

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 13, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

**1. P2014-043 (David)**

Discuss and consider a request by Bryan Powell, PE of Westwood Professional Services on behalf of David Booth of D. R. Horton Texas, LTD for the approval of a final plat for Castle Ridge, Phase 3 containing 62 single family lots on a 19.521-acre tract of land currently identified as Tract 37 of the J. Stricklans Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Single Family Residential (SF-10) District, general located east of SH-205, and take any action necessary.

**PUBLIC HEARINGS**

**2. Z2014-036 (Ryan)**

Hold a public hearing to discuss and consider a request by Rick Dirkse on behalf of D. W. Bobst of J-BR2, LLC for the approval of a zoning change from a Single Family 10 (SF-10) District to a Planned Development District allowing for office, medical office and single-family land uses on two (2) parcels of land, being 1.666-acres, identified as Lots 1 & 2, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1312 & 1316 Ridge Road [FM-740], and take any action necessary.

**3. Z2014-037 (JoDee)**

Hold a public hearing to discuss and consider a request by Bill Bricker of Bricker Enterprise Company (DBA Brick House Cars) on behalf of Rockwall Commercial Property Management for the approval of a Specific Use Permit to allow for an *Indoor Motor Vehicle Dealership/Showroom* on a one (1) acre portion of a larger 50.826-acre tract of land, identified as Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E. Washington Street, and take any action necessary.

**4. Z2014-038 (David)**

Hold a public hearing to discuss and consider a request by Ben McMillian of Hazel & Olive on behalf of the owner of the property for the approval of a Specific Use Permit to allow for a *General Retail Store* in conjunction with an office and photography studio within Planned Development District 50 (PD-50) for two (2) parcels of land, being 0.43-acres of land, identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary.

**5. Z2014-039 (JoDee)**

Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 21.684-acre tract of land identified as Tract 4 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located in between Commerce Street and T. L. Townsend Drive, and take any action necessary.

**6. Z2014-040 (Ryan)**

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, 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 intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

### **ACTION ITEMS**

**7. MIS2014-018 (Ryan)**

Discuss and consider a request by Michael Swiercinsky of Sky Investment Property, Inc. for the approval of a tree mitigation plan for two (2) tracts of land, being 7.969-acres, identified as Tracts 4 & 19, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

**8. SP2014-033 (JoDee)**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of the owner Shawn Valk for the approval of a site plan for a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

### **DISCUSSION ITEMS**

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

- ✓ Z2014-035: Zoning Change PD-3 to SF-10 (2<sup>nd</sup> Reading) [Approved]
- ✓ P2014-041: Lots 4, 5 & 6, Block A, Sharp Addition [Approved]
- ✓ P2014-042: Lot 1, Block A, Nissan of Rockwall Addition [Approved]

### **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9<sup>th</sup> day of January, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 27, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

**1. P2015-001 (David)**

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner J-BR2, LLC for the approval of a final plat for Lots 1, 2 & 3, Block A, Buffalo Crossing Addition being three (3) non-residential lots currently identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being a 7.32-acre tract of land zoned Commercial (C) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

**DISCUSSION ITEMS**

**2. Z2015-001 (JoDee)**

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

**3. Z2015-002 (David)**

Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary.

**4. Z2015-003 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance 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 for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

**5. P2015-003 (Ryan)**

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

**6. P2015-004 (Ryan)**

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,

located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

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

- ✓ P2014-043: Castle Ridge, Phase 3 [*Approved*]
- ✓ Z2014-036: Zoning Change SF-10 to PD ( *1<sup>st</sup> Reading*) [*Denied*]
- ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom ( *1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2014-038: SUP for General Retail Store within PD-50 ( *1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2014-039: Zoning Change AG to LI ( *1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2014-040: SUP for a Hotel within PD-32 ( *1<sup>st</sup> Reading*) [*Tabled*]
- ✓ MIS2014-018: Alternate Tree Mitigation Plan [*Approved*]

## ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, JoDee Sanford, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27<sup>th</sup> day of January, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 10, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. *Approval of Minutes for the August 12, 2014 Planning and Zoning Commission meeting.*
2. *Approval of Minutes for the August 26, 2014 Planning and Zoning Commission meeting.*
3. *Approval of Minutes for the September 9, 2014 Planning and Zoning Commission meeting.*
4. *Approval of Minutes for the September 30, 2014 Planning and Zoning Commission meeting.*
5. *Approval of Minutes for the October 28, 2014 Planning and Zoning Commission meeting.*
6. *Approval of Minutes for the November 11, 2014 Planning and Zoning Commission meeting.*
7. *Approval of Minutes for the November 25, 2014 Planning and Zoning Commission meeting.*
8. *Approval of Minutes for the December 9, 2014 Planning and Zoning Commission meeting.*
9. *Approval of Minutes for the December 30, 2014 Planning and Zoning Commission meeting.*

**10. P2015-003 (Ryan)**

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

**11. P2015-004 (Ryan)**

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

**PUBLIC HEARINGS**

**12. Z2015-001 (David)**

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

**13. Z2015-002 (David)**

Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit

to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary.

**14. Z2015-003 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

**15. Z2015-004 (Ryan)**

Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

**ACTION ITEMS**

**16. SP2014-034 (Ryan)**

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, 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 intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

**DISCUSSION ITEMS**

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

- ✓ P2015-001: Lots 1, 2 & 3, Block A, Buffalo Crossing Addition [*Approved*]
- ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2014-038: SUP for General Retail Store within PD-50 (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2014-039: Zoning Change AG to LI (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2014-040: SUP for a Hotel within PD-32 (*1<sup>st</sup> Reading*) [*Approved*]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6<sup>th</sup> day of February, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 24, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the August 12, 2014 Planning and Zoning Commission meeting.
2. **P2015-005 (Ryan)**  
Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Andrea Holliman for the approval of a replat for Lot 1, Block A, Hoardstroms Addition being a 0.47-acre tract of land identified as a portion of Lot 1 of the W. D. Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 904 N. Goliad Street, and take any action necessary.
3. **P2015-006 (David)**  
Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.

**PUBLIC HEARINGS**

4. **Z2015-003 (Ryan)**  
Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary *[Requested Postponement to the March 10, 2015 Planning and Zoning Commission Meeting]*.
5. **Z2015-005 (David)**  
Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

**DISCUSSION ITEMS**

6. **Z2015-007 (David)**  
Hold a public hearing to discuss and consider a request by Kevin Carr of GearHeads Hot Rod Garage for the approval of a Specific Use Permit (SUP) to allow truck rental in conjunction with an existing minor automotive repair garage on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 E. IH-30, and take any action necessary.
7. **Z2015-008 (Ryan)**  
Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall,

Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Quail Road, and take any action necessary.

**8. Z2015-009 (David)**

Hold a public hearing to discuss and consider a request by Chris and Jill Blasé for the approval of a Specific Use Permit (SUP) for a detached garage that does not conform to the requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for a 4.05-acre parcel of land identified as Lot 1, Block 1, Blasé Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.

**9. Z2015-010 (Ryan)**

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for Commercial (C) District land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northwest corner of the intersection of E. Quail Run Road and N. Goliad Street [*N. SH-205*], and take any action necessary.

**10. SP2015-003 (David)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.

**11. SP2015-004 (Ryan)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive, and take any action necessary.

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

- ✓ P2015-003: Lakes of Somerset Master Plat [*Approved*]
- ✓ P2015-004: Lakes of Somerset Preliminary Plat [*Approved*]
- ✓ Z2015-001: Jackson Automotive SUP (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-002: Avis SUP (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-004: Amendment to S-107 [*Hyundai*] (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2014-040: SUP for a Hotel within PD-32 (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ SP2014-034: Site Plan for a Hotel within PD-32 [*Approved*]

## ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20<sup>th</sup> day of February, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 31, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

**1. P2015-011 (David)**

Discuss and consider a request by Duane and Jennifer Piercy for the approval of a final plat for Lot 1, Block A, Piercy Place Addition being a 1.21-acre tract of land identified as Tract 21 of the R. Ballard Survey, Abstract 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated west of the intersection of Hartman Street and Renfro Street, and take any action necessary.

**PUBLIC HEARINGS**

**2. Z2015-003 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

**3. Z2015-010 (Ryan)**

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary *[Requested Postponement to the April 28, 2015 Planning and Zoning Commission Meeting]*.

**4. Z2015-011 (Ryan)**

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, Tree Preservation, Section 11.1, Tree fund administration, of the Unified Development Code [Ordinance No. 04-38] for the purpose of modifying this section of the code, and take any action necessary.

**DISCUSSION ITEMS**

**5. Z2015-012 (David)**

Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land identified as Lot 1, Block 1, Henry 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 907 N. Goliad Street, and take any action necessary.

**6. Z2015-013 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for changes to the development standards contained in *Exhibit 'C'* of Ordinance 14-26 for 405.184-acres of land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

**7. P2015-008 (David)**

Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a residential replat for Lots 6 & 7, Block K, Sanger Brothers Addition, being a 0.23-acre parcel of land currently identified as the eastern ½ of Lot 3, Block K, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 808 Sam Houston Street, and take any action necessary.

**8. P2015-012 (Ryan)**

Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of Ryan Joyce of the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a preliminary plat for 79 single family residential lots, identified as Phase V of the Breezy Hill Subdivision, being a 25.597-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552, and take any action necessary.

**9. SP2015-005 (David)**

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.566-acre parcel of land identified as Lot 10, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6525 FM-3097, and take any action necessary.

**10. SP2015-006 (David)**

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.57-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.

**11. SP2015-007 (Ryan)**

Discuss and consider a request by Maria Bonilla of Winkelmann and Associates, Inc. on behalf of Mark Matisse of MAKKO Goliad I, LP for the approval of a site plan for a grocery store and fuel center on a 11.28-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of the intersection of N. Goliad Street (SH-205) and E. Quail Run Road, and take any action necessary.

**12. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Robert).**

- ✓ P2015-007: Lakeview Summit, Phase IV [Approved]
- ✓ Z2015-003: Hance Zoning Change [AG to PD] [Postponed]
- ✓ Z2015-007: 3920 E. IH-30 SUP for Truck Rental (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-008: Zoning Change [AG to SFE-2.0] (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-009: Blasé SUP for Residential Accessory Building (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-010: Townhome Zoning Change [PD-70 to PD] (1<sup>st</sup> Reading) [Postponed]
- ✓ SP2014-003: Medical Office Building [Approved]
- ✓ SP2014-004: Condominiums in PD-32 [Approved]

**13. Planning and Zoning Commission Training Session: Site Plans (Ryan)**

## ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning Manager for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 27<sup>th</sup> day of March, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 10, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the February 10, 2014 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the February 24, 2014 Planning and Zoning Commission meeting.
3. **P2015-007 (Ryan)**

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton Homes for the approval of a replat of Lakeview Summit, Phase IV for the purpose of reducing the number of single-family residential lots from 97 to 93 for a 38.056-acre subdivision currently composed of 97 single-family residential lots situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

**PUBLIC HEARINGS**

4. **Z2015-003 (Ryan)**  
Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary [*Requested Postponement to the March 31, 2015 Planning and Zoning Commission Meeting*].
5. **Z2015-007 (David)**  
Hold a public hearing to discuss and consider a request by Kevin Carr of GearHeads Hot Rod Garage for the approval of a Specific Use Permit (SUP) to allow truck rental in conjunction with an existing minor automotive repair garage on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 E. IH-30, and take any action necessary .
6. **Z2015-008 (Ryan)**  
Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Quail Road, and take any action necessary.
7. **Z2015-009 (David)**  
Hold a public hearing to discuss and consider a request by Chris and Jill Blasé for the approval of a Specific Use Permit (SUP) for a detached garage that does not conform to the requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for a 4.05-acre parcel of land identified as Lot 1, Block 1, Blasé Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any action necessary.

**8. Z2015-010 (Ryan)**

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary [*Requested Postponement to the March 31, 2015 Planning and Zoning Commission Meeting*].

**ACTION ITEMS**

**9. SP2015-003 (David)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.

**10. SP2015-004 (Ryan)**

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive, and take any action necessary.

**DISCUSSION ITEMS**

**11. Z2015-011 (Ryan)**

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article IX, Tree Preservation, Section 11.1, Tree fund administration, of the Unified Development Code [Ordinance No. 04-38] for the purpose of modifying this section of the code, and take any action necessary.

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

- ✓ P2015-005: Lot 1, Block A, Hoardstroms Addition [*Approved*]
- ✓ P2015-006: Lot 3, Block A, Blasé Addition [*Approved*]
- ✓ Z2015-001: SUP for Jackson Automotive (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-002: SUP for Avis Rental Car (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-003: Hance Property Rezoning [AG to PD] [*Postponed*]
- ✓ Z2015-004: SUP for New Car Dealership (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-005: Landmarking of the Downtown Courthouse (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2014-040: SUP for a Hotel in PD-32 (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ SP2014-034: Variance/Waivers for a Hotel in PD-32 [*Approved*]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6<sup>th</sup> day of March, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 28, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

**1. P2015-013 (Ryan)**

Discuss and consider a request by Tony Rangel of Rangel Land Surveying Co. on behalf of Shawn Valk of Platinum Storage for the approval of a final plat for Lot 1, Block A, Platinum Storage Addition being a 5.549-acre tract of land identified as a portion of Tract 2 of the J. Cadle Survey, Abstract No. 65 and the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Corridor (IH-30 OV) Overlay District, located on the west side of Townsend Road south of E. IH-30 and north of SH-276, and take any action necessary.

**PUBLIC HEARINGS**

**2. Z2015-010 (Ryan)**

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

**DISCUSSION ITEMS**

**3. Z2015-014 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Lonnie Gideon 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 29.192-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

**4. P2015-015 (David)**

Hold a public hearing to discuss and consider a request by Bradley G. Bischof for the approval of a residential replat creating Lot 26, Block C, Harbor Landing, Phase 2, being a 0.46-acre parcel of land currently identified as Lots 21 & 22, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 320 & 322 Port View Place, and take any action necessary.

**5. P2015-017 (David)**

Discuss and consider a request by Ashley Malone on behalf of Lay Construction, LLC for the approval of a final plat for Lots 1 & 2, Block 1, HJG Plaza Addition being a 2.064-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

**6. SP2015-009 (Ryan)**

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses,

situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

**7. SP2015-010 (Ryan)**

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

**8. SP2015-011 (David)**

Discuss and consider a request by Ben McMillian of Ben McMillian Properties, LLC for the approval of a site plan for a general retail store, photography studio and office building situated on two (2) parcels of land being 0.43-acres identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary.

**9. SP2015-012 (David)**

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

**10. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Robert).**

- ✓ P2015-012: Breezy Hill, Phase V [Approved]
- ✓ P2015-008: Lots 6 & 7, Block K, Sanger Brothers Addition [Approved]
- ✓ Z2015-011: Text Amendment to Article IX, Tree Preservation, of the UDC (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2015-012: 907 N. Goliad Street SUP (1<sup>st</sup> Reading) [Approved]
- ✓ SP2015-007: Kroger Site Plan [Approved]

## ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24<sup>th</sup> day of April, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

**CALL TO ORDER**

**CONSENT AGENDA**

**1. P2015-012 (Ryan)**

Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of Ryan Joyce of the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a preliminary plat for 79 single family residential lots, identified as Phase V of the Breezy Hill Subdivision, being a 25.597-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552, and take any action necessary.

**PUBLIC HEARINGS**

**2. Z2015-012 (David)**

Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land identified as Lot 1, Block 1, Henry 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 907 N. Goliad Street, and take any action necessary.

**3. Z2015-013 (Ryan)**

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for changes to the development standards contained in *Exhibit 'C'* of Ordinance 14-26 for 405.184-acres of land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

**4. P2015-008 (David)**

Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a residential replat for Lots 6 & 7, Block K, Sanger Brothers Addition, being a 0.23-acre parcel of land currently identified as the eastern ½ of Lot 3, Block K, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 808 Sam Houston Street, and take any action necessary.

**ACTION ITEMS**

**5. SP2015-005 (David)**

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.566-acre parcel of land identified as Lot 10, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6525 FM-3097, and take any action necessary.

**6. SP2015-006 (David)**

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.57-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57)

for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.

**7. SP2015-007 (Ryan)**

Discuss and consider a request by Maria Bonilla of Winkelmann and Associates, Inc. on behalf of Mark Matisse of MAKKO Goliad I, LP for the approval of a site plan for a grocery store and fuel center on a 11.28-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of the intersection of N. Goliad Street (SH-205) and E. Quail Run Road, and take any action necessary.

**DISCUSSION ITEMS**

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

- ✓ Z2015-007: SUP for a U-Haul Facility (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-008: Zoning Change AG to SFE-2.0 (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-009: SUP for Detached Garage (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-010: Zoning Change PD-70 to PD for Townhomes [*Postponed*]
- ✓ Z2015-011: Text Amendment to Article IX (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ P2015-011: Lot 1, Block A, Piercy Place Addition [*Approved*]

**9. Planning and Zoning Commission Training Session Continued from 03/31/2015: Site Plans (Ryan)**

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10<sup>th</sup> day of April, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 12, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the March 10, 2015 Planning and Zoning Commission meeting.
2. **P2015-017 (David)**  
Discuss and consider a request by Ashley Malone on behalf of Lay Construction, LLC for the approval of a final plat for Lots 1 & 2, Block 1, HJG Plaza Addition being a 2.064-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.
3. **P2015-018 (Ryan)**  
Discuss and consider a request by Justin Bosworth of Wier & Associates, Inc. on behalf of Gary Volovnik of Allen Foods, Inc. the approval of a replat Lot 3, Block B, Rockwall Technology Park Phase III Addition being a 38.932-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park Phase III, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3055 Discovery Boulevard & 3370 Springer Road, and take any action necessary.

**PUBLIC HEARINGS**

4. **Z2015-014 (Ryan)**  
Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Lonnie Gideon 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 29.192-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.
5. **P2015-015 (David)**  
Hold a public hearing to discuss and consider a request by Bradley G. Bischof for the approval of a residential replat creating Lot 26, Block C, Harbor Landing, Phase 2, being a 0.46-acre parcel of land currently identified as Lots 21 & 22, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 320 & 322 Port View Place, and take any action necessary.

**ACTION ITEMS**

6. **SP2015-009 (Ryan)**  
Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.
7. **SP2015-010 (Ryan)**  
Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9

(PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any action necessary.

**8. SP2015-011 (David)**

Discuss and consider a request by Ben McMillian of Ben McMillian Properties, LLC for the approval of a site plan for a general retail store, photography studio and office building situated on two (2) parcels of land being 0.43-acres identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary.

**9. SP2015-012 (David)**

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

**DISCUSSION ITEMS**

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

- ✓ P2015-013: Lot 1, Block A, Platinum Storage Addition [*Approved*]
- ✓ Z2015-012: SUP for 907 N. Goliad Street (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-013: Amendments to PD-74 (*1<sup>st</sup> Reading*) [*Denied*]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 8<sup>th</sup> day of May, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 26, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the May 12, 2015 Planning and Zoning Commission meeting.

**APPOINTMENTS**

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

**PUBLIC HEARING ITEMS**

3. **P2015-014 (David)**  
Hold a public hearing to discuss and consider a request by Jay Bedford of A.J. Bedford Group, Inc. for the approval of a residential replat creating Lots 6, 7, & 8, Block A, Grady Rash Subdivision, being a 3.727-acre tract of land currently identified as Lots 1, 2, 4, & 5, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family Residential (SF-10) District, addressed as 1 Soapberry Lane, 2 Soapberry Lane, 4 Soapberry Lane, & 5 Soapberry Lane, and take any action necessary.

**ACTION ITEMS**

4. **SP2015-012 (David)**  
Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a variance to horizontal articulation requirements as stipulated by Article V, District Development Standards, of the Unified Development Code in conjunction with an approved site plan for a general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

**DISCUSSION ITEMS**

5. **Z2015-017 (David)**  
Hold a public hearing to discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a Specific Use Permit for *Commercial Amusement/Recreation (Outside)* to allow a baseball training facility to be constructed on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.
6. **Z2015-018 (Ryan)**  
Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the approval of a zoning change from a Single Family Estate 2.0 (SFE-2.0) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Old Quail Run Road, and take any action necessary.
7. **P2015-020 (Ryan)**  
Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

**8. P2015-021 (David)**

Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owners G. Kent and Kay Loy Smith for the approval of a final plat for Lots 1-4, Block A, Breezy Hill Estates being a 7.873-acre tract of land identified as Lots 10-13, Breezy Hill (Unrecorded), Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located on property currently addressed as 575 Breezy Hill Lane, and take any action necessary.

**9. SP2015-014 (David)**

Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center on behalf of the owner Robert Vernon for the approval of a site plan for an office building on a 0.32-acre tract of land identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

**10.** Discuss and consider amendments to the natural and/or quarried stone requirement stipulated by the overlay district standards contained in Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

**11.** Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Robert)**.

- ✓ P2015-015: Lots 21 & 22, Block C, Harbor Landing, Phase 2 [*Approved*]
- ✓ P2015-017: Lots 1 & 2, Block 1, HJG Plaza Addition [*Approved*]
- ✓ Z2015-014: Gideon Tract (*1<sup>st</sup> Reading*) [*Tabled*]

**12.** Planning and Zoning Commission Training Session **(Ryan)**

## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 22<sup>nd</sup> day of May, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 9, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the May 26, 2015 Planning and Zoning Commission meeting.
2. **P2015-020 (Ryan)**  
Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.
3. **P2015-022 (David)**  
Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 11 & 12, Block 2, Alliance Addition, Phase 2 being a 1.420-acre parcel of land currently identified as Lots 1 & 10, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6505 & 6525 FM-3097, and take any action necessary.

**PUBLIC HEARINGS**

4. **Z2015-017 (David)**  
Hold a public hearing to discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a Specific Use Permit for *Commercial Amusement/Recreation (Outside)* to allow a baseball training facility to be constructed on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.
5. **Z2015-018 (Ryan)**  
Hold a public hearing to discuss and consider a request by Herman Douglas Uteley for the approval of a zoning change from a Single Family Estate 2.0 (SFE-2.0) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Old Quail Run Road, and take any action necessary.

**ACTION ITEMS**

6. **P2015-021 (David)**  
Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owners G. Kent and Kay Loy Smith for the approval of a final plat for Lots 1-4, Block A, Breezy Hill Estates being a 7.873-acre tract of land identified as Lots 10-13, Breezy Hill (Unrecorded), Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located on property currently addressed as 575 Breezy Hill Lane, and take any action necessary.
7. **SP2015-014 (David)**  
Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center on behalf of the owner Robert Vernon for the approval of a site plan for an office building on a 0.32-acre tract of land identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

### **DISCUSSION ITEMS**

**8. Z2015-016 (Ryan)**

Hold a public hearing to 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 Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District 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 Agricultural (AG) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

**9.** Discuss and consider amendments to the natural and/or quarried stone requirement stipulated by the overlay district standards contained in Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

**10.** Director's Report of post Council meeting outcomes of Planning & Zoning cases **(Robert)**.

- ✓ P2015-014: Lots 6, 7 & 8, Block A, Grady Rash Subdivision [*Approved*]
- ✓ SP2015-017: Variance for Advance Auto [*Approved*]

### **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 5<sup>th</sup> day of June, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 30, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the April 28, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the June 9, 2015 Planning and Zoning Commission meeting.
3. **P2015-019 (Ryan)**  
Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Doug Utley for the approval of a final plat for Lots 1 & 2, Block A, Utley Addition 4.49-acre parcel of land currently identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass Overlay (SH 205 BY-OV) District, addressed as 1751 & 1815 E. Old Quail Run Road, and take any action necessary.
4. **P2015-020 (Ryan)**  
Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.
5. **P2015-027 (David)**  
Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a replat for Lot 3, Block A, Ridge/Summer Lee Addition being a replat of 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Oak Drive and Summer Lee Drive, and take any action necessary.
6. **P2015-028 (Ryan)**  
Discuss and consider a request by David Greer of Bannister Engineering on behalf of Ben McMillian of Ben McMillian Properties, LLC for the approval of a replat for Lot 1, Block A, Hazel and Olive Addition being a 0.421-acre tract of land composed of two (2) parcels of land identified as Block 19A & 19B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [*SH-205*], and take any action necessary.

**APPOINTMENTS**

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

**PUBLIC HEARING ITEMS**

8. **Z2015-016 (Ryan)**  
Hold a public hearing to 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.

## **DISCUSSION ITEMS**

### **9. Z2015-015 (Ryan)**

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.

### **10. Z2015-020 (David)**

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.

### **11. Z2015-021 (David)**

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.

### **12. Z2015-022 (Ryan)**

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.

### **13. MIS2015-003 (Ryan)**

Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation* section and add a street cross section for a M3U (*minor arterial, three [3] lane, undivided roadway*) to Appendix 'D', *Thoroughfare Cross Sections*.

### **14. P2015-023 (Ryan)**

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.

### **15. P2015-024 (Ryan)**

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.

### **16. P2015-025 (Ryan)**

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.

**17. SP2015-015 (Ryan)**

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.

**18. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Robert).**

- ✓ P2015-021: Lots 1-4, Block A, Breezy Hill Estates [Approved]
- ✓ P2015-022: Lot 11 & 12, Block 2, Alliance Addition, Phase 2 [Approved]
- ✓ Z2015-014: Gideon Tract (AG to PD) (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-017: SUP for Crush-It-Sports (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-018: 1815 E. Old Quail Run Road (SFE-2.0 to SFE-1.5) (1<sup>st</sup> Reading) [Approved]
- ✓ MIS2015-002: LRE Emergency Manufactured Home [Approved]

**19. Planning and Zoning Commission Training Session: Planned Development Districts (Ryan)**

## ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 26<sup>th</sup> day of June, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the June 30, 2015 Planning and Zoning Commission meeting.
2. **P2015-023 (Ryan)**  
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 (Ryan)**  
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 (Ryan)**  
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.

**PUBLIC HEARINGS**

5. **Z2015-015 (Ryan)**  
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorborg 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.
6. **Z2015-020 (David)**  
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.

**7. Z2015-021 (David)**

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.

**8. Z2015-022 (Ryan)**

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.

**ACTION ITEMS**

**9. Z2015-016 (Ryan)**

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.

**10. SP2015-015 (Ryan)**

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.

**DISCUSSION ITEMS**

**11. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Robert).**

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

**12. Planning and Zoning Commission Training Session: Planned Development Districts (Ryan)**

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 10<sup>th</sup> day of July, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 28, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the March 31, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the April 14, 2015 Planning and Zoning Commission meeting.
3. **P2015-029 (Ryan)**  
Discuss and consider a request by Maria Bonilla of Winkelmann & Associates on behalf of Mark Matise of Makko Goliad I, LP for the approval of a replat for Lots 1, 2 & 3, Block A, Kroger 205 Addition being a replat of 11.236-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of E. Quail Run Road and SH-205, and take any action necessary.
4. **P2015-031 (David)**  
Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.
5. **P2015-032 (David)**  
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temunovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.
6. **P2015-033 (Ryan)**  
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a replat for Lot 1, Block A, Marriott Addition being a 2.968-acre tract of land identified as a portion of Lot 3A, Block A, Shoreline Plaza Addition and all of Lot 1-1, Block A, Henry Africa Subdivision, 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 intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

**APPOINTMENTS**

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

**DISCUSSION ITEMS**

8. **Z2015-023 (Ryan)**  
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north of the intersection of W. Yellow Jacket Lane and Ridge Road, and take any action necessary.

**9. Z2015-024 (Ryan)**

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.

**10. SP2015-016 (David)**

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 site plan for a church on 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.

**11. SP2015-017 (David)**

Discuss and consider a request by Humberto Castillo on behalf of Jefflyn Properties VII for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Lot 1, Block 1, Richard Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2604 Ridge Road, and take any action necessary.

**12. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Robert).**

- ✓ P2015-023: Breezy Hill, Phase IXA [Approved]
- ✓ P2015-024: Rockwall Downes, Phase 2 [Approved]
- ✓ P2015-025: Rockwall Downes, Phase 3 [Approved]
- ✓ Z2015-015: Riggs Property (AG to PD) (1<sup>st</sup> Reading) [Withdrawn]
- ✓ Z2015-016: Discovery Lakes (LI to PD) (1<sup>st</sup> Reading) [Postponed to August 3<sup>rd</sup>]
- ✓ Z2015-020: SUP for Life Springs Church (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-021: SUP for Children's Light House (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-022: Text Amendment to Article IV & V (1<sup>st</sup> Reading) [Approved]
- ✓ SP2015-015: Variances for H&G Supply [Approved]

**13. Planning and Zoning Commission Training Session: Planned Development Districts (Ryan)**

## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24<sup>th</sup> day of July, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 11, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the July 28, 2015 Planning and Zoning Commission meeting.
2. **P2015-034 (David)**  
Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center for the approval of a replat for Lot 1, Block A, Pregnancy Resource Center being a 0.32-acre tract of land currently identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

**PUBLIC HEARINGS**

3. **Z2015-023 (Ryan)**  
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north of the intersection of W. Yellow Jacket Lane and Ridge Road, and take any action necessary [*the Applicant has Requested that this Case be Withdrawn*].
4. **Z2015-024 (Ryan)**  
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 [*the Applicant has Requested that this Case be Withdrawn*].

**ACTION ITEMS**

5. **MIS2015-004 (Ryan)**  
Discuss and consider the approval of a special request by David Smith on behalf of the owner Jose Contreras for a waiver to the Manufactured Home Replacement Minimum Standards as set forth in *Exhibit 'C'* of Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] to allow a new manufactured home to be located within the floodplain on a 0.17-acre property identified as Lot 1376, Rockwall Lake Estates #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 142 Rene Drive, and take any action necessary.
6. **SP2015-016 (David)**  
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 site plan for a church on 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.

## **DISCUSSION ITEMS**

### **7. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ P2015-029: Lots 1, 2 & 3, Block A, Kroger 205 Addition [*Approved*]
- ✓ P2015-031: Lot 13, Block 2, Alliance Addition, Phase 2 [*Approved*]
- ✓ P2015-032: Lots 1, 2 & 3, Block A, Temunovic Addition [*Approved*]
- ✓ P2015-033: Lot 1, Block A, Marriott Addition [*Approved*]
- ✓ Z2015-016: Discovery Lakes (LI to PD) [*Approved*]
- ✓ Z2015-020: SUP of Life Springs Church (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-021: SUP for Children's Lighthouse (*2<sup>nd</sup> Reading*) [*Approved*]
- ✓ Z2015-022: Text Amendment to Article IV & V of the UDC [*Approved*]

## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11<sup>th</sup> day of August, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 25, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the January 27, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the July 14, 2015 Planning and Zoning Commission meeting.
3. **Approval of Minutes** for the August 11, 2015 Planning and Zoning Commission meeting.
4. **P2015-035 (David)**  
Discuss and consider a request by Archie Underwood and Dan Walker for the approval of a replat for Lots 1 & 2, Block A, Lakeside Veterinary Clinic Addition being a replat of two (2) parcels being 2.43-acres of land identified as Lot 1, Block A, Bernice Addition and Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801 & 801B E. IH-30, and take any action necessary.

**APPOINTMENTS**

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

**ACTION ITEMS**

6. **MIS2015-005 (Ryan)**  
Discuss and consider a request by Duane and Jennifer Piercy for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 1.21-acre tract of land identified as Lot 1, Block A, Piercy Place Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 713 Hartman Street, and take any action necessary.

**DISCUSSION ITEMS**

7. **SP2015-019 (David)**  
Discuss and consider a request by Nathan Colbert on behalf of Houston's Drive Inn, LLC for the approval of an amended site plan to incorporate an ice machine in conjunction with an existing retail store with gasoline sales on a 0.483-acre parcel of land identified as part of Lot 1 of the Stonebridge Center, PH 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street [SH-66], and take any action necessary.
8. **SP2015-020 (David)**  
Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on 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.
9. Director's Report of post Council meeting outcomes of Planning & Zoning cases (**Ryan**).
  - ✓ P2015-034: Lot 1, Block A, Pregnancy Resource Center [Approved]
  - ✓ MIS2015-004: 142 Rene Drive [Tabled]
  - ✓ SP2015-016: Variances for Life Springs Church [Approved]
  - ✓ Z2015-016: Discovery Lakes (LI to PD) [2<sup>nd</sup> Reading; Approved]
10. Planning and Zoning Commission Training Session: Planned Development Districts (**Ryan**)



## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20<sup>th</sup> day of August, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 15, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. *Approval of Minutes for the January 13, 2015 Planning and Zoning Commission meeting.*
2. *Approval of Minutes for the August 25, 2015 Planning and Zoning Commission meeting.*

**ACTION ITEMS**

3. **SP2015-019 (David)**  
Discuss and consider a request by Nathan Colbert on behalf of Houston's Drive Inn, LLC for the approval of an amended site plan to incorporate an ice machine in conjunction with an existing retail store with gasoline sales on a 0.483-acre parcel of land identified as part of Lot 1 of the Stonebridge Center, PH 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street [SH-66], and take any action necessary.
4. **SP2015-020 (David)**  
Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on 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.

**DISCUSSION ITEMS**

5. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
  - ✓ MIS2015-005: Masonry Exception for 713 Hartman Street [Approved]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 11<sup>th</sup> day of September, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 29, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the September 15, 2015 Planning and Zoning Commission meeting.
2. **P2015-036 (Ryan)**  
Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owners Scott and Leslie Milder for the approval of a replat for Lot 1, Block A, Our House Addition being a 0.75-acre tract of land currently identified as Blocks 24A & 24C, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 803 N. Goliad Street, and take any action necessary.
3. **P2015-037 (David)**  
Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Collins Hartzog of Rockwall Texas 2015, LLC for the approval of a replat for Lot 3, Block 1, HJG Plaza Addition being a 0.91-acre tract of land identified as Lot 2, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

**APPOINTMENTS**

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

**DISCUSSION ITEMS**

5. **MIS2015-007 (Ryan)**  
Discuss and consider the approval of a special request by Michael Hunter of the Rockwall Housing Development Corporation (RHDC) on behalf of the owner Jacquelyn W. Coleman for an exception to the masonry requirements and a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southwest corner of the intersection of Ross Street and Peters Colony, and take any action necessary.
6. **MIS2015-008 (Ryan)**  
Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) for waivers to the requirements stipulated in Exhibit 'C' of Planned Development District 75 (PD-75) [Ordinance No. 09-37] to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

**DISCUSSION ITEMS**

7. **Z2015-026 (Ryan)**  
Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to Planned Development District 65 (PD-65) [Ordinance No. 08-02] to allow for a ~74,000 SF Assisted Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the intersection of N. Goliad Street [*SH-205*] and Pecan Valley Drive, and take any action necessary.

**8. SP2015-021 (David)**

Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the intersection of White Hills Drive and Ridge Road [*FM-740*], and take any action necessary.

**9. SP2015-022 (David)**

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

**10. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ SP2015-020: Variances for Children's Lighthouse Expansion [*Approved*]

**11. Planning and Zoning Commission Training Session (Ryan)**

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25<sup>th</sup> day of September, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 27, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the October 13, 2015 Planning and Zoning Commission meeting.
2. **P2015-038 (David)**  
Discuss and consider a request by Pastor Rex Walker on behalf of Life Spring Church for the approval of a final plat for Lot 1, Block 1 and Lots 1 & 2, Block 2, Life Spring Church Addition being a 30.3403-acre tract of land currently identified 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated with 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 SH-205 and John King Boulevard, and take any action necessary.
3. **P2015-039 (Ryan)**  
Discuss and consider a request by John Arnold of the Skorburg Company (BH Phase IIB SF, LTD) for the approval of a replat of Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB, being a 2.722-acre portion of land that is currently identified as Lots 24-26 & 50, Block D, Breezy Hill, Phases IIA & IIB, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located north of the intersection of FM-552 and John King Boulevard, and take any action necessary.
4. **SP2015-023 (David)**  
Discuss and consider a request by Cindy Seymore of Steeli Beans Itty Bitty Boutique for the approval of a site plan for a general retail store on a 0.17-acre parcel of land identified as Lot 4 and the western part of Lot 5, Block H, Rockwall Original Town Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 N. West Street, and take any action necessary.

**DISCUSSION ITEMS**

5. **MIS2015-009 (Ryan)**  
Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.
6. **Z2015-027 (David)**  
Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 453 Cullins Road, and take any action necessary.
7. **Z2015-028 (David)**  
Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

**8. Z2015-029 (Ryan)**

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to various sections of Article V, *District Development Standards*, Article VIII, *Landscaping Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping Guidelines*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating recommendations made by the *Landscape Ordinance Review Committee*, and take any action necessary.

**9. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ Z2015-025: Zoning Change from AG to SF-1 (770 Davis Drive) [*Approved*]
- ✓ Z2015-026: PD-65 Amendment [*Withdrawn by the Applicant*]
- ✓ SP2015-022: Variances for Crush-It-Sports [*Approved All Exceptions/Variances with the Exception of the Variance to the 4-Sided Architecture Requirements*]

**ADJOURNMENT**

**TRAINING SESSION**

**10. Planning and Zoning Commission Training Session (Ryan)**

A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include information regarding the role and responsibilities of the Planning and Zoning Commissioner.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 23<sup>rd</sup> day of October, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 13, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. *Approval of Minutes for the September 29, 2015 Planning and Zoning Commission meeting.*

**APPOINTMENTS**

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

**PUBLIC HEARINGS**

**3. Z2015-025 (Ryan)**

Hold a public hearing to discuss and consider a request by Bill K. Ryan for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey Abstract, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 Davis Drive, and take any action necessary.

**4. Z2015-026 (Ryan)**

Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to Planned Development District 65 (PD-65) [*Ordinance No. 08-02*] to allow for a ~74,000 SF Assisted Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the intersection of N. Goliad Street [*SH-205*] and Pecan Valley Drive, and take any action necessary.

**ACTION ITEMS**

**5. SP2015-021 (David)**

Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the intersection of White Hills Drive and Ridge Road [*FM-740*], and take any action necessary.

**6. SP2015-022 (David)**

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

**DISCUSSION ITEMS**

7. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2015-036: Replat for Lot 1, Block A, Our House Addition [*Approved*]
- ✓ P2015-037: Replat for Lot 3, Block 1, HJG Plaza Addition [*Approved*]

- ✓ MIS2015-007: Special Request by RHDC (Peter's Colony & Ross Street) [*Approve (Setback)/Denied (Masonry Exception)*]
- ✓ MIS2015-008: Special Request by RHDC (112 Chris Street) [*Denied (Land Use)/Approved (Setback/Masonry Exception/Lot Width)*]

## **ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 9<sup>th</sup> day of October, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 10, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. *Approval of Minutes for the October 27, 2015 Planning and Zoning Commission meeting.*

**PUBLIC HEARINGS**

**2. MIS2015-009 (Ryan)**

Hold a public hearing to discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

**3. Z2015-027 (David)**

Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 453 Cullins Road, and take any action necessary.

**4. Z2015-028 (David)**

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary [*Postponed to November 24, 2015 to Correct the Agenda Caption*].

**5. Z2015-029 (Ryan)**

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to various sections of Article V, *District Development Standards*, Article VIII, *Landscaping Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping Guidelines*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating recommendations made by the *Landscape Ordinance Review Committee*, and take any action necessary.

**DISCUSSION ITEMS**

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2015-038: Final Plat for Lots 1 & 2, Block 2, Life Springs Church Addition [*Approved*]
- ✓ P2015-039: Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB Addition [*Approved*]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6<sup>th</sup> day of November, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**November 24, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the November 10, 2015 Planning and Zoning Commission meeting.

**PUBLIC HEARING ITEMS**

2. **Z2015-028 (David)**

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

**DISCUSSION ITEMS**

3. **MIS2015-003 (Ryan)**

Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation* section, add a street cross section for a M3U (*minor arterial, three [3] lane, undivided roadway*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and take any action necessary.

4. **Z2015-030 (Ryan)**

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and take any action necessary.

5. **Z2015-031 (Ryan)**

Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of Laguna Drive and Ridge Road [FM-740], and take any action necessary.

6. **Z2015-032 (David)**

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

7. **Z2015-033 (David)**

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.

**8. Z2015-034 (Ryan)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary.

**9. Z2015-035 (David)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

**10. SP2015-018 (David)**

Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

**11. SP2015-024 (David)**

Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner James Benton of Emerge Enterprises for the approval of a site plan for a car wash on a 1.055-acre parcel of land identified as Lot 7 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2360 S. Goliad Street, and take any action necessary.

**12. P2015-041 (Ryan)**

Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and take any action necessary.

**13. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ MIS2015-009: Special Request for 112 Chris Street [Approved]
- ✓ Z2015-027: Zoning Change AG to SFE-2.0 (1<sup>st</sup> Reading) [Approved]
- ✓ Z2015-029: Text Amendment to the Landscaping Requirements (1<sup>st</sup> Reading) [Approved]

**ADJOURNMENT**

**TRAINING SESSION**

**14. Planning and Zoning Commission Training Session (Ryan)**

A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from the City's Geographical Information Systems (GIS) Department and a short training session of the City's new interactive maps.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20<sup>th</sup> day of November, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 8, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the November 24, 2015 Planning and Zoning Commission meeting.

**APPOINTMENTS**

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

**PUBLIC HEARINGS**

3. **MIS2015-003 (Ryan)**  
Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation* section, add a street cross section for a M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and take any action necessary.
4. **Z2015-030 (Ryan)**  
Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and take any action necessary.
5. **Z2015-031 (Ryan)**  
Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action necessary.
6. **Z2015-032 (David)**  
Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.
7. **Z2015-033 (David)**  
Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.
8. **Z2015-034 (Ryan)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary.

**9. Z2015-035 (David)**

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

**ACTION ITEMS**

**10. SP2015-018 (David)**

Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

**11. SP2015-024 (David)**

Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner James Benton of Goliad Express, LLC for the approval of a site plan for a car wash on a 1.055-acre parcel of land identified as Lot 7 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2360 S. Goliad Street, and take any action necessary.

**12. P2015-041 (Ryan)**

Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and take any action necessary.

**DISCUSSION ITEMS**

**13. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4<sup>th</sup> day of December, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 29, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**ACTION ITEMS**

**1. P2015-043 (Ryan)**

Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a reinstatement request for the preliminary plat for Fontanna Ranch Addition in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being an 83.30-acre tract of land, zoned Planned Development District 64 (PD-64), generally located south of SH-276 and east of FM-549, originally approved by City Council on January 3, 2006, and take any action necessary.

**2. MIS2015-010 (David)**

Discuss and consider a request by Scott Lewis of C. Scott Lewis Homes, Inc. for the approval of a tree mitigation plan in conjunction with an approved site plan for a warehouse facility on a 1.095-acre parcel of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District, located on the south side of Springer Road, east of the intersection of Springer Road and Corporate Crossing [FM-3549], and take any action necessary.

**DISCUSSION ITEMS**

**3. Z2015-036 (Ryan)**

Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of allowing a *Financial Institution with a Drive-Through* within the *Ridge Road Retail Subdistrict*, being a 1.1755-acre portion of a larger ~78.89-acre area of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the northwest corner of Cemetery Road and Ridge Road [FM-740], with the greater *Harbor District* being generally located south of IH-30 and west of Horizon Road [FM-3097], and take any action necessary.

**4. Z2015-037 (David)**

Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

**5. Z2015-038 (Ryan)**

Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a zoning amendment to *Ordinance No. 07-29* for the purpose of allowing a *Banquet Facility* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, 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, and generally located along N. Goliad Street [SH-205] north of Interurban Street, and take any action necessary.

**6. Z2015-039 (David)**

Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (OV) District, located on the east side of White Hills Drive south of Ridge Road [FM-740], and take any action necessary.

**7. P2015-042 (David)**

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 a final plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as Phase 3 of the North Shore Addition and Tract 26-1 of the J. H. B. Jones Survey, Abstract No. 124, 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 corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

**8. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).**

- ✓ MIS2015-003: Amendments to the Master Thoroughfare Plan [*Approved*]
- ✓ Z2015-030: Amendments to PD-75 (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-031: SUP for a Carwash @ La Jolla Pointe Drive and Ridge Road (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-032: Renewal of SUP-115 for a Pawnshop (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-033: SUP @ 513 Windsor Way (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-034: Zoning Change for PD -- Saddle Star South (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2015-035: Zoning Change for PD -- Saddle Star North (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ SP2015-018: Material Variance for a RaceTrac Gas Station [*Approved*]
- ✓ P2015-041: Lots 2 & 3, Block A, Platinum Storage Addition [*Approved*]

**ADJOURNMENT**

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 25<sup>th</sup> day of December, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.