

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 14, 2015**  
**6:00 P.M.**

**I. CALL TO ORDER**

Chairman Renfro called the meeting to order at 6:03p.m. Present were Commissioners Annie Fishman, John McCutcheon, Mike Jusko, Tracey Logan and Wendi Conley. Absent was Commissioner Jonathan Lyons. Also present were Planning Director, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

**II. CONSENT AGENDA**

1. Approval of Minutes for the June 30, 2015 Planning and Zoning Commission meeting.

2. P2015-023

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.

3. P2015-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

4. P2015-025

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 3 of the Rockwall Downes Subdivision, consisting of 26 single family lots on a 8.559-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northwest corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Commissioner Fishman made motion to approve the consent agenda. Commissioner McCutcheon seconded the motion, which passed with a vote of 6-0. Chairman Renfro noted that Commissioner Lyons was absent.

Commissioner Lyons arrived at 6:08 p.m.

Chairman Renfro stated that Action Item number 9 was being moved to the front of the agenda.

9. Z2015-016

Discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract

No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

Planning Manager, Ryan Miller, explained that this case had been brought to the Commission in the previous meeting, but recapped to the Commission the background of the case explaining that on June 2, 2015, the applicant submitted an application requesting to rezone a 316.315-acre tract of land from a Light Industrial (LI) District to a Planned Development District for a single-family, residential subdivision and commercial/retail development. The proposed single family, residential subdivision will consist of 507 single-family homes, a 55.2-acre public park and an amenities center. The proposed nine (9) acres of commercial/retail land will be located at the northeast corner of Rochell Road and SH-276. The subject property, which was annexed into the City on June 15, 1998 by Ordinance No. 98-20, is currently vacant.

Along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision and commercial/retail tract of land.  
Commercial/Retail

Mr. Miller further explained that the nine (9) acre commercial/retail tract of land will be subject to the General Retail (GR) District development standards and land uses contained within the Unified Development Code (UDC); however, the applicant has requested that the following uses be permitted by-right: 1) Hotel, Hotel (Full Service) or Motel (with a maximum of four [4] stories) [limited to one (1) hotel/motel], 2) Restaurant (with Drive-Through or Drive-In) [limited to three (3) restaurants], and 3) Retail Store (with more than two [2] gasoline dispensers). Typically, these uses require a Specific Use Permit within the General Retail (GR) District. Per the requirements of the PD Ordinance, any development within the area designated as commercial/retail will require a PD Development Plan, which is a discretionary approval process for the City Council. Additionally, the applicant has agreed to prohibit some of the land uses that are permitted within the General Retail (GR) District, but are not compatible with the proposed adjacent residential subdivision.

Mr. Miller also explained that the proposed residential subdivision will consist of 121, 80' x 120' lots; 127, 70' x 110' lots; and 259, 60' x 110' lots, which equals an average lot size of ~7,600 SF. The proposed gross residential density is limited to less than 1.70 units/acre by the PD Ordinance (~1.65 units/acre is depicted on the concept plan). The subdivision will also incorporate 30.9-acres of open space, a 55.2-acre public park that will serve Park District No. 31, and 65.2-acres of additional floodplain. The total open space provided will be 96.6-acres (~31.5%) [floodplain counted at 1/2:1]. Additionally, the development will include two (2) Soil Conservation Service (SCS) ponds (one [1] of which will be in the public park), which will be used as an additional amenity to the development. One amenities center will be provided to service the 507-lot subdivision.

Mr. Miller also stated that it should be noted that the development standards contained within the PD Ordinance deviate from the requirements of the UDC and the Engineering Department's Standards of Design and Construction Manual in the following ways:

- 1) According to Section 4, Residential Parking, of Article VI, Parking and Loading, of the UDC, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street." The applicant has requested that front entry garages be permitted to be located 20-feet from the front property line. This would create a minimum of a five (5) foot off-set between the front façade of the primary structure and the garage; however, the applicant has also included the option to allow a ten (10) foot encroachment to the front building façade for architectural elements (e.g. front porches, sunrooms, etc.), which if utilized would increase the off-set to 15-feet. As a compensatory measure, the applicant has agreed to limit the number of front entry garages allowed for each product type as follows: 1) Type A would require 60% J-Swing Drives/40% Front Entry Drives, 2) Type B would require 67% J-Swing Drives/33% Front Entry Drives, and 3) Type C would require 33% J-Swing Drives/67% Front Entry Drives.

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- 2) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages in lieu of alleys. This requirement has been waived for other subdivisions throughout the City.

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In reviewing the original concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff recommended that the applicant incorporate the following recommendations to ensure conformance to the policies and guidelines established by Resolution 07-03:

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- 1) Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development.
  - 2) Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs.
  - 3) The applicant should consider incorporating a boulevard or other green space in the center of the development to provide a heightened sense of open space.

Mr. Miller further explained that in response to these comments and the concerns raised by the Planning and Zoning Commission at their regularly scheduled meeting on June 30, 2015, the applicant has made the requested changes, which has resulted in a reduction of the number of lots from 560 to 507. This is a decrease in the total residential density from 1.82 units/acre to 1.65 units/acre. The new plan also includes a lot mix that is more even, and incorporates more of the larger Type A lots and less of the smaller Type C lots than the original plan. Additionally, the new concept plan indicates general conformance to the "housing tree" model (i.e. the largest lots and homes are located on the main entry or perimeter streets, and smaller lots and homes are located internal to the neighborhood), which is a requirement of Resolution 07-03. With the changes to the concept plan, the applicant has demonstrated congruence to the policies and guidelines established in Resolution 07-03 and the Comprehensive Plan.

With this being said, the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property as an Employment Center. According to the Comprehensive Plan, the purpose of this designation is to, "...provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions." The zoning change proposed by the applicant would require this designation to be amended to a Low Density Residential and Commercial designation. This has been added as a condition of approval for this case.

Mr. Miller further stated that if the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from an Employment Center designation to a Low Density Residential and Commercial designation; and,
- 3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Mr. Miller stated applicant was present and was available for questions.

Chairman Renfro opened the public hearing and asked applicant to come forth and speak.

Craig Carney  
4588 Henton Dr.  
Plano, Tx

Mr. Carney came forth and gave slide presentation of request, which included the changes made.

Chairman Renfro asked Commission for questions for applicant.

Commissioner Logan asked clarification of what front loaded lots meant. Mr. Miller clarified that there is not 131 front loaded lots, lots along the boulevard are not front loaded, front loaded are lots that have a street directly in front of the open space.

Chairman Renfro directed question to Fire Marshall, Ariana Hargrove, asked where access would be from the southeast quadrant. Ms. Hargrove explained that proposal includes only one way into that phase, therefor the fire department has noted those homes would have to be fire sprinkler to meet the fire requirement.

Commissioner Logan had question regarding location of lines on floodplain, had it had been cleared with FEMA. Mr. Miller stated that is not part of the zoning process but rather an engineering process when a flood study is done.

Commissioner Lyons asked what builders would be involved. Mr. Carney stated developers have not been identified at this time.

Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Conley stated her concern was with the smaller lots in the entry next to the commercial.

Commissioner McCutcheon stated he was pleased with improvements made, but still has some concerns with how this area was currently planned, or thought to be versus what is being proposed. If in the future across Rochelle something goes in that the neighborhood feels does not belong, it may pose a problem.

Chairman Renfro stated comprehensive plan does need to be flexible, but feels if zoning is changed and the Tech Park has sudden growth this zoning change may create an issue in the future.

Chairman Renfro asked for Mr. Millers thoughts on his comment.

Mr. Miller stated currently the adjacent property is vacant and they would be required to provide screening. It is currently Light Industrial and there are standards in place that would require a certain separation to be provided between those two uses. At this point not knowing what the adjacent property is going to be, it should not affect this particular property and with such a large amount of floodplain Mr. Miller questioned the feasibility of a Light Industrial development on the property.

Chairman Renfro stated his concern is for the property west of this one. Mr. Miller stated there are standard in place for both uses that protect that property.

Planning Director, Robert LaCroix, reiterated that this property over the years initially was AG land; the owner may or may not have agreed, nothing was said by him at the time the zoning change took place by the City. Another part was zoned Light Industrial was in turn



rezoned back to AG for the purpose of residential development because of the infrastructure and because of floodplain. That may have been the concern of protection of the park property. Each Planned Development that comes before the Commission should be considered on how the property can be used. It has been Light Industrial over ten years and nothing has occurred on the property. It doesn't appear looking at the layout, at least portions, are not configured to allow for large 30 or 40 tracts of land that are utilized for industrial use. Looking at it today the way it is broken down to make it a viable true industrial development, physically doesn't look like it can accommodate a large industrial development. It would be something to consider if it is not a viable light industrial, what, can it be a combined use with residential and commercial.

Chairman Renfro made motion to deny zoning change. Commissioner Jusko seconded the motion, which passed by a vote of 5-2, with Commissioners Conley and Logan dissenting.

### III. PUBLIC HEARINGS

#### 5. Z2015-015

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of Breezy Hill Road north of FM-552, and take any action necessary.

Planning Manager, Ryan Miller, explained that On May 15, 2015, the applicant submitted an application requesting to rezone a 93.00-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 231 single-family lots, an amenities center and open space areas. The property, which was annexed into the City on February 4, 2008 by Ordinance No. 08-12, is located northeast of the Breezy Hill Subdivision and is currently vacant agricultural land.

The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the City's corporate boundaries followed by a vacant tract of land situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is the City's corporate boundaries followed by several single-family homes situated within the City's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is the City's corporate boundaries followed by a portion of Anna Cade Road, which is identified as a Minor Collector on the City's Master Thoroughfare Plan. Beyond this thoroughfare are several single-family homes situated within the City's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is a strip of land that connects Breezy Hill Road with the property directly north of the subject property and serves as a private access drive. Beyond this is a vacant 91.011-acre tract of land, zoned Planned Development District 74 (PD-74) for single-family land uses, that is scheduled to be a future phase of the Breezy Hill Subdivision.

Mr. Miller further stated that along with the application, the applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the subdivision will consist of 53, 80' x 125' lots; 62, 70' x 120' lots; and 116, 60' x 120', which equals an average lot size of ~7,288 SF and a gross residential density of 2.48 units/acre. Incorporated within the development will be 22.00-acres of open space and an amenities center that will serve the 231 single-family lots. It should be pointed out that the proposed PD Ordinance has similar standards as were approved in Planned Development District 74 (PD-74) [i.e. the Breezy Hill Subdivision], and according to the applicant will be constructed as future phases of the adjacent subdivision.

304 It should be noted that the development standards contained within the PD Ordinance  
305 deviate from the requirements of the Engineering Department's Standards of Design and  
306 Construction Manual in the following ways:  
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- 308 1) According to the Engineering Department's Standards of Design and Construction  
309 Manual, "(t)he City Council may waive the residential alley requirement upon  
310 determination by the Council, if it is in the best interest of the City." Currently, the  
311 applicant is requesting to allow J-Swing and/or Front Entry garages that comply with  
312 Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys.  
313 This requirement has been waived for other subdivisions throughout the City when the  
314 PD Ordinance conforms to the requirements stipulated by the UDC.  
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316 Mr. Miller also noted that in reviewing the proposed concept plan for conformance to the  
317 policies and guidelines of the Comprehensive Plan, staff made the following  
318 recommendations to the applicant:  
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- 320 1) Single-family lots adjacent to open space should be front loaded for the purpose of  
321 maximizing the value of the adjacent single-family homes, preserving view corridors  
322 along the streetscapes, and to better optimize the use of open space within the  
323 development.  
324

325 According to the residential policies established by Resolution 07-03 contained within  
326 the Comprehensive Plan, "(t)o ensure that the maximum value accrues to both parks  
327 and homes, adjacent homes should directly face the park, whether or not there may be  
328 an intervening street ..." and that "(t)he subdivision and development process should  
329 include consideration of the way in which residential and non-residential lots are laid out  
330 – adjacency and accessibility to park and open space areas should be optimized in all  
331 types of development." The proposed concept plan currently shows the majority of the  
332 lots backing to open space, which the applicant has stated is necessary due to several  
333 existing ponds situated on the property that limit the ability to lay lots out in a front  
334 loaded format with regard to the street layout. Additionally, the applicant has indicated  
335 a preference to allow the lots to back to open space as a selling point for the proposed  
336 subdivision. The purpose of this requirement in the Comprehensive Plan is to increase  
337 the availability of open space and park amenities while maintaining property values. In  
338 this case, the proposed subdivision has direct proximity to the public park provided in  
339 the Breezy Hill Subdivision that could satisfy the availability to the open space  
340 requirement. As a compensatory measure staff has included a condition of approval  
341 that would require the applicant to provide direct connectivity to the park, which could  
342 be achieved through a trail system or the extension of Street K into the adjacent phase  
343 of the Breezy Hills subdivision.  
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- 345 2) Increased street connectivity for safety and access can be achieved by removing  
346 unnecessary cul-de-sacs.  
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348 According to the Transportation section of the Comprehensive Plan, neighborhood  
349 streets should be designed to promote, "... safe, low speeds, and to encourage more  
350 walking, cycling, and social interaction..." and "(e)nhance walkability with an  
351 interconnected pattern of streets and continuous sidewalks, short blocks, and safe  
352 pedestrian crossings." (Pages 50-55) On the original concept plan submitted by the  
353 applicant, cul-de-sacs were utilized on Streets 'D', 'H', 'I' & 'J'. Since staff made this  
354 recommendation, the applicant revised the plan to remove these cul-de-sacs for the  
355 purpose of increasing street connectivity within the proposed development.  
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357 Mr. Miller further stated that the Future Land Use Map, contained within the Comprehensive  
358 Plan, designates the subject property for Low Density Residential land uses. According to  
359 the Comprehensive Plan, "(l)ow density residential is defined as less than two (2) units per  
360 acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed  
361 within a residential Planned Development District that includes the dedication and/or  
362 development of additional amenities exceeding the minimum standards for residential  
363 Planned Developments." Additionally, the Planned Development District standards

364 contained within the Unified Development Code (UDC) require a minimum of 20% of the  
365 gross land area be dedicated to open space.  
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367 In this case, the concept plan depicts a residential density of 2.48 units/acre, which is less  
368 than the 2.5 units/acre permitted by the Low Density Residential land use designation. The  
369 applicant is also showing 22.0-acres of open space, which exceeds the 20% open space  
370 requirement stipulated by the UDC and Comprehensive Plan by 3.4-acres (18.6-acres open  
371 space required). Additionally, the applicant has indicated that an Amenities Center will be  
372 provided. Staff has also placed a condition of approval requiring connectivity between the  
373 subject property and the adjacent public park, which should further increase the amenity  
374 being offered by the proposed development.  
375

376 Mr. Miller further explained that the Master Thoroughfare Plan contained with the  
377 Comprehensive Plan shows two (2) Minor Collectors adjacent to the property at Breezy Hill  
378 Road and Anna Cade Road. The applicant has stated that they are requesting a waiver to  
379 the improvements of these roadways for the following reasons:  
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- 381 1) Anna Cade Road. The only portion of Anna Cade Road adjacent to the property is the  
382 north/south portion along the eastern property line. The concept plan depicts only  
383 emergency access being needed off this roadway. Additionally, the City has no plans to  
384 improve the north/south portions of Anna Cade Road since the majority of this roadway  
385 is located outside of the City's corporate boundaries in Rockwall County.  
386
- 387 2) Breezy Hill Road. The concept plan shows that the applicant will not take access off  
388 Breezy Hill Road, instead opting to circulate traffic back through the adjacent Breezy Hill  
389 Subdivision. The purpose for this roadway alignment is to continue the requirements  
390 that were established with the Breezy Hill Subdivision, which limited the applicant's  
391 ability to access this roadway.  
392

393 Currently, staff is in the process of reviewing and revising the Master Thoroughfare Plan,  
394 and has recommended to the applicant that they provide an east/west connector that will  
395 connect Anna Cade Road to John King Boulevard. Street A represents this Minor Collector  
396 that will carry traffic from Anna Cade Road, through the subject property and the Breezy Hill  
397 Subdivision, and down through the adjacent Life Springs Church property to John King  
398 Boulevard. It is believed that this roadway is necessary to account for future growth within  
399 the City's Extraterritorial Jurisdiction (ETJ) within Collin County.  
400

401 The proposed zoning case does appear to conform to the majority of the Comprehensive  
402 Plan's policies and guidelines with the exception of the proposed front loaded lot  
403 requirement stipulated by Resolution 07-03. Additionally, the proposed land use does  
404 conform to the Future Land Use map. With this being said, the proposed density and  
405 conformance with the Master Thoroughfare Plan remain discretionary decisions for the City  
406 Council.  
407

408 Mr. Miller also stated that on June 26, 2015, staff mailed five notices to property owners and  
409 residents within 500-feet of the subject property. Additionally, staff posted a sign along  
410 Anna Cade Road, and advertised the public hearings in the Rockwall Harold Banner as  
411 required by the UDC. The only responses received by staff were from property owner's  
412 outside of the city limits.  
413

414 The City does not show any Homeowner's Associations or Neighborhood Organizations  
415 registered under the Neighborhood Notification Program within 1,500-feet of the subject  
416 property.  
417

418 Mr. Miller went on to state that if the Planning and Zoning Commission chooses to  
419 recommend approval of the applicant's request to rezone the subject property from an  
420 Agricultural (AG) District to a Planned Development District, then staff would propose the  
421 following conditions of approval:  
422

- 423 1) The applicant shall be responsible for maintaining compliance with the conditions  
424 contained within the Planned Development District ordinance;

- 425  
426 2) The should provide connectivity to the adjacent public park located within the Breezy  
427 Hill Subdivision; and  
428  
429 3) Any construction resulting from the approval of this zoning amendment shall conform to  
430 the requirements set forth by the Unified Development Code (UDC), the International  
431 Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted  
432 engineering and fire codes and with all other applicable regulatory requirements  
433 administered and/or enforced by the state and federal government.  
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435 Chairman Renfro asked if there were questions from Commissioners for staff.

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437 Chairman Renfro opened the public hearing and asked applicant to come forth and speak.  
438

439 John Arnold  
440 Skorborg Company  
441 8214 Westchester Drive, Suite 710  
442 Dallas, TX 75225  
443

444 Mr. Arnold came forward and gave explanation of request with a slide presentation that  
445 included solutions and alternatives to issues and concerns residents have voiced.  
446

447 Mr. Arnold stated he would like to continue getting feedback from residents and table the  
448 request at this time to give him the opportunity to make more changes from the responses  
449 of the residents.  
450

451 Chairman Renfro asked staff if applicant is asking to table item would a vote still be needed.  
452 Mr. Miller stated it is up to the Commission to make a motion to table or to proceed with the  
453 public hearing or take it to a vote and make a recommendation on the original plan that was  
454 submitted.  
455

456 Chairman Renfro opened the public hearing and asked if anyone wished to speak on this  
457 matter.  
458

459 David Stubblefield  
460 1550 Anna Cade  
461 Rockwall, Tx  
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463 Mr. Stubblefield came forward and stated he is one of two neighbors to the north and owns a  
464 160-acre tract of land. The other property owner is Chuck Sinks who owns a 200-acre tract  
465 of land. Mr. Sink's sole means of access to the property is via Breezy Hill Rd not Breezy Hill  
466 Lane. Mr. Stubblefield stated he felt that is somewhat deceptive from the way it is being  
467 displayed by developer. Breezy Hill Lane is a street thru the existing Breezy Hill  
468 development the proposal is that Breezy Hill road would dead end at this property. However  
469 that Breezy Hill Road presently continues and jogs around the southwest corner of this  
470 property and up the entire western side of this property. From the point where it ends on the  
471 north that becomes a private road, its 44 foot in width and that property is owned by Mr.  
472 Sinks. Mr. Sinks has told this developer he is not selling that strip of land. Mr. Stubblefield  
473 further stated that in addition he holds an easement to that strip of land and a right of first  
474 refusal and he has told developer he is not waiving his right of first refusal nor giving up the  
475 easement. Therefore, this development cannot access the existing Breezy Hill development  
476 absent some eminent domain. Mr. Stubblefield also stated he has been told by the developer  
477 that if the zoning change is approved the City will by eminent domain and take that 44 foot  
478 strip of land.  
479

480 He further stated he is unhappy with developer wishing to table the item knowing they  
481 cannot move forward it will be a waste of city time as well as for the residents that came out  
482 in opposition. Also his concern is with traffic that will be dumped on Anna Cade Road which  
483 it cannot handle. A traffic analysis must be done. He feels the proposal is not in keeping  
484 with the existing community in the area.  
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Dixon Glaze  
3015 Red Valley Run  
Rockwall, Tx

Ms. Dixon came forward and expressed opposition to the proposed zoning change. Her concerns included additional traffic onto Anna Cade Road as well as the loss of natural creek corridors.

Carl Glaze  
3015 Red Valley Run  
Rockwall, Tx

Mr. Glaze came forward and stated he was part of an annexation a few years ago with the City that annexed a strip of their property, and at that time were told the purpose of the annexation was to maintain and protect the acreage in that area for only large lot development. He feels this development is not consistent with that long-term plan for the area.

Jennifer Tolbert  
1232 Anna Cade  
Rockwall, Tx

Ms. Tolbert came forward and stated she was speaking on behalf of herself, her husband, and kids. She stated her husband did send email to staff stating his opposition to proposal. Ms. Tolbert further stated her concern include schools being overcrowded, the impact it will have on traffic as well as animal life. Ms. Tolbert also expressed concern over historical stone house that is on the property being destroyed, wishes to preserve the history of Rockwall by keeping it intact.

David Parson  
702 Anna Cade  
Rockwall, Tx

Mr. Parson came forward expressed opposition to the proposed zoning change stating he feels it does not reflect the vision of Rockwall's small town feel and character. This proposal does not keep in line with Rockwall's Comprehensive Plan.

David Plette  
812 Anna Cade Rd  
Rockwall, Tx

Mr. Plette expressed opposition to the proposed zoning change. He has concerns about increased traffic on Anna Cade that he feels is too small a road and cannot handle it.

Jonathan Holloway  
617 Camp Creek Rd.  
Rockwall, Tx

Mr. Holloway provided slide show of stone house and gave brief history behind it. He expressed concern for the preservation of this piece of Texas history.

Christine Rinner  
414 Anna Cade Rd.  
Rockwall, Tx

Ms. Rinner came forward and stated opposition for proposed development. She feels any new development must be in keeping with surrounding area as stated in Rockwall's Comprehensive Plan. She also stated that currently she uses Anna Cade to cross her cattle across that street, with increased traffic she would have to load her cattle onto trailers to cross the short distance.

Steven Rinner  
414 Ana Cade Road  
Rockwall, Tx

Mr. Rinner came forward and stated his opposition to the development. He has lived on Anna Cade for the past 40 years and has seen growth in Rockwall, and although change in the rural feel of Rockwall is inevitable he opposes this high density development that will have a high impact on traffic that Anna Cade Road cannot handle.

Cyndi Knochel  
11 Kimberly Ln.  
Rockwall, Tx

Ms. Knochel came forward and stated her opposition to the proposal stating her reason for moving to this area two years ago was for the open space it provided. This proposal will eliminate what's left of the open space in the area where wildlife and nature is something that makes living on her property special.

Melissa Sandlin  
1571 Anna Cade  
Rockwall, Tx

Ms. Sandlin came forward and stated she has lived in Rockwall for the last 18 years and has seen many changes. Does not mind change but small time charm is getting lost with big developers. Feels comprehensive plan will help prevent this type of proposed development with high density homes that will rob Rockwall of the small town charm which is what drew her to move here years ago. She is asking that the proposal be denied.

Glen Detgen  
276 Camp Creek Rd.  
Rockwall, Tx

Mr. Detgen came forward and stated his opposition for the proposed development. He is concerned of the impact having such high density community so close to a community with big lots and acreage. He added he agrees to all of the concerns his neighbors have shared.

Carrie Stewart  
1795 Anna Cade  
Rockwall, Tx

Ms. Stewart came forward and expressed her opposition at proposed development. She feels adding such a high density community will change the diversity of rural, agricultural and neighborhood that living in Anna Cade offers. She is also concerned with the additional traffic it will cause.

Scott Flowers  
334 Pleasant Acres Rd.  
Rockwall, Tx

Mr. Flowers came forward and stated he is opposed to proposed development due to the impact it will have on traffic on Anna Cade.

Doug Pritchard  
362 Farm Lane  
Rockwall, Tx

Mr. Pritchard came forward and stated he opposes the proposed development. He feels estate lots would be more fitting on this property. He agrees with neighbors' concerns of impact added traffic will have on Anna Cade Road.

Leonard Duncan

608 1043 Anna Cade  
609 Rockwall, Tx  
610  
611 Mr. Duncan came forward and stated his opposition to the proposal. He is concerned with  
612 developing a high density community in an estate lot area.  
613  
614  
615 Tim Morris  
616 1046 Anna Cade Rd.  
617 Rockwall, Tx  
618  
619 Mr. Morris came forward and stated his opposition for proposed development. He sated he  
620 is not against tract development but this development does not follow with the Estate Lot  
621 properties that are in the area.  
622  
623 Bryan Sandlin  
624 1571 Anna Cade  
625 Rockwall, Tx  
626  
627 Mr. Sandlin came forward and stated he is against the proposal. He feels the right developer  
628 will propose something that stays conforming to current with estate lots that are in the area.  
629  
630 Kevin Haddoy  
631 16406 Anna Cade Road  
632 Rockwall, Tx  
633  
634 Mr. Haddoy came forward and stated his opposition for the proposed development and does  
635 not want the item to be tabled but instead denied.  
636  
637 Cliff Sevier  
638 3041 Longhorn Ln  
639 Rockwall, Tx  
640  
641 Mr. Sevier came forward and stated he is opposed to the proposal, he feels estate lots  
642 should be what is developed and believes it would be what would sell.  
643  
644 Jason Smith  
645 105 E. Kauffman St.  
646 Rockwall, Tx  
647  
648 Mr. Smith came forward and stated he is an attorney and the administrator for The Riggs  
649 Estate. He presented a brief history of Mr. Riggs (the previous owner) and the history of the  
650 property and the Riggs family. He is for the zoning change, pointing out that the property  
651 has been annexed and that the eras should be able to sell the property for development if  
652 they wish.  
653  
654 Brandon Wolf  
655 446 Farm Lane  
656 Rockwall, Tx  
657  
658 Mr. Wolf came forward and stated his opposition for proposed development. He stated  
659 although he appreciates executor's point of view, he does not feel original land owner would  
660 agree with the developers proposal for this land.  
661  
662 Linda Morris  
663 1046 Anna Cade  
664 Rockwall, Tx  
665  
666 Ms. Morris came forward and stated she is against the proposal. She has lived in her current  
667 home 45 years and feels this community is one of the most unique areas in Rockwall and  
668 worries what will become of animal life if this high density development comes in.

Robert Jackson  
3060 Anna Cade Cir.  
Rockwall, Tx

Mr. Jackson came forward and stated he agrees with everything his neighbors have come forward and stated and is asking for the proposal to be denied.

Adam Buzcek  
8214 Westchester Ste 710  
Dallas, Tx

Mr. Buzcek came forward and stated he feels this is a process and is willing to continue to take further comments from the residents to ensure concerns are addressed. He stated he is asking the Commission to allow him to move forward with the process of improving the plan and continue to work with the concerns of the residents. He further stated that the Riggs property is a unique property that can be preserved and the new proposal will be much lower density and will have bigger lots, he asked the item be tabled in order to provide the opportunity to offer that.

Planning Director, Robert LaCroix, advised Chairman Renfro if the Commission chose to allow the applicant to come back with a new proposal, the public hearing should stay open to allow the public to have input on new proposal.

Chairman Renfro closed the public hearing and opened the floor for questions to staff.

Chairman Renfro spoke briefly concerning the comprehensive plan, and the purpose it serves.

Commissioner Jusko made comment of residents needing to embrace change, but does not feel this product on this property at this time is what is fitting.

Commissioner Fishman stated her concern is for the increased traffic that would affect the quality of life as well as safety for these residents. She stated she would support a development that would stay consistent to the already existing homes, which this proposal does not.

Commissioner Conley stated concerns in regards to the stone house that was brought up by resident and feels more information needs to be found out about how to preserve it.

Commissioner Logan stated she also has concerns over the historic aspect of the stone house, asked staff if any information was known about it.

Planning Director, Robert LaCroix stated staff was unaware of the house until yesterday that a citizen called with question concerning process of land marking. Mr. LaCroix further stated if it something that would be pursued the Historic Board has a mechanism for looking into this, it is usually recommended for the property owner to come forward with a request, it is not something that is voluntarily looked into, but if the developer would like to pursue, it could be taken to the Historic Board who would make a recommendation to the Planning and Zoning Commission and it would then be forwarded to the City Council. He further explained it is a zoning process to have a property landmarked, and can be pursued if there is an interest in doing so.

Commissioner Logan also added that she feels after applicant has heard residents' concerns and is willing to address those issues; the applicant should be given the opportunity to come forward with a new proposal. She stated it is the right of the Riggs heirs to be able to develop the land that was inherited to them.

Commissioner McCutcheon added that if a development is going to go in to this property it needs to keep with current homes, should be transitional homes. He further stated the stone house needs to be researched further. He stated he is in favor of tabling the item to allow



the developer the opportunity to bring new proposal after having heard feedback from the concerned citizens.

Chairman Renfro asked concerning access and right of way how eminent domain would apply. Mr. Miller explained entitlement.

Commissioner Lyons stated he does not feel this development is right for this area, but is in favor of allowing the developer to come back with different concept plan that will be more fitting.

Commissioner Logan made motion to table the item. Commissioner Lyons seconded motion to table, which passed by a vote of 4-3 with Commissioners Fishman, Logan and Lyons dissenting.

Chairman Renfro made motion to deny. Commissioner McCutcheon seconded motion, which passed with a vote of 6-1 with Commissioner Fishman dissenting.

Break taken at 8:41 p.m. Meeting brought back to order 8:57 p.m.

6. Z2015-020

Hold a public hearing to discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

Senior Planner, David Gonzales, explained that the applicant, Wayne Mershawn of Mershawn Architects, is requesting a Specific Use Permit (SUP) to allow for an institutional and community service use within an Agricultural (AG) District and more specifically a Church development on an approximately 7-acre portion of a larger 28.881-acre tract of land. The property is situated on the north side of John King Boulevard and is east of the intersection of SH-205 and John King Boulevard. The property is also located within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District. Should the SUP be approved, Life Spring Church intends to develop an approximately 25,000 sq. ft. facility and may expand the site in the future.

The surrounding properties to the north west and south are unplatted tracts of land and are zoned AG districts. The property east of this location is zoned PD-74 and is a single family residential subdivision known as the Breezy Hill Phase IV Addition. Although a Church on its own may be considered an appropriate land use adjacent to the primarily single-family residential uses east of this location, many of the uses permitted in non-residential zoning districts (i.e. General Retail or Commercial) may not be considered appropriate; therefore, the property should maintain its AG zoning classification supported by the SUP to allow for a Church use. This will assure consistency with the Future Land Use Plan which has the area designated for Low Density Residential (LDR) land uses.

Included in your packet is a legal description of the property and a conceptual site plan for your review. The request for the SUP does have merit based on the surrounding properties zoning classifications compatibility with a Church use; however, a request for an SUP is a discretionary act upon the Planning and Zoning Commission and City Council.

Mr. Gonzales also noted that staff mailed six notices to property owners within 500 feet of the subject property; however, there is no HOA/Neighborhood Organization within 1500 feet participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). Staff has received one notice "opposed to" the zoning change request.

Mr. Gonzales further stated that should the Specific Use Permit be approved, staff would offer the following conditions of approval:

- 1) That adherence to Engineering and Fire Department standards shall be required.
- 2) That the proposed conceptual site plan should be used only for the purpose of establishing a boundary that will incorporate a 7.0-acre tract of land as depicted for church purposes.
- 3) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the 205 By-Pass Corridor Overlay district and other applicable sections of the Unified Development Code.
- 4) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy.

Chairman Renfro opened public hearing and asked applicant to come forth and speak.

2313 Ridge Rd.  
Rockwall, Tx

Chairman Renfro closed the public hearing brought it back to the commission for discussion.

Commission Conley made motion to approve with staff recommendations. Commissioner McCutcheon seconded motion, which passed with a vote of 7-0.

7. Z2015-021

Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, explained that the applicant, Sam Ellis of Dallas Design Build, is requesting a Specific Use Permit (SUP) to allow for an institutional and community service use within an Agricultural (AG) District and more specifically a Day Care facility on a 1.940-acre tract of land. Currently, the property has a single family residence on site that will be demolished. The property is situated on the west side of North Goliad Street, just north of the intersection of North Lakeshore at 3011 N. Goliad. The property is also located within the North SH-205 Corridor Overlay (N SH-205 OV) District. Should the SUP be approved, Children's Lighthouse intends to develop an approximately 7,641 sq. ft. facility thereby expanding their existing operation that is adjacent to this site.

Mr. Gonzales further stated that the surrounding properties to the east, west, and south are primarily zoned Planned Development districts for a mix of single family residential and non-residential properties. The property north of this location is zoned SFE-1.5 and has a single family residential home on the site. Although a Day Care facility may on its own be considered an appropriate land use in an AG zoning district with an SUP, a commercially zoned property would allow other uses that may not be considered appropriate with regard to the adjacent land uses; therefore, the property should maintain its AG zoning classification supported by the SUP to allow for the Day Care facility. This will assure consistency with the Future Land Use Plan which has the area designated for Medium Density Residential (MDR) land uses.

Mr. Gonzales also stated that the request for the SUP does have merit based on the surrounding properties zoning classifications compatibility with a Day Care facility use; however, a request for an SUP is a discretionary act upon the Planning and Zoning Commission and City Council.

Mr. Gonzales further noted that staff mailed sixty-six notices to property owners within 500 feet of the subject property and has e-mailed five HOA/Neighborhood Organizations (The Shores/Ray Hubbard, Random Oaks/Shores, Stone Creek, Quail Run Valley, and Lakeview Summit) within 1500 feet that are participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). Staff has received two notices "in favor of" the zoning change request.

Mr. Gonzales stated that should the Specific Use Permit be approved, staff would offer the following conditions of approval:

- 1) That adherence to Engineering and Fire Department standards shall be required.
- 2) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the North SH 205 Corridor Overlay district and other applicable sections of the Unified Development Code (UDC).
- 3) That the proposed conceptual site plan shall be used only for the purpose of establishing a general layout of the daycare facility as depicted on a 1.940-acre tract of land.
- 4) That the use for a daycare facility as requested shall allowed on the 1.940-acre tract of land.
- 5) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy.

Commissioner Logan had question as to why there is an existing house on an AG piece of land. Mr. Gonzales explained due to annexation.

Chairman Renfro opened the public hearing and asked applicant to come forth to speak.

Sam Ellis  
6969 Canyon  
McKinney, Tx

Mr. Ellis came forth and gave brief explanation of request.

Chairman Renfro asked if there was anyone who wished to come forth and speak.

Gary DeWoody

Came forward and explained why it was AG

Chairman Renfro closed public hearing.

Commissioner McCutcheon made motion to approve the item. Commissioner Jusko seconded the motion, which passed with a vote of 7-0.

8. Z2015-022

Hold a public hearing to discuss and consider modifications to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code for the purposes of creating a standard for cultured stone, and adding standards for a *Portable Beverage or Food Facility*, and take any action necessary.

Planning Manager, Ryan Miller, stated that on June 15, 2015, the City Council directed staff to initiate text amendments to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC). Specifically, the amendments address the following issues:

1) Sec. 1.1 & 2.1.6, Art. IV, UDC. In response to an appointment with Chris Johnson, the City Council has directed staff to draft an amendment to the UDC allowing the operation of a Portable Beverage or Food Service Facility. Mr. Johnson has indicated that he would like to operate a trailer that offers food and beverages at 803 N. Goliad Street. Currently, the UDC does not allow the sale of food in association with a Portable Beverage Service Facility, which is only allowed by a Specific Use Permit within the Downtown (DT), General Retail (GR), Commercial (C), Heavy Commercial (HC) and Light Industrial (LI) Districts. In addition, the use is permitted by-right in the Heavy Industrial (HI) District. The proposed amendment would expand the current use to allow the sale of food and allow the use in a Residential Office (RO) District by Specific Use Permit (see Exhibit 'A').

2) Sec. 6, Art. V, UDC. At the direction of the City Council, the Planning and Zoning Commission reviewed the City's current stone requirements as stipulated by the Architectural Standards section of the overlay district requirements, and forwarded on a recommendation to the City Council. The City Council reviewed the amendment and directed staff to prepare the ordinance in conformance to the Planning and Zoning Commission's recommendation. The proposed amendment would allow the Planning and Zoning Commission to approve the use of cultured stone within the City's overlay districts (see Exhibit 'B').

Mr. Miller also noted that in accordance with Section 4.2 of Article XI, Zoning Related Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council..

Chairman Renfro opened up the public hearing asked if anyone wished to come forth and speak there being no one indicating such Chairman Renfro closed the public hearing.

Commissioner McCutcheon made motion to pass with staff recommendations. Commissioner Conley seconded motion, which passed with vote of 7-0.

#### IV. ACTION ITEMS

##### 9. SP2015-015

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Senior Planner, Ryan Miller, stated that on June 12, 2015, the applicant submitted an application for a site plan showing the proposed layout of a 6,800 SF restaurant on a 0.90-acre parcel of land. The subject property is located directly north of Trend Tower adjacent to the IH-30 Frontage Road and Sunset Ridge Drive, and is zoned Planned Development District 32 (PD-32) [Ordinance No. 10-21]. He added that according to Ordinance No. 10-21, the proposed use (i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In) is permitted by-right in the Summit Office Subdistrict, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) with the exceptions of the variances.

##### Notes:

- 1: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.
- 2: 53 surface parking spaces are provided and 15 will be located in the Trend Tower garage. This will not put surface parking over the 20% maximum.

Based on the applicant's submittal staff has identified the following variances:



1) Building Materials.

a) Stone Requirements. According to Section 6.6, IH-30 Overlay (IH-30 OV) District, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant is requesting to use an even mixture of burnished block (25%-39%), tile (29.5%-37%), metal and wood (22%-28%) to provide a building that both compliments and contrasts the adjacent architecture.

b) Masonry Material Requirements. According to Section 6.6, IH-30 Overlay (IH-30 OV) District, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials and a maximum of 10% secondary materials. The applicant is requesting a variance to this standard for the purpose of utilizing a mixture of burnished block, tile, metal and wood. The burnished block is the only masonry material being proposed for this building and ranges from 25%-39% of the exterior building facades. It should be mentioned that the masonry materials have been waived on other buildings within the district (e.g. Trend Tower, Spring Hill Suites, Hilton) in past site plan cases.

Mr. Miller further explained that on June 30, 2015, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB stated that the proposed design of the building complimented the district and would provide a nice contrast with regard to the adjacent architecture. They did recommend that the applicant consider providing an architectural element (e.g. windows, signage band, etc.) on the second floor façade on the eastern elevation. The applicant has submitted changes showing additional windows being added to this wall that demonstrate conformance to the ARB's recommendation.

Mr. Miller further noted that if the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The dumpster enclosure shall not encroach into any proposed or established easements on the site;
- 3) Prior to the issuance of a Certificate of Occupancy (CO) the applicant will be required to submit a Photometric Plan that conforms to Article VII, Environmental Performance, of the UDC; and,
- 4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Chairman Renfro opened for questions from Commission.

Commissioner Lyons asked question for developer concerning where condenser would be located.

Cameron Slown  
4316 Delmar Ave  
Dallas, Tx

Mr. Slown came forth and stated he did not have answer to that question.

Commissioner McCutcheon made motion to approve with staff recommendations. Commissioner Jusko seconded the motion, which passed with a vote of 7-0.

V. DISCUSSION ITEMS

1034 10. Director's Report of post Council meeting outcomes of Planning & Zoning cases

- 1035 ✓ P2015-019: Lots 1 & 2, Block A, Utley Addition [Approved]  
1036 ✓ P2015-020: Lot 1, Block A, Rustic Ranch Addition [Approved]  
1037 ✓ P2015-027: Lot 3, Block A, Ridge/Summer Lee Addition [Approved]  
1038 ✓ P2015-028: Lot 1, Block A, Hazel and Olive Addition [Approved]  
1039 ✓ Z2015-014: Gideon Tract (AG to PD) (2<sup>nd</sup> Reading) [Approved]  
1040 ✓ Z2015-017: SUP for Crush-It-Sports (2<sup>nd</sup> Reading) [Approved]  
1041 ✓ Z2015-018: 1815 E. Quail Run Road (SFE 2.0 to SFE 1.5) [Approved]  
1042

1043 **Planning Director Robert LaCroix provided a brief update about the outcomes of the**  
1044 **above referenced cases at the City Council meeting The Commission did not have any**  
1045 **questions concerning this agenda item.**  
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1047  
1048  
1049

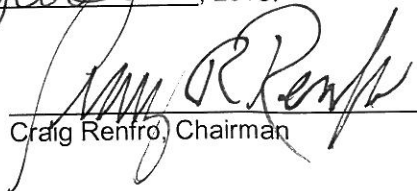
1050 11. Planning and Zoning Commission Training Session: Planned Development Districts  
1051

1052 Training Session will be postponed until the next scheduled meeting which will take place  
1053 on July 28, 2015.  
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1056 VI. ADJOURNMENT  
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1058 Meeting was adjourned at 9:21 p.m.  
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1066 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF  
ROCKWALL, Texas, this 25 day of August, 2015.

  
\_\_\_\_\_  
Craig Renfro, Chairman

1067 Attest:  
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1070  
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1072   
1073 \_\_\_\_\_  
1074 Laura Morales, Planning Coordinator  
1075