

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 13, 2016
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Johnny Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Patrick Trowbridge, Sandra Whitley, Tracey Logan, Annie Fishman, and Mark Moeller. Commissioners absent were Chairman Craig Renfro. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the *August 30, 2016* Planning and Zoning Commission meeting.

2. P2016-038

Discuss and consider a request by Billy & Autumn Quinton for the approval of a final plat of Lots 1 & 2, Block A, Autumn Addition being a replat of a 0.35-acre tract of land identified as Lot 120, Block F of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 601 E. Rusk Street, and take any action necessary.

3. P2016-039

Discuss and consider a request by Jay Maddox of Maddox Survey on behalf of Casey & Andrea Burke for the approval of a final plat of Lots 1 & 2, Block A, Burke Addition being a 2.970-acre tract of land identified as Tract 19 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1406 Ridge Road, and take any action necessary.

Commissioner Trowbridge made a motion to approve the consent agenda. Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Chairman Renfro absent.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Vice-Chairman Lyons noted this item would be discussed at the time the case comes up on the agenda.

IV. PUBLIC HEARING ITEMS

5. Z2016-025

Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a PD Development Plan establishing a 228 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that at the last City Council meeting the applicant proposed a 50 foot cross section in lieu of the 40 foot that the Planning and Zoning Commission voted on August 30th to deny. In light of the change the City Council chose to remand the case back to the Planning and Zoning Commission to review the 50 foot cross section. The applicant is requesting a PD Development Plan for the purpose of changing the street cross section for the street type G that is required by Ordinance 10-21.

64 Mr. Miller provided a power point slide which showed a side by side comparison of the proposed
65 cross section and that of the City's street type G that is required by the Ordinance. Street type G
66 is composed of an 8 foot sidewalk and parkway, 24 foot travel lane, 8 foot parallel parking lane
67 and 60 feet of right of way. The proposed cross section proposes an 8 foot sidewalk, 2 foot
68 parkway on the northern western side of the roadway, a 24 foot travel lane, 8 foot parallel
69 parking lane and a 50 foot of right of way. In the City Council meeting the applicant stated that
70 after surveying the property they found that they were able to fit a 50 foot section in and that was
71 what they proposed at City Council, however in the applicant's opinion as was stated at that
72 meeting they believe the proposed road section meets the intent of the Ordinance because the
73 creek adjacent to the roadway will be preserved as open space which mitigates the inability to
74 provide a wider parkway. Mr. Miller went on to explain that as was previously discussed when
75 looking at waivers to the plan, Ordinance 10-21 states it is a discretionary decision for the
76 Planning and Zoning Commission and City Council to consider whether or not the waiver meets
77 the general intent of the PD District in which the property is located, if the proposed project will
78 result in an improvement which will be an attractive contribution to the PD District or Sub-
79 district, and will not prevent the implementation of the intent of this PD District.

80
81 Mr. Miller added that staff was available for questions and the applicant was present and
82 available for questions as well.

83
84 Vice-Chairman Lyons asked the applicant to come forward.

85
86 Jason Lentz
87 5339 Alpha Road
88 Dallas, TX
89

90 Mr. Lentz came forward and stated that after what they heard at the previous two meetings, the
91 two main objections to the proposed plan was one, the walkability was being decreased by the
92 fact that there was not an 8 foot sidewalk on each side, although an 8 foot sidewalk had been
93 proposed on one side, but would have only a buffer on the other and in addition to that the road
94 did not connect at the correct point to the road to the adjacent property. Once they received the
95 final surveying data they realized they could push the property a little more and had a little more
96 room between the properties boundary and the creek which allowed them to offer a 50 foot right
97 of way versus the 40 foot right of way that was presented previously which was denied. Mr.
98 Lentz provided a slide showing what they are requesting, which is a variance to the landscape
99 buffers within the 60 feet between the building and the outside edge, and instead go to the 50
100 feet that will still have two 8 foot sidewalks, 8 feet of parallel parking, 24 feet of drive isle and the
101 additional space will be in the preserve natural buffer in the creek. The right of way will fall
102 within the proposed retaining wall and will not be the City's duty to maintain. Also in a
103 discussion with one of the adjacent property owners it was discussed where the road needed to
104 connect and that has since been addressed.

105
106 Mr. Lentz went on to state that it is their opinion that they have addressed all of the concerns
107 brought forth by the Commission as previously discussed, the condominiums as they sit are a
108 by right development and the only thing that they are seeking a variance on is related to the right
109 of way and they feel they have maintained the outlook of what was expected when street type G
110 was put together. He added that by proposing 50 feet they have maintained all the intended
111 uses, preserved the walkability of the site, and the overall expectation of the Street type G of
112 PD32.

113
114 Vice-Chairman Lyons opened the public hearing and asked anyone who wished to speak to
115 come forward and do so, there being no one indicating such Vice-Chairman Lyons closed the
116 public hearing and brought the item back to the Commission for questions/discussion.

117
118 Vice-Chairman Lyons asked Mr. Lentz to come forward for any additional comments or
119 questions from the Commission.

120
121 Vice-Chairman Lyons asked concerning the portion that goes into the creek, how many feet is
122 the drop off. Mr. Lentz stated he does not have exact measurements but it is an approximation
123 of the slope, they have hired wetlands consultants who will survey the creek. The slope steeper
124 than what is actually out there; it is more of a gully than it is a deep creek. They do not feel it will

125 be that deep, the water is jurisdictional but they will do all that is needed to address that it is left
126 alone and preserved.

127 Mr. Miller added that would be addressed at time of engineering to ensure that proper drainage
128 and detention is provided.
129

130 Vice-Chairman Lyons made a motion to approve the item with staff recommendations.
131 Commissioner Trowbridge seconded the motion which passed by a vote of 6-0, with Chairman
132 Renfro absent.
133

134
135
136 6. Z2016-023

137 Hold a public hearing to discuss and consider a request by Kevin Dale Wommack & Pamela McCollum
138 for the approval of an amendment to *Specific Use Permit (SUP) No. S-118 [Ordinance No. 14-02]* to
139 allow for an accessory building that exceeds the maximum size requirements as stipulated by Article IV,
140 Permissible Uses, of the Unified Development Code for a 1.4952-acre tract of land identified as Lot 17,
141 Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate
142 1.5 (SFE-1.5) District, addressed as 1970 Copper Ridge Circle, and take any action necessary.
143

144 Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting to
145 amend an existing Specific Use Permit to allow for an accessory building that exceeds the
146 maximum size requirements specified in the UDC. In December of 2013 the applicants requested
147 an SUP for an accessory building, and the City Council approved that request for a building that
148 does not meet the exterior material requirements to the Single Family Estate 1.5 District. The
149 current metal building is 22-feet by 31-feet or approximately 682 sq. ft. The applicants are
150 proposing to expand their current metal building by approximately 30-feet for a building
151 footprint that is 22-feet x 62-feet or 1,364 sq. ft. With the expansion, the accessory building will
152 be approximately 114 sq. ft. larger than the maximum size allowed in a SFE-1.5 District.
153

154 Mr. Brooks went on to state that on August 19, 2016 staff mailed 36 notices to property owners
155 and occupants within 500-feet of the subject property and also notified the Lofland Farms and
156 Timber Creek Estates Home Owners Associations. Staff received one notice in favor and none
157 opposed.
158

159 Mr. Brooks added that staff was available for questions and the applicant was present and
160 available for questions as well.
161

162 Vice-Chairman Lyons asked the applicant to come forward.
163

164 Dale Wommack
165 1970 Copper Ridge Circle
166 Rockwall, TX
167

168 Mr. Wommack came forward stating he wants to put an open air awning and use it for storage
169 and put his smoker in there instead of having it on his patio.
170

171 Commissioner Trowbridge asked if a business would be running out of the building. Mr.
172 Wommack stated there would not.
173

174 Vice-Chairman Lyons opened the public hearing and asked anyone who wished to speak to
175 come forward and do so, there being no one indicating such Vice-Chair Lyons closed the public
176 hearing and brought the item back to the Commission for discussion/questions.
177

178 Commissioner Whitley made a motion to approve the item with staff recommendations.
179 Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman
180 Renfro absent.
181

182
183 7. Z2016-028

184 Hold a public hearing to discuss and consider a request by Susan Gamez for the approval of a zoning
185 change from an Agricultural (AG) District to Commercial (C) District on a 0.478-acre tract of land
186 identified as Tract 7 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas,

187 zoned Agricultural (AG) District, situated within the Scenic Overlay (SOV) District, addressed as 2001
188 Ridge Road, and take any action necessary.
189

190 Planning Director, Ryan Miller, gave a brief explanation of the request stating the subject
191 property is about a half an acre zoned Agricultural District and is located behind a commercial
192 retail center that is zoned Commercial. It was annexed into the City in the 1960's and currently
193 has an existing single family home situated on it. Directly north of the subject property is an
194 agricultural property followed by another agricultural property with a single family home, to the
195 south is a commercial retail center followed by the intersection of Ride Road and Yellow Jacket.
196 Directly north of the subject property is a vacant tract of land as well as the commercial parking
197 area for the commercial shopping center and directly south is the Independent School Districts
198 parking for the Spring Sports Complex. The applicant is requesting to rezone the property to a
199 Commercial District and according to the Unified Development Code; Commercial Districts are
200 intended for major retail and intensive commercial uses with large volumes of retail traffic. The
201 UDC also states that this designation is appropriate for properties that are situated on major
202 collectors and arterials and should be adequately buffered from residential areas.
203

204 Mr. Miller went on to state that staff recommended to the applicant to consider the Residential
205 Office District as a possible alternative to the Commercial Districts since the property is set back
206 off of Old County Road off of Ridge Road and is not on a major collector nor is the existing
207 residential structure appropriate for high volume traffic retail uses. The proposed use is allowed
208 in all Commercial Districts, Residential-Office, Neighborhood Service, General Retail, Heavy
209 Commercial, and Downtown Districts. There has been some success in converting single family
210 homes using Residential Office development standards. The applicant has showed a
211 willingness to have a Residential Office designation if approved by the Planning and Zoning
212 Commission and City Council.
213

214 Mr. Miller further stated that on August 19, 2016, staff mailed 13 notices to property owners and
215 residents within 500-feet of the subject property and also sent a notice to the Turtle Cove and
216 Waterstone Homeowner's Associations. Staff did not receive any notices in favor or opposed to
217 the request. The Comprehensive Plan designates the three properties as medium densities
218 residential in the future, therefore should the Commission chose to recommend to City Council
219 that the zoning either Residential Office or Commercial be approved it would change the Future
220 Land Use Map to a Commercial District designation.
221

222 Mr. Miller added that staff was available for questions and the applicant was present and
223 available for questions as well.
224

225 Vice-Chairman Lyons asked the applicant to come forward.
226

227 Susan Gamez
228 602 Laurence Drive
229 Heath, TX
230

231 Ms. Gamez came forward and stated she feels the recommendation for Residential Office
232 designation fits as the business she currently owns off of Ridge Road is in a Residential Office
233 and is already familiar with all the requirements involved.
234

235 Vice-Chairman Lyons opened the public hearing and asked if there was anyone wishing to speak
236 to come forward and do so.
237

238 RD Vanderslice
239 1408 S. Lakeshore Drive
240 Rockwall, TX
241

242 Mr. Vanderslice came forward and stated he has been a resident of Rockwall for 42 years and
243 owns several commercial buildings along Ridge Road similar to that of Ms. Gamez. He feels the
244 changing of these properties to commercial has been met with little or no opposition and has
245 improved the properties. He stated he knows Ms. Gamez and believes she runs a good business
246 for over ten years and he feels as a fellow business owner and property owner is in favor of the
247 approval of the request.
248

249 Vice-Chairman Lyons closed the public hearing and stated he felt the proposal for a Residential
250 Office designation is a perfect fit for that area rather than Commercial.
251

252 Commissioner Fishman made a motion to approve the item with a designation of Residential
253 Office and with staff recommendations. Vice-Chairman Lyons seconded the motion which
254 passed by a vote of 6-0, with Chairman Renfro absent.
255

256
257 8. Z2016-029

258 Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects
259 on behalf of D. W. Bobst of J-BR2, LLC for the approval of a Specific Use Permit (SUP) to allow a retail
260 store with more than 2 gasoline dispensers on a 2.59-acre tract of land being a portion of a larger 7.32-
261 acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall,
262 Rockwall County, Texas, zoned General Retail (GR) District, situated at the southwest corner of the
263 intersection of SH-205 [S. *Goliad Street*] and FM-549, and take any action necessary.
264

265 Senior Planner, David Gonzales, gave a brief explanation of the case stating that Mr. Jimmy
266 Strohmeier with Strohmeier Architects is present to represent the property owner and is
267 requesting a Specific Use Permit for the subject property which is located at the southwest
268 corner of FM-549 and Goliad. The current zoning on the property is General Retail for General
269 Retail land uses. The Specific Use Permit being requested is for a retail operation with more than
270 two gasoline dispensers. Mr. Gonzales provided a slide of the conceptual plan of the site that
271 was submitted by the applicant indicating that they want to have eight dispensers on site which
272 would equate to a maximum of sixteen vehicles that could be serviced at any one time. It will
273 have two points of entry off of FM-549 and SH-205. There will be a slight change to the current
274 concept plan for the entrances that will be moved as they don't currently meet the distance
275 requirements for the City or TXDOT and that will be tied to the Ordinance if the request is
276 approved.
277

278 Mr. Gonzales went on to state that staff sent out 11 notices to property owners and residents
279 within 500 feet of the subject property and also notified one HOA, Oaks of Buffalo Way that is
280 within 1,500 feet of the subject property. Staff received four notices back against the proposal.
281

282 Mr. Gonzales added that staff was available for questions and the applicant was present and
283 available for questions as well.
284

285 Vice-Chairman Lyons asked the applicant to come forth and speak.
286

287 Jimmy Strohmeier
288 2701 Sunset Ridge
289 Rockwall, TX
290

291 Mr. Strohmeier came forward and stated FM-549 and SH-205 is a major intersection that is going
292 to be rerouted in the future and feels that this retail store is needed at this corner and is the ideal
293 corner for it and will fit by the traffic that the street improvement will generate at that
294 intersection. This is planning for the future as FM-549 gets rerouted and as this area develops
295 will be a major intersection.
296

297 Mr. Gonzales added that the Future Land Use map shows TXDOT will be adding a four lane
298 divided on FM-549.
299

300 Vice-Chairman Lyons asked for clarification of how many vehicles per pump. Mr. Strohmeier
301 stated in the past one pump had only one dispenser whereas now each pump has two
302 dispensers and they are requesting eight pumps, sixteen dispensers that will allow sixteen cars.
303

304 Commissioner Trowbridge asked staff what the Future Land Use map designates the subject
305 property and what the use for the adjacent property. Mr. Gonzales stated the subject property is
306 zoned General Retail and the adjacent property is an office use.
307

308 Commissioner Moeller asked when the change of the concept plan for the distance of the
309 driveways would be made. Mr. Gonzales stated that those corrections would be done at the time
310 of site plan and they will be involved with engineering to get the proper distances.

311 Vice-Chairman Lyons asked engineering staff when the projected date for TXDOT to begin that
312 expansion was. Assistant City Engineer Amy Williams stated there was not a set date, but
313 should be about four or five years out.

314
315 Vice-Chairman Lyons opened up the public hearing and asked for anyone who wished to speak
316 to come forward and do so, there being no one indicating such Vice-Chairman Lyons closed the
317 public hearing and brought the item back to the Commission for discussion/questions.

318
319 Vice-Chairman Lyons asked the reason for asking for the eight pumps. Mr. Strohmeyer they are
320 planning for the future expansion of the road and the need he feels that major intersection will
321 call for.

322
323 Vice-Chairman Lyons asked Engineering staff if there was a designated date for when TXDOT

324
325 Commissioner Logan expressed concern of going from an estate lots to this use, does not feel it
326 is the right direction for this corner.

327
328 Mr. Gonzales added this went from originally being Agriculture to General Retail in 2010 and that
329 was based on the Future Land Use Map and has since evolved.

330
331 Commissioner Whitley asked for clarification if it is already zoned General Retail if the issue is
332 simply the number of dispensers that are being requested. Mr. Gonzales stated that by right
333 they can have a General Retail store with two dispensers serving four vehicles. What they are
334 asking for is for the ability to put eight on the property.

335
336 Commissioner Whitley asked if the expansion of FM-449 would continue through SH-205 making
337 it a major four corner intersection. Mr. Gonzales stated that was correct.

338
339 Commissioner Trowbridge made a motion to approve the item with staff recommendations.
340 Commissioner Whitley seconded the motion which passed by a vote of 6-0, with Chairman
341 Renfro absent.

342
343
344 V. ACTION ITEMS

345
346 9. SP2016-016

347 Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James
348 & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on
349 an existing 2.02-acre commercial/industrial facility identified as Tract 2-22 of the J. R. Johnson Survey,
350 Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District,
351 addressed as 496 National Drive, and take any action necessary.

352
353 Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is
354 requesting an amendment to the site plan is required due to the proposed building exceeding
355 50% of the size of the existing building. The applicant is proposing the new facility to be
356 constructed with 100% metal panels on the exterior. This will require approval of an exception
357 to the exterior material requirements and has been added as a condition of approval. The
358 property is a 2.02-acre parcel of land that is zoned Heavy Commercial District and is addressed
359 as 496 National Drive. The proposed storage facility is permitted by right on the subject
360 property. The existing site has a total of 12 parking spaces and requires one additional space.
361 The applicant is requesting a variance to allow for the 12 existing spaces rather than provide an
362 additional space due to the buildings' use as a storage facility. The applicant has stated that the
363 owner is not expanding their existing work force, which eliminates the need for the additional
364 parking space. This variance has also been included as a condition of approval.

365
366 Mr. Gonzales went on to add that aside from the exterior material exceptions, the variance to the
367 parking standards, and the conditions listed in the recommendations shown in the
368 Commissioners report, the submitted site plan and building elevations are in substantial
369 compliance with the technical requirements contained within the Unified Development Code.

373 Mr. Gonzales stated the applicant is present and is available for questions.

374
375 Vice-Chairman Lyons asked the applicant to come forward.

376
377 James Meade
378 2965 Misty Ridge Lane
379 Rockwall, TX

380
381 Mr. Meade came forward and stated he needs additional storage space and is the reason for his
382 request. The building will not have electricity and will only be used for storage. He does not plan
383 on hiring any additional employees.

384
385 Vice-Chairman Lyons opened for any discussion or questions from the Commission.

386
387 Vice-Chairman Lyons made a motion to approve the item with staff recommendations.
388 Commissioner Fishman seconded the motion which passed by a vote of 6-0, with Chairman
389 Renfro absent.

390
391 10. SP2016-017

392 Discuss and consider a request by Rex Walker of Life Springs Church for the approval of an amended
393 site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract
394 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned
395 Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District,
396 located on the north side of John King Boulevard east of the intersection of John King Boulevard and
397 SH-205, and take any action necessary.

398
399 Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is
400 requesting approval of an amended site plan for the purpose of revising the approved elevations
401 by reducing the 25,433 sq. ft. building to a 16,839 sq. ft. building. The applicant will be modifying
402 the exterior appearance of the rear east elevation by reducing the massing of the tower elements
403 and by changing the roof to slope towards the rear of the property for drainage purposes. Also,
404 the applicant is proposing to change the front (west) elevation by replacing the standing seam
405 metal roof element atop the facility with a stucco parapet wall. If approved, the site plan will
406 indicate the 6,000 sq. ft. vacated area as future expansion of the Church facility.

407
408 Mr. Gonzales went on to state the Architectural Review Board met with the applicant two weeks
409 ago at the previous meeting and discussed the elevations they had submitted on the original site
410 plan and this evening met with the ARB again with some changes and the Board gave a little
411 more direction although they like what was brought in they would like to see some minor
412 changes and the applicant has agreed to what the ARB is recommending. The ARB wants the
413 stone on the north and south elevations to wrap around, that way it blends in and they also want
414 symmetry as shown on the previous elevations that were approved. The applicant will be making
415 those adjustments. Since there are changes to the horizontal articulation from the originally
416 approved site plan that both Planning and Zoning Commission and City Council approved it will
417 require the horizontal articulation to be approved for them to move forward. Approval is for both
418 to amend the site plan and for the variance to the horizontal articulation. They will send changes
419 to staff if it requires ARB to review they can do so.

420
421 Mr. Gonzales stated the applicant was present and available for questions as well as staff.

422
423 Vice-Chairman Lyons asked for discussion or questions from the Commission for staff.

424
425 Commissioner Logan asked when site plan was approved a year ago was there was a variance
426 that was approved for natural vegetation landscaping rather than fencing. Mr. Gonzales stated
427 that was correct the applicant had requested to use live vegetation to screen and that was
428 approved and those trees have since been planted and are now providing some screening along
429 that rear side that face the properties of Breezy Hill.

430
431 Vice-Chairman Lyons asked the applicant to come forward.

432
433
434

435 Rex Walker
436 2105 Berkdale
437 Rockwall, TX
438

439 Mr. Walker came forward and stated that due to financial restraints they had to do the building in
440 two phases instead of how it was originally proposed building the gymnasium center at a future
441 date. He stated they want to have a nice building that will be nice for the community.
442

443 Vice-Chairman Lyons brought the item back to the Commission for discussion or questions. No
444 further questions or discussion took place for this item
445

446 Vice-Chairman Lyons made motion to approve the item with staff recommendations.
447 Commissioner Logan seconded the motion which passed by a vote of 6-0, with Chairman Renfro
448 absent.
449

450
451 VI. DISCUSSION ITEMS
452

453 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
454

- 455 ✓ P2016-036: Final Plat for Lot 1, Block A, Service King Addition [Approved]
- 456 ✓ P2016-037: Amending Plat for Lakeview Summit, Phase IV [Approved]
- 457 ✓ Z2016-022: SUP for SPR Packaging (2nd Reading) [Approved]
- 458 ✓ Z2016-025: Harbor Urban Center Condominiums (1st Reading) [Approved]
- 459 ✓ Z2016-027: Zoning Amendment to Article V of the UDC (2nd Reading) [Approved]
- 460

461 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
462 referenced case at the City Council meeting. No discussion took place concerning this agenda
463 item.
464

465 VII. ADJOURNMENT
466

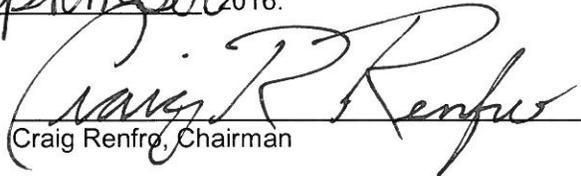
467 The meeting adjourned at 7.08 p.m.
468
469

470 VIII. TRAINING SESSION
471

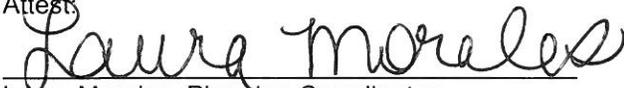
472 12. *Planning and Zoning Commission Training Session*

473 A work session will be held in the City Council meeting room immediately following the adjournment of
474 the September 13, 2016 Planning and Zoning Commission work session meeting. The agenda for the
475 training session will include a presentation from staff over Planned Development District 32 (PD-32).
476
477
478

479 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
480 Texas, this 27 day of September 2016.

481
482
483
484
485
486
487
488
489
490

Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator