND ZONING COMMISSION PUBLIC HEARING
DECEMBER 8, 2009**

CALL TO ORDER

The meeting was called to order by Michael Hunter at 6:00 p.m. with the following members present: Barry Buchanan, Connie Jackson, Kristen Minth, Tony Hayes and Mark Stubbs. Phillip Herbst was absent.

Additionally, the following staff members were present: Robert LaCroix, Michael Hampton and Chris Spencer.

CONSENT AGENDA ITEMS

Approval of Minutes for November 24, 2009 Planning and Zoning Commission meeting

Jackson made a motion to approve the minutes for November 24, 2009.

Buchanan seconded the motion.

A vote was taken, and the motion passed by a vote of 6-0.

PUBLIC HEARING ITEMS

Z2009-023

Hold a public hearing and consider a request by Jeremy Yee of CEI Engineering Associates for approval of a Specific Use Permit (SUP) to allow for a "retail store with gasoline product sales with more than 2 dispensers" within (PD-9) Planned Development No. 9 district, in association with a 7-Eleven proposed to be located on Lot 1, Block B, Horizon Ridge Center North Addition, being a 0.9-acre tract situated at the southwest corner of Horizon Rd and Tubbs Rd, and take any action necessary.

Hampton briefly reported that the applicant has requested the public hearing to be continued until the Commission's next meeting on January 12th because they need the extra time to revise the site plan and building elevations to address all the comments made by the Architectural Review Board and Planning Commission at the November work session.

Jeremy Yee, applicant, was in the audience to answer any questions.

Chairman Hunter opened the public hearing was opened at 6:02 p.m.

Commissioner Minth made a motion to continue the public hearing until January 12, 2010 on case Z2009-023, a request by Mike Allen of Allen & Ridinger Consulting, Inc., for approval of a replat of Lot 2, Block 1, Horizon Village Addition, being 2.181-acres zoned (C) Commercial district and situated north of Ralph Hall Pkwy and east of FM 3097 (Horizon Rd), with staff recommendations.

Commissioner Jackson seconded the motion.

It was voted on and passed 6 to 0.

2 **DISCUSSION ITEMS**

4 **Discuss the scheduling of the Tuesday, December 29, 2009 Planning and Zoning Commission**
6 **work session.**

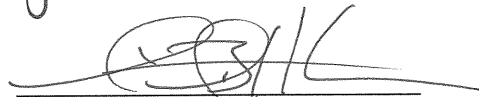
8 LaCroix stated that in past years the Planning and Zoning work session in December has been
10 cancelled due to many Commissioners being out of town for the holidays. LaCroix stated he does
12 not believe that there will be a need to have the December work session, but that any
development applications received this month can be forwarded to the Commissioners for
comments that will be passed along to the applicant(s).

14 There was further discussion regarding updating the Planning and Zoning Commission on what
16 took place at previous City Council meetings. Jackson also requested that the agenda for the City
18 Council meeting be sent to the P&Z Commissioners. Hampton stated that he will send the
Commissioners the "eNews" link from the City's website that allows anyone to subscribe to
agendas as they are posted.

20 **ADJOURNMENT**

22 The meeting adjourned at 6:10 p.m.

24 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 12th day of January, ~~2009~~ 2010

26 

28 Michael Hunter, Chairman

30 ATTEST:

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