

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 27, 2011
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chair Connie Jackson at 6:00 p.m. with the following members present: Barry Buchanan, Craig Renfro, John McCutcheon and Dennis Lewis. Chairman Phillip Herbst and Kristen Minth were not in attendance.

Additionally, the following staff members were present: Robert LaCroix, Michael Hampton, and JoDee Sanford.

II. ACTION ITEMS

1. Approval of Minutes for November 29, 2011 Planning and Zoning Commission meeting

Commissioner Buchanan made a motion to approve the minutes for November 29, 2011.

Commissioner Renfro seconded the motion.

A vote was taken, and the motion passed 4-0, with McCutcheon abstaining.

2. Approval of Minutes for December 13, 2011 Planning and Zoning Commission meeting

Commissioner Buchanan made a motion to approve the minutes for December 13, 2011.

Commissioner McCutcheon seconded the motion.

A vote was taken, and the motion passed unanimously by all present.

3. P2011-021

Discuss and consider a request by Wade Davis of AutoZone for approval of a replat of Lot 13R, Block A, Horizon Ridge Addition, being a 1.02-acre tract zoned (PD-9) Planned Development No. 9 district and located at 3021 Ridge Road, and take any action necessary.

Hampton stated that the submitted replat is intended to accommodate the recently approved AutoZone, which will be located on the existing Lot 13R, Block A, Horizon Ridge Addition, being a 1.020-acre site.

Included on the replat is the dedication of new firelane, access, utility and drainage easements required for development of the AutoZone project. The development will have access to Ridge Road (F.M. 740) via the existing access easement located on the north property line.

2 The replat appears to meet all the requirements of the (PD-9) Planned Development No. 9
4 district as well as the underlying "GR" General Retail zoning for this property.

6 Staff recommends approval of the replat subject to the following conditions:

- 6 1. Adherence to all Engineering and Fire Department standards.
- 8 2. Change lot numeration from "Lot 13R1 to "Lot 23."
- 10 3. Correct "Firelane, Access & Water Easement" to "Firelane, Access and Utility
12 Easement".
- 14 4. Add word "drainage" to detention easements.
- 16 5. Provide lot closure.
- 18 6. Correct 2011 to read 2012 in signature/notary blocks.

20 Hampton stated that Jonathan Hake of Cross Engineering was in attendance to represent
22 the applicant and answer any questions.

24 Commissioner Lewis made a motion to approve P2011-021, a request by Wade Davis of
26 AutoZone for approval of a replat of Lot 13R, Block A, Horizon Ridge Addition, being a
28 1.02-acre tract zoned (PD-9) Planned Development No. 9 district and located at 3021
30 Ridge Road, with staff recommendations.

32 Commissioner Buchanan seconded the motion.

34 A vote was taken, and the motion passed unanimously by all present.

36 III. DISCUSSION ITEMS

- 38 4. Z2011-026
39 Discuss and consider a request by Frank Conselman for approval of a Specific Use
41 Permit (SUP) allowing for a landing/stairs exceeding the maximum requirements
43 within the Lake Ray Hubbard Takeline Overlay (TL OV) District, in the take area
45 adjacent to their property at 1210 Crestcove Drive, being Lot 26, Block B, Hillcrest
47 Shores Phase 3 Addition.

49 Hampton briefly described the case and the location of the property, as well as two other
51 similar cases approved in the same vicinity.

- 53 5. Z2011-025
54 Discuss and consider a request from Mushtak Khatri of T Rockwall Commons, LLC
56 for approval of an amendment to (PD-1) Planned Development No. 1 district,
58 specifically for a PD Concept / Development plan for "Rockwall Commons Phase II,"
60 being a proposed retail and residential mixed-use development on a 2.88-acre tract
62 currently described as Tract 6-2, Abstract 255, B. J. T. Lewis Survey, located along
64 the east side of Ridge Road immediately north of Rockwall Commons Addition.

66 Hampton gave an overview of the case and description of the property. LaCroix
68 discussed the connectivity between the properties in this planned development.

70 Mushtak Khatri
72 16600 Dallas Parkway
74 Dallas, Texas

2 Vice-Chair Jackson asked about the occupancy rate in the existing Rockwall Commons
4 development. Mr. Khatri stated that the multi-family occupancy rate is about 99% and the
6 office space is occupied at about 87%. There is about 7,500 square feet of retail space
8 under the units and about 1,100 square feet is available for lease. Mr. Khatri stated that
they already have a high-end salon wanting to lease space in the new development and
that the new residential units would be more upscale in terms of interior finishes. They
also want to add green features where possible.

10 Commissioner Renfro clarified the number of units in Phase II. Mr. Khatri responded that
12 there are 140 residential units with 25% being 1 bedroom, 50% being 2 bedroom, and 25%
being 3 bedroom units.

14 IV. ADJOURNMENT

16 The meeting adjourned at 6:23 p.m.

18 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 10 day of JAN, 2012.

20
22 
Phillip Herbst, Chairman

24 Attest:

26 JoDee Sanford, Planning Coordinator