

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 27, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:12 p.m. The Commissioners present at the meeting were, Johnny Lyons, Patrick Trowbridge, and Annie Fishman. Commissioners absent were Mark Moeller, Sandra Whitley, and Tracey Logan. 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 September 13, 2016 Planning and Zoning Commission meeting.

2. P2016-042

Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of an amended plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as the Preserve, Phase 1 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast at corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

3. SP2016-018

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Natalee Davenport for the approval of a site plan for the purpose of converting an existing single-family home into an office building on a 0.24-acre parcel of land identified as a part of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 902 N. Goliad Street, and take any action necessary.

**Chairman Renfro made a motion to approve the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 4-0, with Commissioners Whitley, Logan and Moeller 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.

**Chairman Renfro stated the item would be discussed at the time site plans that were reviewed by the Architectural Review Board come up.**

IV. DISCUSSION ITEMS

5. Z2016-030

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

**Planner Korey Brooks stated that applicant was present.**

66 Chairman Renfro asked the applicant to come forward.

67  
68 James Shaw  
69 1910 Copper Ridge Circle  
70 Rockwall, TX

71  
72 Mr. Shaw came forward and stated the reason for the request is to allow him to store quite a bit  
73 of equipment he has and also to have a place to work on.

74  
75 Chairman Renfro asked for questions for the applicant from the Commission.

76  
77 Chairman Renfro asked what he would be storing. Mr. Shaw stated he would be storing a boat,  
78 several trailers and work equipment.

79  
80 Commissioner Trowbridge asked if there would be a business run out of the building. Mr. Shaw  
81 stated there would not.

82  
83 Mr. Brooks added that the reason for the SUP is because it does not meet the masonry  
84 requirements. He is not using the masonry of the main home; it is going to be a metal building.

85  
86 There being no further questions, Chairman Renfro indicated the case will return to the  
87 Commission for action at the next scheduled meeting.

88  
89 6. Z2016-031

90 Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC  
91 on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned  
92 Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)*  
93 land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in  
94 the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall,  
95 Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of  
96 Ridge Road south of the intersection of Ridge Road [FM-740] and SH-205, and take any action  
97 necessary.

98  
99 Planning Director, Ryan Miller, stated the applicant was present.

100  
101 Chairman Renfro asked the applicant to come forward.

102  
103 Kasey Weadon  
104 1201 Ridge Road  
105 Rockwall, TX

106  
107 Mr. Weadon came forward and stated they are seeking to open and establish a microbrewery  
108 which they will be selling and distributing less than fifteen thousand barrels of beer per year.  
109 They will be a production brewery which classifies as not a brew pub and will not be  
110 manufacturing or selling food from the location.

111  
112 Chairman Renfro asked Mr. Weadon if this was his first brewery and what got him in this line of  
113 business. Mr. Weadon stated it was his first brewery and his parents have owned restaurants  
114 throughout his life as well as s a brother in law in production brewery. While he was an  
115 undergraduate student began house brewing and striking up a business plan.

116  
117 Commissioner Trowbridge asked will they be selling for retail. Mr. Weadon stated they will be  
118 selling in what is called a tap room where they will sell their own beer which is the only one they  
119 are legally allowed to sell and produce on site. They will also be offering tours of the brewery.

120  
121 Commissioner Trowbridge asked what square footage would be for the retail portion for  
122 customers walking in. Mr. Weadon stated the tap room will be about 4,000 square feet of space  
123 and would be sealed off by fire walls and sectioned off.

124  
125 Commissioner Trowbridge asked if in the business plan was there a projection of how much  
126 would be retail versus how much would be wholesale that would be sold. Mr. Weadon stated that  
127 due to how the market is and also because it depends on the location, it is difficult to say. They  
128 are looking a big influx when they first open; they are looking to be very involved with the

129 community by running different events and having a grand opening and those will create  
130 different influxes of sales.

131  
132 Commissioner Lyons asked what the hours of operation would be. Mr. Weadon stated they are  
133 looking at being open Wednesday thru Sunday. On weekdays it would be 5:00-10:00 p.m. and on  
134 the weekends the hours would be extended to possibly noon to midnight or 11:00 but no later  
135 than midnight. They will be doing tours as most typical breweries do and that is the reason for  
136 opening earlier on the weekends when those will take place.

137  
138 Commissioner Lyons asked Mr. Miller that with this location being zoned Commercial, for a  
139 microbrewery that is more for a Light Industrial; it does require the change and therefore the  
140 reason why the proposal needed to come before the Commission. Mr. Miller explained that the  
141 Cities ordinances and codes were written before the big shift in the Texas Alcoholic Beverage  
142 Code. Breweries have changed in the way they operate, especially microbreweries in the last few  
143 years. The Code treats breweries more like an industrial type use. There are other breweries in  
144 the city one of which went in at a Light Industrial area which is allowed by right. This area is  
145 zoned PD-1 it is one of the first PD's of the City which was zoned for shopping centers which is  
146 no longer a use and is tied to the General Retail District standard. Mr. Miller went on to explain  
147 that the brewery use has really changed, if one looks at Dallas some of the other areas they are  
148 integrating to Commercial Retail areas pretty successfully.

149  
150 Mr. Miller clarified the request by stating that right now the Commission is just looking to  
151 inserting this use to Planned Development District 1. The entire PD did have to be opened up,  
152 but it will only affect Area 1 as that's the area regulated by Ordinance No. 7202, which is the  
153 original PD Ordinance. What that will do is allow that use, right now it is being proposed as a by  
154 right use. In comments given to the applicant it was suggested to potentially look at a Specific  
155 Use Permit because of the adjacencies and also it gives the Planning and Zoning Commission  
156 and City Council some discretion with future uses moving forward. That will be brought back at  
157 the following public hearing meeting in an ordinance format.

158  
159 Chairman Renfro expressed that to be the direction he was looking at because of the proximity  
160 to the residential areas, through a Specific Use Permit it would allow to for some control to be  
161 included. Chairman Renfro asked the applicant if that would be something they would consider  
162 doing. Mr. Weadon stated that it would be something they would consider.

163  
164 Mr. Miller added that right now the zoning for all of PD-1 is being opened and all three areas that  
165 make up PD-1 were notified within 500 feet. If this was an allowed by right use, should the zoning  
166 be approved, the applicant would then move straight to the Certificate of Occupancy portion of  
167 the process; however if the Commission requires a Specific Use Permit the applicant would be  
168 required to come back in. SUP's add additional constraints based on individual locations and  
169 the specific lease area would be tied down in an ordinance with regulations associated with the  
170 use and the property and would be a two stage zoning process.

171  
172 There being no further questions, Chairman Renfro indicated the case will return to the  
173 Commission for action at the next scheduled meeting.

174  
175 7. Z2016-032

176 Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on  
177 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District  
178 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the  
179 purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance*  
180 *No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within  
181 the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north  
182 of FM-552 and west of Breezy Hill Road, and take any action necessary.

183  
184  
185 Planning Director, Ryan Miller, stated his applicant was present.

186  
187 Noah Flabiano  
188 8214 Westchester suite 710  
189 Dallas, TX  
190

191 Mr. Flabiano came forward and gave a brief summary and provided a power point outlining the  
192 request which is to have 40 units with 60 foot lots with the option of some having front entry  
193 garages.  
194

195  
196 Mr. Miller added that this request came before the Commission as 50's previously and the  
197 Planning and Zoning Commission made a recommendation that it be 60's as opposed to 50's  
198 and that carried to Council and it was approved at first reading that way; however the applicant  
199 requested to withdraw the case in order to bring it back in its current format adding front entry.  
200 The only thing that is changing in the ordinance beside the lot E type being added in is the  
201 ability to do a mixture of front entry and j-swing whereas previously, had it been approved at  
202 second reading it would have just been j-swing only in one pod.  
203

204 Chairman Renfro asked the applicant to clarify how the option for the front entry would be.  
205

206 Adam Buzcek  
207 8214 Westchester suite 710  
208 Dallas, TX  
209

210 Mr. Buzcek came forward and stated concerning the front entry option they would like to have  
211 the ability to have some front entry mix of product in this area that will back up the commercial  
212 area going with the 60 foot lot size. They are having customers that would like a bigger backyard  
213 and the front entry provides about 20 feet of extra backyard with the same size house. It is  
214 basically market driven and would like to have more options. Concerning how many will be front  
215 entry, it will be inner mixed.  
216

217 Chairman Renfro expressed concern of not having a certain allocation for how many front entry  
218 there will be from the beginning and asked the applicant if they would be willing to do an  
219 allocation. Mr. Buzcek stated they would and will discuss it with staff.  
220

221 Commissioner Lyons made comment on also wanting some allocation and does like the idea of  
222 variety but by allocating it will provide some control of that variety staying intact.  
223

224 Commissioner Trowbridge asked if the PD has the anti-monotony requirements. Mr. Miller stated  
225 that the anti-monotony requirements don't currently pertain to garage swing because the  
226 existing PD just incorporated the two garage swings required by the UDC the swing of the  
227 driveway was not addressed in the anti-monotony requirement in the same manner.  
228

229 There being no further questions, Chairman Renfro indicated the case will return to the  
230 Commission for action at the next scheduled meeting.  
231

232 8. P2016-040

233 Discuss and consider a request by Chad & Lindsay Hudson for the approval of a replat for Lots 7 & 8,  
234 Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land identified as Lot 5,  
235 Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
236 Development District 8 (PD-8) for single family land uses, addressed as 107 Independence Place, and  
237 take any action necessary.  
238

239 Planner Korey Brooks gave brief explanation of the request stating the plat does meet the  
240 technical requirements and is coming before the Commission because it is a residential replat  
241 where the applicant is adding an additional lot and therefore one notification was sent out.  
242 Applicant is subdividing the lot because he is going to build a house on each lot.  
243

244 Commissioner Trowbridge asked if there would be access for a street between lot 7 and lot 8.  
245 Mr. Brooks stated there will be shared access for both lots from the cul-de-sac and would be a  
246 private road.  
247

248 There being no further questions, Chairman Renfro indicated the case will return to the  
249 Commission for action at the next scheduled meeting.  
250

251 9. P2016-043

252 Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for  
253 Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots

254 on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72,  
255 City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial  
256 Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road,  
257 and take any action necessary.

258  
259 **Senior Planner, David Gonzales, stated the applicant was present.**

260  
261 **Chairman Renfro asked the applicant to come forward.**

262  
263 **Jay Webb**  
264 **912 Hamilton Court**  
265 **McClendon Chism, TX**

266  
267 **Mr. Webb came forward and stated the subject property is a 19 acre tract in the ETJ and has it**  
268 **divided into 10 individual lots of 1 ½ -2 acre tracts. He received some comments from the County**  
269 **that it needed to be an acre and a half net of ponds. They have met with TXDOT concerning the**  
270 **lots that face FM3549 and they've approved.**

271  
272 **There being no further questions, Chairman Renfro indicated the case will return to the**  
273 **Commission for action at the next scheduled meeting.**

274  
275  
276 10. SP2016-019  
277 Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master  
278 Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land  
279 identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey,  
280 Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41  
281 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action  
282 necessary.

283  
284 **Planner, Korey Brooks, stated the applicant was present.**

285  
286 **Chairman Renfro asked the applicant to come forward.**

287  
288 **Kevin Patel**  
289 **1503 Istorla Drive**  
290 **Allen, TX**

291  
292 **Mr. Patel came forward and stated they are proposing a 13,000 square foot**  
293 **daycare facility and is available for any question from the Commission.**

294  
295 **Chairman Renfro asked if this area is already zoned for daycare facilities.**

296  
297 **Mr. Brooks stated it is and added that a few years ago the City Council approved an SUP for**  
298 **daycare facilities with certain conditions which are that for the landscape plan a ten foot**  
299 **landscape buffer will need to be in place along North Lakeshore and Old Alamo Road which is**  
300 **East Fork at least one evergreen canopy tree per thirty linear feet, along with a combination of**  
301 **berms, shrubs and accent trees to ensure appropriate screening of the parking areas from**  
302 **adjacent residential uses. That all permanent free standing signs shall be limited to monument**  
303 **signs not exceeding five feet in height or a maximum of sixty square feet in area per sign face.**  
304 **That in addition to the requirements of the outdoor lighting ordinance, no light pole including**  
305 **base or wall-mounted light fixture shall exceed fifteen feet in height, and all lighting fixtures shall**  
306 **focus light downward and be contained entirely on the site. That any daycare constructed on**  
307 **this site shall be limited to single story, and shall be designed with a pitched roof system. That**  
308 **all outdoor play areas shall be located towards the rear of the building as depicted on the**  
309 **conceptual site plan. The existing prescriptive right-of-way of the original Alamo Road shall be**  
310 **corrected prior to or concurrently with the final replat of the subject property.**

311  
312 **Chairman Renfro asked for questions for staff or the applicant.**

313  
314 **Commissioner Trowbridge asked for clarification of what City Council had approved the site for,**  
315 **asked what the Commission is approving. Mr. Brooks stated the Commission is only approving**

316 the site plan. The original SUP had certain guidelines the applicant had to follow and they have  
317 done so.

318  
319 Mr. Brooks added that staff and the applicant met with the Architectural Review Board earlier  
320 and they approved the building elevations that were submitted.

321  
322 There being no further questions, Chairman Renfro indicated the case will return to the  
323 Commission for action at the next scheduled meeting.

324  
325  
326 11. SP2016-020  
327 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris  
328 of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-  
329 acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian  
330 Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
331 District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer  
332 Lee Drive and Rockwall Parkway, and take any action necessary.

333  
334 Planner, Korey Brooks, stated the applicant was present.

335  
336 Chairman Renfro asked the applicant to come forward.

337  
338 Matt Moore  
339 1903 Central Drive  
340 Bedford, TX

341  
342 Mr. Moore came forward and stated they are proposing a 55,000 square foot medical office  
343 building adjacent to the existing medical office building and hospital. It will have roughly about  
344 280 parking spaces; the architecture of the building is matching the first medical office building  
345 and will mimic the same landscape features.

346  
347 Chairman Renfro made comment of the building ties to what already exists and asked the  
348 Commission if there were any questions.

349  
350 Chairman Renfro asked if the Architectural Review Board review the item. Mr. Brooks stated that  
351 part of the original site plan outlined that there would be a future expansion and the masonry  
352 variance that was approved would apply for this building as well as long as it matches the  
353 existing building and they have done that.

354  
355 There being no further questions, Chairman Renfro indicated the case will return to the  
356 Commission for action at the next scheduled meeting.

357  
358 12. SP2016-021  
359 Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a  
360 site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T.  
361 Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned  
362 Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast  
363 corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.

364  
365 Planner, Korey Brooks, stated the applicant was present.

366  
367 Chairman Renfro asked the applicant to come forward.

368  
369 Charles Voight  
370 (No address given)

371  
372 Mr. Voight came forward and stated he was representing Mr. Sharma and he gave brief  
373 explanation of request stating it is a 12,000 square feet one story private school with about 200  
374 students and ten classrooms. He met with the Architectural Review Board earlier in the evening  
375 and they had several recommendations concerning the front elevation, add more stone in a few  
376 areas and increase the dormers and they will be addressing those for the next meeting.

377

378 Mr. Brooks added that the ARB also recommended that on the north elevation that faces FM-552  
379 on the middle wall that there be more landscaping and stone. Mr. Brooks stated this use is  
380 allowed by right in this PD.  
381

382 Commissioner Trowbridge asked what the land use for PD-70 which is across the street was. Mr.  
383 Brooks stated that it is residential. Mr. Miller added that the subject property is in PD-70 which is  
384 mixed uses and incorporates the retail at the hard corner of FM-552 and SH-205.  
385

386 There being no further questions, Chairman Renfro indicated the case will return to the  
387 Commission for action at the next scheduled meeting.  
388  
389

390 13. SP2016-022  
391 Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald  
392 Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing  
393 industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of  
394 Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276  
395 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.  
396  
397

398 Senior Planner, David Gonzales, gave brief explanation of request stating the subject property is  
399 zoned Heavy Commercial and has been there for quite some time and there are associated  
400 variances and exceptions that are being proposed. Those were discussed earlier with the  
401 Architectural Review Board and they made a recommendation for approval of the variances  
402 associated with what the applicant plans on doing, however there is one item that the  
403 Commission will have to consider and that is the parking of the facility which is nine spaces  
404 short.  
405

406 Chairman Renfro asked the applicant to come forward.  
407

408 Gerald Houser  
409 1108 Aspen Court  
410 Rockwall, TX  
411

412 Mr. Houser came forward and stated the subject property is on an industrial site and they plan to  
413 build two buildings. He is requesting to keep it at the existing 19 parking spaces, there are 10  
414 employees.  
415

416 Chairman Renfro asked what would be needed to meet the parking requirements. Mr. Gonzales  
417 stated it is 1 per 300 square feet.  
418

419 Commissioner Fishman asked if aside from employees would there be any additional traffic  
420 generated. Mr. Houser stated there would not be any additional traffic.  
421

422 There being no further questions, Chairman Renfro indicated the case will return to the  
423 Commission for action at the next scheduled meeting.  
424

425 14. SP2016-023  
426 Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of  
427 a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a  
428 larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4,  
429 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General  
430 Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located  
431 at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action  
432 necessary.  
433

434 Senior Planner, David Gonzales, stated the Architectural Review Board made a recommendation  
435 to the applicant and what they are going to do is revise their elevations and bring those back for  
436 the ARB to review the revised elevations at the next scheduled meeting. Mr. Gonzales provided a  
437 sample bard and stated that the subject property being located within PD-65 and on an Overlay  
438 District requires natural or quarried stone and the applicant is providing a cultured stone.  
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Commissioner Trowbridge asked if the concern is that the applicant is requesting to use manufactured stone instead of natural stone. Mr. Gonzales stated that was correct.

Commissioner Trowbridge asked if the 20% stone requirement would apply. Mr. Gonzales stated 20% would be required and looking at the elevations they are providing more stone on four of the elevations however on the front elevation they are not up to the 20% and that will be a variance to the Overlay District.

Chairman Renfro asked if the ARB had approved the material. Mr. Gonzales stated the applicant will be bringing back revised elevations and the ARB will be looking at a manufactured cut sheet to ensure that the materials meet the high quality standards outlined in the ordinance.

Chairman Renfro asked the applicant to come forward.

Worth Williams  
700 Eastern Ave.  
Dallas, TX

Mr. Williams came forward and stated they will work with staff as well as the Architectural Review Board and bring back the revised elevations they are asking for.

Commissioner Trowbridge asked how many tenants space would allow for and were there any pre-leasing to date. Mr. Williams stated there will probably be six tenants and they have about 60 percent pre-leased.

There being no further questions, Chairman Renfro indicated the case will return to the Commission for action at the next scheduled meeting.

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

- ✓ P2016-038: Lots 1 & 2, Block A, Autumn Addition [Approved]
- ✓ P2016-039: Lots 1 & 2, Block A, Burke Addition [Approved]
- ✓ SP2016-016: Exception and Variance at 496 National Drive [Approved]
- ✓ SP2016-017: Variance to the Articulations Requirements for Life Springs Church [Approved]
- ✓ Z2016-026: PD Development Plan for Townhomes in PD-32 (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-023: Amendment to S-118 for 1970 Copper Ridge Circle (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-025: PD Development Plan for Condominiums in PD-32 (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-028: Zoning Change for 2001 Ridge Road (AG to RO) (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-029: SUP for a Gas Station at the SWC of SH-205 & FM-549 (1<sup>st</sup> Reading) [Approved]

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

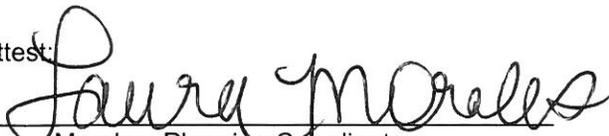
V. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,

Texas, this 11 day of October, 2016.

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

Attest:   
\_\_\_\_\_  
Laura Morales, Planning Coordinator