

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 14, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. ***Approval of Minutes*** for the October 29, 2013 Planning and Zoning Commission meeting.
2. ***Approval of Minutes*** for the November 12, 2013 Planning and Zoning Commission meeting.
3. **P2013-042 (David)**
Discuss and consider a request by Drew Colon of Greener City Groups, Inc. for the approval of a final plat of Lots 1-14, Block 1, Shady Dale Estates Addition being a 4.32-acre tract of land identified as Tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for Single Family Residential uses, located east of the intersection of Ridge Road [FM-740] and Shady Dale Lane, and take any action necessary.
4. **P2013-043 (Ryan)**
Discuss and consider a request by Mushtak Khatri of the Tabani Group on behalf of T. Rockwall Phase 2, LLC for the approval of a final plat for Lot 5, Block A, Rockwall Commons Addition being a 3.802-acre parcel of land currently recognized as a one (1) acre parcel of land identified as Lot 1, Block 1, Independent Community Financial Corporation Addition and a 2.802-acre tract of land identified as Tract 6-2 of the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, both properties being zoned Planned Development District 1 (PD-1) for mixed use development, generally located on Ridge Road [FM-740] south of Summit Ridge Drive, and take any action necessary.
5. **P2013-044 (Ryan)**
Discuss and consider a request by Jay Bedford of the A. J. Bedford Group, Inc. on behalf of BDC Family Limited Partnership for the approval of a replat for Lot 13, Block 1, Rockwall Centre Corners Addition being a 2.644-acre parcel of land currently identified as Lot 12, Block 1, Rockwall Centre Corners Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, the SH-205 (SH-205 OV) District and SH-276 (SH-276) District, and located at the northeast corner of the intersection of S. Goliad Street (SH-205) and SH-276, and take any action necessary.

ACTION ITEMS

6. **SP2013-031 (Ryan)**
Discuss and consider a request by Gerald Monk of Monk Consulting Engineers, Inc. on behalf of Dr. Holly Britt for the approval of a Site Plan for a Medical Office Building on a 1.55-acre parcel of land identified as Lot 1, Block A, Horizon Ridge Center Addition, Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District uses, located at the southeast corner of the intersection of Rockwall Parkway and Horizon Road (FM-3097), and take any action necessary.

DISCUSSION ITEMS

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

- ✓ Z2013-032: Specific Use Permit for a General Retail Store in PD-50 [2nd Reading] (*Approved*)
- ✓ Z2013-033: Specific Use Permit for an Accessory Building (1970 Copper Ridge Circle) [2nd Reading] (*Approved*)
- ✓ Z2013-035: Zoning Change from Single Family-7 (SF-7) to Residential-Office (RO) District [2nd Reading] (*Tabled*)
- ✓ A2013-001: Voluntary Annexation of Expiring 212 Development Agreements [1st 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, 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 **10th day of January, 2014 by 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 28, 2014
6:00 P.M.

DISCUSSION ITEMS

1. P2014-001 (Ryan)

Discuss and consider a request by Bobby Samuels of the Skorburg Company representing BH Phase III, SF, LTD. for the approval of a preliminary plat for 71 residential lots identified as Breezy Hill, Phase III, being a 28.098-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74), generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

2. P2014-002 (Ryan)

Discuss and consider a request by Bobby Samuels of the Skorburg Company representing BH Phase IV, SF, LTD. for the approval of a preliminary plat for 51 residential lots identified as Breezy Hill, Phase IV, being a 29.646-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74), generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

3. Z2014-001 (JoDee)

Hold a public hearing to discuss and consider a request by Tommy Pulliam on behalf of Rayburn Electric Cooperation, Inc. for the approval of a zoning change from Agricultural (Ag) District to a Heavy Commercial (HC) District for a 6.057-acre tract land identified as a portion of Tract 3-06 of the W. H. Barnes Survey, Abstract No. 26, Rockwall, Rockwall County, Texas, zoned Agricultural (Ag) District, located on the south side of Sids Road west of S. Goliad Street (SH-205), and take any action necessary.

4. Z2014-002 (Ryan)

Hold a public hearing to discuss and consider a request by Brad Forslund of Churchill Residential, Inc. on behalf of Stone Creek Balance, LTD. for the approval of a zoning amendment to Planned Development District 70 (PD-70) to allow an age restricted, senior housing on a 5.29-acre portion of a larger tract of land identified as Tract 2 of the W. T. DeWeese Survey, Abstract No. 71, Rockwall, Rockwall County, Texas, currently zoned Planned Development District 70 (PD-70), located on the south side of FM-552 east of N. Goliad Street (SH-205), and take any action necessary.

5. Z2014-003 (David)

Hold a public hearing to discuss and consider a request by Charlie Rickerson for the approval of a Specific Use Permit to allow a detached garage with guest quarters/secondary living unit that will exceed the maximum permissible height for an accessory structure on a 0.40-acre parcel of land identified as Lot A, Block 117, B. F. Boydston Addition, Rockwall, Rockwall County, Texas, also identified as a *Landmarked Property*, zoned Single Family 7 (SF-7) District, located at 109 St. Mary's Street, and take any action necessary.

6. SP2014-002 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Billy Self of Pro Soap, Inc. for the approval of a site plan for a warehouse facility on a 2.03-acre parcel of land identified as Lot 2 of the DBK Addition, Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)

District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of IH-30 west of Corporate Crossing, and take any action necessary.

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

- ✓ A2013-001: Annexation of 42.482 acres (2nd Reading) [Approved]
- ✓ P2013-042: Shady Dale Lane Final Plat [Approved]
- ✓ P2013-043: Rockwall Commons Phase 2 Final Plat [Approved]
- ✓ P2013-044: Rockwall Centre Corners Addition Replat [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 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 24th day of January, 2014 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 11, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. ***Approval of Minutes*** for the November 26, 2013 Planning and Zoning Commission meeting.
2. **P2014-003 (JoDee)**
Discuss and consider a request by R.L. Goodson Consulting Engineers on behalf of the YMCA of Dallas for the approval of a replat for Lot 2, Block A, Rockwall County Y.M.C.A. containing one (1) non-residential lot, zoned Planned Development 5 (PD-5) District, on 21.378-acres, currently identified as Lot 1, Block A, Rockwall County Branch Y.M.C.A., City of Rockwall, Rockwall County, Texas, situated within the North SH-205 Overlay (N SH-205 OV) District, located on the east side of SH-205 north of Caruth Lane, and take any action necessary.
3. **P2014-004 (Ryan)**
Discuss and consider a request by Ronald Valk for the approval of a final plat for Lot 1, Block 1, Valk Rockwall Addition being a 4.264-acre tract of land located within the extraterritorial jurisdiction of the City of Rockwall and situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas, and located on the east side of SH-205 north of F.M. 552, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2014-001 (JoDee)**
Hold a public hearing to discuss and consider a request by Tommy Pulliam on behalf of Rayburn Electric Cooperation, Inc. for the approval of a zoning change from Agricultural (Ag) District to a Heavy Commercial (HC) District for a 6.057-acre tract land identified as a portion of Tract 3-06 of the W. H. Barnes Survey, Abstract No. 26, Rockwall, Rockwall County, Texas, zoned Agricultural (Ag) District, located on the south side of Sids Road west of S. Goliad Street (SH-205), and take any action necessary.
5. **Z2014-002 (Ryan)**
Hold a public hearing to discuss and consider a request by Brad Forslund of Churchill Residential, Inc. on behalf of Stone Creek Balance, LTD. for the approval of a zoning amendment to Planned Development District 70 (PD-70) to allow an age restricted, senior housing on a 5.29-acre portion of a larger tract of land identified as Tract 2 of the W. T. DeWeese Survey, Abstract No. 71, Rockwall, Rockwall County, Texas, currently zoned Planned Development District 70 (PD-70), located on the south side of FM-552 east of N. Goliad Street (SH-205), and take any action necessary.
6. **Z2014-003 (David)**
Hold a public hearing to discuss and consider a request by Charlie Rickerson for the approval of a Specific Use Permit to allow a detached garage with guest quarters/secondary living unit that will exceed the maximum permissible height for an accessory structure on a 0.40-acre parcel of land identified as Lot A, Block 117, B. F. Boydston Addition, Rockwall, Rockwall County, Texas, also identified as a *Landmarked Property*, zoned Single Family 7 (SF-7) District, located at 109 St. Mary's Street, and take any action necessary.

ACTION ITEMS

7. P2014-001 (Ryan)

Discuss and consider a request by Bobby Samuels of the Skorburg Company representing BH Phase III, SF, LTD. for the approval of a preliminary plat for 71 residential lots identified as Breezy Hill, Phase III, being a 48.247-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74), generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

8. P2014-002 (Ryan)

Discuss and consider a request by Bobby Samuels of the Skorburg Company representing BH Phase IV, SF, LTD. for the approval of a preliminary plat for 51 residential lots identified as Breezy Hill, Phase IV, being a 41.662-acre tract of land situated within the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74), generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

9. SP2014-002 (David)

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Billy Self of Pro Soap, Inc. for the approval of a site plan for a warehouse facility on a 2.03-acre parcel of land identified as Lot 2 of the DBK Addition, Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of IH-30 west of Corporate Crossing, and take any action necessary.

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 **7th day of February, 2014 by 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 25, 2014
6:00 P.M.

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for the December 10, 2013 Planning and Zoning Commission meeting.
2. **P2014-006 (JoDee)**
Discuss and consider a request by Harold Fetty on behalf of Meldria Johnson for the approval of a replat for Lots 1 & 2, Block A, M & M Johnson Addition being a 0.37-acre parcel of land currently identified as a portion of Lot 3, Block H, Sanger Brothers Addition, zoned Multi Family-14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, and located approximately 113-feet from the northeast corner of the intersection of Davy Crockett Street and Bourn Avenue, and take any action necessary.

DISCUSSION ITEMS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review, and for update concerning the Board's on-going Visual Preference Survey.
4. **P2014-005 (JoDee)**
Discuss and consider a request by Kelcey Barnes for the approval of a final plat for a six (6) acre portion of a larger 36.61-acre tract of land identified as Tract 13-03 of the W. W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally being a portion of a 20-acre tract of land identified as 636 Hanby Lane, and take any action necessary.
5. **Z2014-004 (Ryan)**
Hold a public hearing and consider approval of an ordinance for a city-initiated request to amend the Unified Development Code (*Ordinance No. 04-38*), specifically Article II, *Authority and Administrative Procedures*, Section 6.1, *Notice of Public Hearing*, and take any action necessary.
6. **Z2014-005 (Ryan)**
Hold a public hearing to discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. on behalf of Ken Keeton of the Rockwall Economic Development Corporation (REDC) for the approval of a zoning change from an Agriculture (AG) District to a Light Industrial (LI) District for a 2.006-acre tract of land identified as a portion of Tract 2-7 of the David Harr Survey, Abstract No. 102, Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.
7. **Z2014-006 (Ryan)**
Hold a public hearing to discuss and consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing to amend the density and dimensional requirements stipulated by Planned Development District 8 (PD-8) for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8 (PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.

8. SP2014-003 (David)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Ketan Parekh of A. J. Squared, LLC for the approval of a site plan for a medical office building on a 1.463-acre parcel of land identified as Lot 2, Block A, Rockwall Assisted Living Facility Addition, zoned Planned Development District 18 (PD-18) for office and retail uses, situated within the Scenic Overlay (SOV) District, located on the west side of Ridge Road [FM-740] south of Cemetery Road, and take any action necessary.

9. SP014-004 (JoDee)

Discuss and consider a request by Bill Thomas of Engineering Concepts and Designs on behalf of Tommy Pulliam of the Rayburn Electric Cooperation, Inc. for the approval of a site plan for office building on a 6.057-acre tract of land identified as a portion of Tract 3-06 of the W. H. Barnes Survey, Abstract No. 26, Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.

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

- ✓ P2014-001: Preliminary Plat of Breezy Hill, Phase 3 [Approved]
- ✓ P2014-002: Preliminary Plat of Breezy Hill, Phase 4 [Approved]
- ✓ P2014-003: Replat of Lot 2, Block A, Rockwall County YMCA [Approved]
- ✓ P2014-004: Final Plat of Lot 1, Block 1, Valk Rockwall Addition [Approved]
- ✓ Z2014-001: Rayburn Electric Cooperation Zoning Change (AG to HC) (*1st Reading*) [Public Hearing Continued]
- ✓ Z2014-003: SUP for a Detached Garage & Secondary Living Unit (*1st Reading*) [Approved]
- ✓ SP2014-002: Pro Soap Distribution Center [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 21st day of February, 2014 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 11, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for the January 14, 2014 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the January 28, 2014 Planning and Zoning Commission meeting.
3. **P2014-008 (Ryan)**
Discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. on behalf of Ken Keeton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat for Lot 1, Block A & Lot 1, Block B, Channel Subdivision and for the dedication of Justin Road right-of-way being a 37.828-acre tract of land located within the Archibald Hanna Survey, Abstract No. 99, the N. Butler Survey, Abstract No. 20 and the David Harr Survey, Abstract No. 102, Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) and Agriculture (AG) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located in between John King Boulevard and Industrial Boulevard north of Interstate Highway 30 (IH-30), and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2014-004 (Ryan)**
Hold a public hearing and consider approval of an ordinance for a city-initiated request to amend the Unified Development Code (*Ordinance No. 04-38*), specifically Article II, *Authority and Administrative Procedures*, Section 6.1, *Notice of Public Hearing*, and take any action necessary.
5. **Z2014-005 (Ryan)**
Hold a public hearing to discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. on behalf of Ken Keeton of the Rockwall Economic Development Corporation (REDC) for the approval of a zoning change from an Agriculture (AG) District to a Light Industrial (LI) District for a 2.006-acre tract of land identified as a portion of Tract 2-7 of the David Harr Survey, Abstract No. 102, Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.
6. **Z2014-006 (Ryan)**
Hold a public hearing to discuss and consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing to amend the density and dimensional requirements stipulated by Planned Development District 8 (PD-8) for a 1.131-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8 (PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.

ACTION ITEMS

7. **MIS2014-001 (Ryan)**
Discuss and consider a request by Ron Ramirez of Wier & Associates, Inc. on behalf of Ken Keeton of the Rockwall Economic Development Corporation (REDC) for the approval of a tree mitigation plan

on a 15.554-acre tract of land for the construction of Justin Road; the subject property is located within the Archibald Hanna, Abstract No. 99, Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located in between John King Boulevard and Industrial Boulevard north of Interstate Highway 30 (IH-30), and take any action necessary.

8. P2014-005 (JoDee)

Discuss and consider a request by Kelcey Barnes for the approval of a final plat for a six (6) acre portion of a larger 36.61-acre tract of land identified as Tract 13-03 of the W. W. Ford Survey, Abstract No. 80, Rockwall County, Texas, being situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally being a portion of a 20-acre tract of land identified as 636 Hanby Lane, and take any action necessary.

9. SP2014-003 (David)

Discuss and consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Ketan Parekh of A. J. Squared, LLC for the approval of a site plan for a medical office building on a 1.463-acre parcel of land identified as Lot 2, Block A, Rockwall Assisted Living Facility Addition, zoned Planned Development District 18 (PD-18) for office and retail uses, situated within the Scenic Overlay (SOV) District, located on the west side of Ridge Road [FM-740] south of Cemetery Road, and take any action necessary.

10. SP014-004 (JoDee)

Discuss and consider a request by Bill Thomas of Engineering Concepts and Designs on behalf of Tommy Pulliam of the Rayburn Electric Cooperation, Inc. for the approval of a site plan for an office building on a 6.057-acre tract of land identified as a portion of Tract 3-06 of the W. H. Barnes Survey, Abstract No. 26, Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.

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

- ✓ P2014-006: Lots 1 & 2, Block A, M&M Johnson Addition [*Approved*]
- ✓ Z2014-001: Rayburn Electric Cooperation Zoning Change (AG to HC) (*1st Reading*) [*Approved*]
- ✓ Z2014-003: SUP for 109 St. Mary's 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, 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 7th day of March, 2014 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 25, 2014
6:00 P.M.

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for the February 11, 2013 Planning and Zoning Commission meeting.
2. **P2014-009 (David)**
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Brian Berry of Horizon GSL 1, LLC for the approval of a replat of Lots 2-7, Block 1, Alliance Addition, Phase 2, creating three (3) non-residential lots identified as Lots 12, 13 & 14, Block 1, Alliance Addition, Phase 2, being 2.768-acres of land situated in the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57), located southeast of the intersection of H. Wallace Lane and Jeff Boyd Drive, and take any action necessary.
3. **P2014-010 (Ryan)**
Discuss and consider a request by Barney M. Barnhill for the approval of a replat of Lots 1 & 2, Block E, Sanger Brothers Addition, creating two (2) non-residential lots identified as Lots 1 & 2, Block A, Goliad Dental Addition, being 0.56-acres of land situated in the B. F. Boydston Survey, Abstract No. 14, Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southeast corner of the intersection of E. Boydston Avenue and S. Goliad Street (*SH-205*), and take any action necessary.

ACTION ITEMS

4. **Z2014-004 (Ryan)**
Discuss and consider approval of an ordinance for a city-initiated request to amend the Unified Development Code (*Ordinance No. 04-38*), specifically Article II, *Authority and Administrative Procedures*, Section 6.1, *Notice of Public Hearing*, and take any action necessary.
5. **MIS2014-002 (JoDee)**
Discuss and consider a request by Fritz McKinstry 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 0.17-acre parcel of land identified as Lot 23, Block E, Chandler's Landing, Phase 16, zoned Planned Development District 8 (PD-8), located at 257 Victory Lane, Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

6. **Z2014-007 (Ryan)**
Hold a public hearing to discuss and consider a request by Darren Cain 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 and allow for changes to the development standards contained in Exhibit 'C' of Ordinance 12-26 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. **Z2014-008 (David)**
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a zoning change from an Agriculture (AG) District to a Heavy Commercial (HC) District for a 7.42-acre tract of

land identified as a portion of Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located east of the intersection of John King Boulevard and SH-66, and take any action necessary.

8. SP2013-023 (JoDee)

Discuss and consider a request by Dean Cathey for the approval of a site plan to allow for the construction of a building for a retail ice machine and vending machine in conjunction with a stand-alone indoor/outdoor recreational facility located at 2922 SH-205, being a 23.27-acre tract of land identified as Tract 2-28, J. R. Johnson Survey, Abstract 128, situated contiguous with the SH-205 Overlay (SH-205 OV) District, zoned Agriculture (AG) District, located on the west side of SH-205 south of Mims Road, and take any action necessary.

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

- ✓ P2014-008: Lot 1, Block A & Lot 1, Block B, Channell Addition/Justin Road [Approved]
- ✓ P2014-005: Lot 1, Block 1, Barnes Addition (*ETJ Plat*) [Approved]
- ✓ Z2014-001: Rayburn Electric Cooperation Zoning Change (AG to HC) (*2nd Reading*) [Approved]
- ✓ Z2014-005: REDC Rezoning (AG to LI) (*1st Reading*) [Approved]
- ✓ Z2014-006: PD-8 Amendment (Cabana's at Chandler's Landing) (*1st Reading*) [Approved]
- ✓ SP2014-003: Ridge Road MOB [Approved]
- ✓ SP2014-004: Rayburn Electric Cooperation 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, 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 21st day of March, 2014 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 8, 2014
6:00 P.M.

CALL TO ORDER

1. *Approval of Minutes for the February 25, 2014 Planning and Zoning Commission meeting.*
2. *Approval of Minutes for the March 11, 2014 Planning and Zoning Commission meeting.*
3. *Approval of Minutes for the March 25, 2014 Planning and Zoning Commission meeting.*

PUBLIC HEARING ITEMS

4. **Z2014-007 (Ryan)**
Hold a public hearing to discuss and consider a request by Darren Cain 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 and allow for changes to the development standards contained in Exhibit 'C' of Ordinance 12-26 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.
5. **Z2014-008 (David)**
Hold a public hearing to discuss and consider a request by Mike Peoples for the approval of a zoning change from an Agriculture (AG) District to a Heavy Commercial (HC) District for a 7.42-acre tract of land identified as a portion of Tract 4-01 of the M. B. Jones Survey, Abstract No. 122, Rockwall, Rockwall County, Texas, situated within the East SH 66 Corridor Overlay (E-SH 66 OV) District, located east of the intersection of John King Boulevard and SH-66, and take any action necessary.

ACTION ITEMS

6. **SP2013-023 (JoDee)**
Discuss and consider a request by Dean Cathey for the approval of a site plan to allow for the construction of a building for a retail ice machine and vending machine in conjunction with a stand-alone indoor/outdoor recreational facility located at 2922 SH-205, being a 23.27-acre tract of land identified as Tract 2-28, J. R. Johnson Survey, Abstract 128, situated contiguous with the SH-205 Overlay (SH-205 OV) District, zoned Agriculture (AG) District, located on the west side of SH-205 south of Mims Road, and take any action necessary.
7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
 - ✓ P2014-009: Lots 12-14, Alliance Addition Phase 2
 - ✓ P2014-010: Lots 1&2, Bock A, Goliad Dental Addition
 - ✓ Z2014-004: Unified Development Code Amendment
 - ✓ MIS2014-002: Exception to the Masonry Requirements

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 4th day of April, 2014 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 29, 2014
6:00 P.M.

CALL TO ORDER

PUBLIC HEARINGS

1. Z2014-009 (David)

Hold a public hearing to discuss and consider a request by Gregory D. Ollom for the approval of a change in zoning from an Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District on a 7.969-acre tract of land situated in the William Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, being located at 941 Cornelius Road and take any action necessary.

DISCUSSION ITEMS

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

3. Z2014-010 (David)

Hold a public hearing to discuss and consider a request by the Fenton Motor Group, LLC, on behalf of the LaFon Family, for the revocation of SUP No. 111 [*Ordinance No. 13-36*], which grants a Specific Use Permit (SUP) for a new car dealership on a 1.06-acre tract of land identified as Tract 12 of the John Lockhart Survey, Abstract No. 134 and a 10.51-acre parcel of land identified as Lot 1, Block A of the Lafon Addition, being a total 11.568-acres, zoned Commercial (C) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of John King Boulevard and south of IH-30, and take any action necessary.

4. Z2014-011 (Ryan)

Hold a public hearing to discuss and consider a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [*Ordinance No. 02-33*] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, and take any action necessary.

5. Z2014-012 (Ryan)

Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow 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.

6. Z2014-013 (David)

Hold a public hearing to discuss and consider a request by Dean Cathey, on behalf of ASCDT Investments, LLC, for the approval of a zoning change from a Zero Lot Line (ZL-5) District to a Planned Development District for single-family attached uses for a 1.25-acre subdivision of land identified as Lots 4, 5, 6 & 7 of the Integrity Addition Phase 2, City of Rockwall, Rockwall County, Texas, addressed as 617, 619, 621 & 623 Boydston Avenue, and take any action necessary.

7. SP2014-006 (JoDee)

Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

8. SP2014-007 (JoDee)

Discuss and consider a request by Stephen Seitz Architects, Inc., on behalf of the owner of the property, for the approval of a site plan for a professional office building on a 0.75-acre tract of land identified as Lot E, Block 117 & Lot D, Block 117 of B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the northeast corner of the intersection of SH-205 [S. Goliad Street] and St. Mary's Street, and take any action necessary.

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

- ✓ Z2014-007: Breezy Hill Amendments (PD-74) [Denied]
- ✓ Z2014-008: Change in Zoning from AG to HC (SH-66) [Denied]
- ✓ Z2014-001: Amendments to the Notification Procedures (*2nd 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, 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 25th day of April, 2014 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 13, 2014
6:00 P.M.

CALL TO ORDER

PUBLIC HEARING ITEMS

1. Z2014-011 (Ryan)

Hold a public hearing to discuss and consider a request by Dewayne Cain, on behalf of the Cain Family Revocable Trust, for the approval of a zoning change from a Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential-Office (RO) District uses and to amend the boundaries of Planned Development District 53 (PD-53) [Ordinance No. 02-33] for a 0.651-acre parcel of land identified as Lot 3, Block A, Lee Rhoades Subdivision, City of Rockwall, Rockwall County, Texas, addressed as 1002 Ridge Road, and take any action necessary.

2. Z2014-012 (Ryan)

Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow 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.

3. Z2014-013 (David)

Hold a public hearing to discuss and consider a request by Dean Cathey, on behalf of ASCDT Investments, LLC, for the approval of a zoning change from a Zero Lot Line (ZL-5) District to a Planned Development District for single-family attached uses for a 1.25-acre subdivision of land identified as Lots 4, 5, 6 & 7 of the Integrity Addition Phase 2, City of Rockwall, Rockwall County, Texas, addressed as 617, 619, 621 & 623 Boydston Avenue, and take any action necessary.

4. Z2014-014 (David)

Hold a public hearing to discuss and consider a request by Brad Fenton of Fenton Motor Group, on behalf of Cambridge Companies Inc., for approval of a Specific Use Permit (SUP) to allow for a new car dealership being a 4.08-acre tract of land located in the J. LOCKHART SURVEY, Abstract No.134, being a portion of that certain tract of land described in deed to the Cambridge Companies, Inc. as recorded in Volume 101, Page 795 of the Deed Records of Rockwall County, Texas and zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the 205 By-Pass Corridor Overlay (205 BY-OV) District and generally located on the southeast corner of John King Boulevard and IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

ACTION ITEMS

5. Appointment with Adam Buczek of the Skorburg Company to consider a request to submit a new zoning application for Planned Development District 74 (PD-74) in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.

6. MIS2014-003 (David)

Discuss and consider a request by Bryan P. Powell, P.E. of Westwood Professional Services for the approval of a Tree Preservation Plan for the Castle Ridge Addition, Phase III, zoned Single-Family (SF-10) District and generally situated west of SH-205 and north of Dalton Road (FM-552), located in the City of Rockwall, Rockwall County, Texas, and take any action necessary.

7. MIS2014-004 (Ryan)

Discuss and consider a request for the approval of a special request for the purpose of permitting the construction of a carport that does not conform to the setback and material requirements as stipulated by Section 2.1.2(1) [Carports] of Article IV, Permissible Uses, of the Unified Development Code, for a 0.12-acre property that is identified as Lot 877, Block E of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75), is generally located at 486 Perch Road, and take any action necessary.

8. SP2014-006 (JoDee)

Discuss and consider a request by Peak Pedi, LLC for the approval of a site plan for a medical office on a one (1) acre tract of land identified at Tract 1-2 of the J. M. Allen Survey, Abstract 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276) District, located on the north side of SH-276 west of Innovation Drive, and take any action necessary.

9. SP2014-007 (JoDee)

Discuss and consider a request by Stephen Seitz Architects, Inc., on behalf of the owner of the property, for the approval of a site plan for a professional office building on a 0.75-acre tract of land identified as Lot E, Block 117 & Lot D, Block 117 of B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the northeast corner of the intersection of SH-205 [S. Goliad Street] and St. Mary's Street, and take any action necessary.

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

- ✓ Z2014-004: Text Amendment to Section 6.1, Notice of Public Hearing, Article II, UDC (Approved)
- ✓ Z2014-009: Zoning Change from AG to SFE-1.5 (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 9th day of May, 2014 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 27, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the April 8, 2014 Planning and Zoning Commission meeting.
2. **P2014-012 (JoDee)**
Discuss and consider a request by Terrence Rowe of Double T. Ventures, LLC for the approval of a replat for Lot 1, Block A, Double T. Ventures Addition being one (1) lot currently identified as a portion of Lot 24, Amick Addition, zoned Planned Development District 50 (PD-50), located at 807 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

PUBLIC HEARING ITEMS

3. **Z2014-012 (Ryan)**
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow 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. **[Request to Postpone to the June 10, 2014 Planning and Zoning Commission Meeting]**

ACTION ITEMS

4. Appointment with Dick Skorburg of the Skorburg Company to consider a request to submit a new zoning application for Planned Development District 74 (PD-74) in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary.
5. **MIS2014-007 (JoDee)**
Discuss and consider a request by the Josh Houser 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 0.24-acre parcel of land identified as Lot 11, Block A, Chandler's Landing, Phase 19, zoned Planned Development District 8 (PD-8), located at 105 Weatherly Circle, City of Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.
7. **Z2014-015 (David)**
Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a

0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.

8. Z2014-016 (Ryan)

Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.

9. SP2014-008 (Ryan)

Hold a public hearing to discuss and consider a request by Ken Hill of NADC Architects, LLC on behalf of Heritage Buick, Pontiac, GMC, for the approval of an amended site plan to allow for changes in the existing building façade and for a variance to the material requirements stipulated by Section 6.6, *IH-30 Overlay (IH-30) District*, of Article V, *District Development Standards*, of the Unified Development Code for a 5.285-acre parcel of land identified as Lot 1, Block 1, Heritage BPG Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 930 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

10. SP2014-009 (David)

Discuss and consider a request by Lori Stevens of Patriot PAWS for the approval of a site plan to allow for an addition to an existing facility, which is located on a 1.5304-acre parcel of land, being identified as Lot 4, Block A, Maverick Ranch Addition, zoned Commercial (C) District, and located at 254 Ranch Trail, City of Rockwall, Rockwall County, Texas, and take any action necessary.

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

- ✓ Z2014-009: Change in Zoning from AG to SFE-4.0 [Approved]
- ✓ Z2014-011: Change in Zoning from C to PD-53 (1002 Ridge Road) [Approved]
- ✓ Z2014-013: Change in Zoning from ZL-5 to PD for SF-A [Withdrawn]
- ✓ Z2014-014: SUP for a New Car Dealership (Extension of S-111) [Approved]
- ✓ SP2014-007: Variances for Building Materials and Screening [Approved]
- ✓ MIS2014-004: Special Request for a Carport (486 Perch Road) [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 23rd day of May, 2014 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 10, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for the April 29, 2014 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the May 13, 2014 Planning and Zoning Commission meeting.
3. **Approval of Minutes** for the May 27, 2014 Planning and Zoning Commission meeting.

PUBLIC HEARING ITEMS

4. **Z2014-012 (Ryan)**
Hold a public hearing to discuss and consider a request by Master Plan, on behalf of Rockwall SH-205 Venture, LLC, for the approval of a Specific Use Permit (SUP) to allow 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.
5. **Z2014-015 (David)**
Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.
6. **Z2014-016 (Ryan)**
Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.
7. **Z2014-017 (Ryan)**
Hold a public hearing to discuss and consider a request by Dick Skorburg 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 12-26 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.

ACTION ITEMS

8. **SP2014-008 (Ryan)**
Hold a public hearing to discuss and consider a request by Ken Hill of NADC Architects, LLC on behalf of Heritage Buick, Pontiac, GMC, for the approval of an amended site plan to allow for changes in the existing building façade and for a variance to the material requirements stipulated by Section 6.6, *IH-30 Overlay (IH-30) District*, of Article V, *District Development Standards*, of the Unified

Development Code for a 5.285-acre parcel of land identified as Lot 1, Block 1, Heritage BPG Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 930 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

9. SP2014-009 (David)

Discuss and consider a request by Lori Stevens of Patriot PAWS for the approval of a site plan to allow for an addition to an existing facility, which is located on a 1.5304-acre parcel of land, being identified as Lot 4, Block A, Maverick Ranch Addition, zoned Commercial (C) District, and located at 254 Ranch Trail, City of Rockwall, Rockwall County, Texas, and take any action necessary.

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

- ✓ P2014-012: Replat 807 N. Goliad Street (Approved)
- ✓ MIS2014-007: Chandler's Masonry Exception (Approved)
- ✓ Z2014-011: Change in Zoning from C to PD-53 (1002 Ridge Road) [Approved; 2nd Reading]

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 6th day of June, 2014 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 24, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the June 10, 2014 Planning and Zoning Commission meeting.
2. **P2014-007 (JoDee)**
Discuss and consider a request by the Cabana's at Chandler's Landing Homeowner's Association on behalf of the residents of the Cabana's at Chandler's Landing for the approval of a replat of Lots 1-10, Block A, The Cabanas at Chandler's Landing, City of Rockwall, Rockwall County, Texas, for a 1.13-acre portion of a parcel of land identified as the Cabanas at Chandler's Landing, zoned Planned Development District 8 (PD-8) for multi-family or condominium uses as established in Ordinance 73-48 & 84-04, generally located south of Yacht Club Drive and west of Harbor View Drive, and take any action necessary.
3. **P2014-013 (JoDee)**
Discuss and consider a request by Tommy Pulliam of Pulliam Construction Management Inc. on behalf of Rayburn Electric Cooperation, Inc. for the approval of a final plat for Lots 1-3, Block A, Rayburn Country Addition being 11.407-acres of land situated in the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District and Agricultural (AG) District, located on the south side of Sids Road west of S. Goliad Street [SH-205], and take any action necessary.
4. **P2014-014 (Ryan)**
Discuss and consider a request by Rich Houston on behalf of R. Fifty Green Homes, LLC for the approval of a final plat for Lots 1-6, Block A, Solar Village Addition, containing six (6) single family lots on a 2.055-acre tract of land situated within the Rueben Ballard Survey, Abstract No. 29, Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located directly west of the intersection of Williams Street (SH-66) and Caruth Lane, and take any action necessary.

PUBLIC HEARINGS

5. **Z2014-015 (David)**
Hold a public hearing to discuss and consider a request by Dennis D. Alsup for the approval of a Specific Use Permit (SUP) for an accessory building that does not conform to the size requirements as specified by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for a property in a Single-Family 10 (SF-10) District on a 0.74-acre parcel of land identified as a portion of Block 4, Garner Addition, zoned Single-Family 10 (SF-10) District, situated within the North Goliad Overlay (NGC OV) District, located at 921 Alamo Road, City of Rockwall, Rockwall County, Texas, and take any action necessary.

APPOINTMENTS

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

ACTION ITEMS

7. **P2006-027 (Ryan)**
Discuss and consider a request by Christopher Orr of Arcadia Realty for the approval of a reinstatement request of the preliminary plat for the Lakes of Somerset Addition in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being a 139.354-acre tract of

land, zoned Planned Development District 63 (PD-63), located along the north side of FM 549, east of S. Goliad Street [SH 205], which was originally approved by City Council on August 21, 2006, and take any action necessary.

8. SP2014-013 (JoDee)

Discuss and consider a request by Virel Patel on behalf of the owner, Sunflower Deli Inc., for the approval of amended building elevations for an existing Schlotzky's restaurant being situated on a 0.815-acre parcel of land identified as Lot 13RA, Block A, Rockwall Towne Center, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 706 E. IH-30, and take any action necessary.

9. Z2014-016 (Ryan)

Discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a Planned Development District for limited commercial/retail land uses on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. Goliad Street] and S. FM-549, and take any action necessary.

DISCUSSION ITEMS

10. SP2014-010 (David)

Discuss and consider a request by Matt Callan of Corgan Associates, Inc. on behalf of the owner, Rockwall Regional Hospital, LLP, for the approval of a site plan for a medical office building on a 1.8907-acre parcel of land identified as Lot 3, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9), located along Horizon Road [FM-3097] southeast of the intersection of Horizon Road [FM-3097] and Rockwall Parkway, and take any action necessary.

11. SP2014-011 (Ryan)

Discuss and consider a request by Frank Richardson of Pross Design Group, Inc. on behalf of Channell Commercial Corporation and the Rockwall Economic Development Corporation for the approval of a site plan for an office and industrial facility on an 18.95-acre tract of land being identified as a 2.006-acre portion of Tract 2-7 of the David Harr Survey, Abstract No. 102 and a 16.944-acre portion of Tract 5 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.

12. SP2014-012 (David)

Discuss and consider a request by Philip Graham, PE of Wier & Associates on behalf of the Rockwall Economic Development Corporation and Col-Met Spray Booths for the approval of site plan for an industrial facility on a 12.0-acre parcel of land identified as a portion of Lot 1, Block B, Rockwall Technology Park, Phase III, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, located east of the intersection of Corporate Crossing (FM-3097) and Discovery Boulevard, and take any action necessary.

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

- ✓ Z2014-012: SUP for a Mini-Warehouse Facility [*Approved*]
- ✓ Z2014-017: Zoning Amendment to PD-74 [*Approved*]
- ✓ SP2014-008: Variance for Heritage Buick, Pontiac, GMC [*Denied*]
- ✓ SP2014-009: Exception for Patriot Paws [*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 20th day of June, 2014 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 8, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA ITEMS

1. **Approval of Minutes** for the June 24, 2014 Planning and Zoning Commission meeting.

ACTION ITEMS

2. **MIS2014-008 (Ryan)**
Discuss and consider a request by Marco A. Esparza 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 Hardiboard panels in lieu of Hardiboard lap siding for a new manufactured home on a 0.17-acre property identified as Lots 1390, 1391 & 1392, Rockwall Lake Estates #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District uses, located at 312 Rene Drive, and take any action necessary.
3. **SP2014-013 (JoDee)**
Discuss and consider a request by Virel Patel on behalf of the owner, Sunflower Deli Inc., for the approval of amended building elevations for an existing Schlotzky's restaurant being situated on a 0.815-acre parcel of land identified as Lot 13RA, Block A, Rockwall Towne Center, Phase 2 & 3, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 706 E. IH-30, and take any action necessary.
4. **SP2014-011 (Ryan)**
Discuss and consider a request by Frank Richardson of Pross Design Group, Inc. on behalf of Channell Commercial Corporation and the Rockwall Economic Development Corporation for the approval of a site plan for an office and industrial facility on an 18.95-acre tract of land being identified as a 2.006-acre portion of Tract 2-7 of the David Harr Survey, Abstract No. 102 and a 16.944-acre portion of Tract 5 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.
5. **SP2014-012 (David)**
Discuss and consider a request by Philip Graham, PE of Wier & Associates on behalf of the Rockwall Economic Development Corporation and Col-Met Spray Booths for the approval of a site plan for an industrial facility on a 12.0-acre parcel of land identified as a portion of Lot 1, Block B, Rockwall Technology Park, Phase III, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, located east of the intersection of Corporate Crossing (FM-3097) and Discovery Boulevard, and take any action necessary.
6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
 - ✓ Z2014-012: SUP for a Mini-Warehouse Facility [*Approved*]
 - ✓ Z2014-017: PD-74 Amendment [*Approved*]
 - ✓ SP2014-008: Heritage Buick, Pontiac & GMC [*Denied*]
 - ✓ SP2014-009: Patriot PAWS [*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 3rd day of July, 2014 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 29, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the July 8, 2014 Planning and Zoning Commission meeting.
2. **P2014-015 (Ryan)**
Discuss and consider a request by Tracy Fetty on behalf of the owner, Holly Britt, for the approval of a replat for Lot 1, Block A, Eye Care & Laser Management of Rockwall Addition, being a 1.55-acre parcel of land currently identified as Lot 1, Block A, Horizon Ridge Center, Phase 1 Addition, zoned Planned Development District 9 (PD-9) for general retail land uses, located at the southeast corner of Rockwall Parkway and FM-3097 [*Horizon Ridge Road*], and take any action necessary.

PUBLIC HEARINGS

3. **Z2014-018 (JoDee)**
Hold a public hearing to discuss and consider a request by Karri Shojaei-Scott of the Marigold Learning Academy on behalf of the owner, Modern Pyramids, Inc., for the approval of a Specific Use Permit (SUP) to allow for a Day Care Facility on a 0.45-acre parcel of land identified as Lot 3-R, Block A, Washington Place Addition, zoned Downtown (DT) District, situated within the SH 66 Overlay (SH 66 OV) District, and located at 401 W. Washington Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.
4. **Z2014-019 (Ryan)**
Hold a public hearing to discuss and consider a request by Shanessa Coburn of American Trooper on behalf of the owner, Scott Milder, for the approval of a Specific Use Permit (SUP) to allow an antiques/collectables and general retail store in Planned Development District 50 (PD-50) for a 0.66-acre lot of land containing two (2) parcels of land identified as a Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 & 805 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

ACTION ITEMS

5. **MIS2014-010 (David)**
Discuss and consider a request by Randy and Dianne Almon 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 [*Ordinance No. 04-38*], for a 0.14-acre parcel of land identified as Block 48B, B. F. Boydston Addition, zoned Single Family 7 (SF-7) District, addressed as 213 Clark Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.
6. **SP2014-010 (David)**
Discuss and consider a request by Matt Callan of Corgan Associates, Inc. on behalf of the owner, Rockwall Regional Hospital, LLP, for the approval of a site plan for a medical office building on a 1.8907-acre parcel of land identified as Lot 3, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 9 (PD-9), located along Horizon Road [*FM-3097*] southeast of the intersection of Horizon Road [*FM-3097*] and Rockwall Parkway, and take any action necessary.
7. **SP2014-014 (Ryan)**
Discuss and consider a request by Matthew Alexander on behalf of the Rockwall Downes Development, LLC for the approval of a Site Plan for Phases 1, 2 & 3 of the Rockwall Downes Subdivision, containing 89 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2,

Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

APPOINTMENTS

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

DISCUSSION ITEMS

9. MIS2014-009 (Robert)

Hold a public hearing to discuss and consider a City initiated request to amend the Future Land Use Map contained within the Comprehensive Plan, and take any action necessary.

10. Z2014-020 (JoDee)

Hold a public hearing to discuss and consider a request by Bobby and Kimberly Fritts for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.31-acre property identified as Lot 27, Block C of the Lyden Park Estates, Phase 4 Addition, zoned Planned Development District 17 (PD-17), addressed as 109 Weston Court, City of Rockwall, Rockwall County, Texas, and take any action necessary.

11. Z2014-021 (Ryan)

Hold a public hearing to discuss and consider a request by Jill Blase for the approval of an amendment to Specific Use Permit (SUP) No. S-88 [*Ordinance No. 11-44*] to incorporate an additional 2.96-acre tract of land into the SUP for the purpose of providing additional parking in conjunction with the existing urban farm; the subject property is identified as a 16.26-acre tract of land composed of Lot 1, Block S of the Preserve, Phase 3, Tract 11-3 of the N. Butler Survey, Abstract No. 21, and Tracts 11-3 & 12 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), Planned Development District 41 (PD-41), and Single Family 10 (SF-10) District, generally located at the northeast corner of the intersection of N. Lakeshore Drive and East Fork Drive, and take any action necessary.

12. Z2014-022 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating and implementing an Airport Overlay (AP OV) District, which will be applicable for the Ralph M. Hall/Rockwall Municipal Airport property, and for all properties located within 500-feet of the airport property and/or located within the Airport's *Runway Protection Zones* as defined by *AC150/5300-13A, Airport Design*, of the FAA standards, and take any action necessary.

13. P2014-016 (JoDee)

Discuss and consider a request by Rob Whittle on behalf of the Caruth Lake Development Corporation for the approval of a final plat for Lots 1 & 2, Block A, Caruth Lake Phase 1B Addition, currently identified as a 0.798-acre tract on land situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for residential land uses, located on the south side of Midnight Pass, west of the intersection of Midnight Pass and N. Fannin Street, and take any action necessary.

14. SP2014-016 (Ryan)

Discuss and consider a request by Caprice Michelle of Rockwall's Rustic Ranch, LLC for the approval of a site plan for a retail/office building on a 0.489-acre parcel of land identified as Lot B, Block 123, B. F. Boydston Addition, 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, City of Rockwall, Rockwall County, Texas, and take any action necessary.

15. SP2014-017 (David)

Discuss and consider a request by Greg Wallis of Mereshawn Architects on behalf of the owner Rick Sharp for the approval of a site plan for a warehouse facility on a 1.10-acre portion of a larger 6.22-acre parcel of

land identified as Lot 2, 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.

16. SP2014-018 (David)

Discuss and consider a request by Scott Lay on behalf of Lay Construction, LLC for the approval of a site plan for a Dairy Queen restaurant on a 2.0638-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.

17. SP2014-019 (JoDee)

Discuss and consider a request by Lynsey Ondecker of Glaus, Pyle, Schomer, Burns & DeHaven, GPD on behalf of the owner, Travel Centers of America, for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing truck stop, which is located on a 13.167-acre parcel of land identified as Lot 3, Block A, Travel Centers of America Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 Overlay (SH-205 OV) District, addressed as 2105 S. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

18. SP2014-020 (David)

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveying, LLC on behalf of the owner R. D. Vanderslice for the approval of a site plan for an office building on a 0.30-acre parcel of land identified as Lot 1, Block A, Adams Addition, 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 911 N. Goliad Street, and take any action necessary.

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

- ✓ Z2014-015: SUP for an Accessory Building (921 Alamo Road) [Approved]
- ✓ MIS2014-008: LRE Exception for a Manufactured Home (312 Rene Drive) [Approved]
- ✓ SP2014-011: Variances for Channell Development [Approved]
- ✓ SP2014-012: Variances for Col-Met Spray Booths Development [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 25th day of July, 2014 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 12, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-016 (JoDee)

Discuss and consider a request by Rob Whittle on behalf of the Caruth Lake Development Corporation for the approval of a final plat for Lots 1 & 2, Block A, Caruth Lake Phase 1B Addition, currently identified as a 0.798-acre tract on land situated within the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for residential land uses, located on the south side of Midnight Pass, west of the intersection of Midnight Pass and N. Fannin Street, and take any action necessary.

PUBLIC HEARINGS

2. MIS2014-009 (Robert)

Hold a public hearing to discuss and consider a City initiated request to amend the Future Land Use Map contained within the Comprehensive Plan, and take any action necessary.

3. Z2014-020 (JoDee)

Hold a public hearing to discuss and consider a request by Bobby and Kimberly Fritts for the approval of a Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] for a 0.31-acre property identified as Lot 27, Block C of the Lyden Park Estates, Phase 4 Addition, zoned Planned Development District 17 (PD-17), addressed as 109 Weston Court, City of Rockwall, Rockwall County, Texas, and take any action necessary.

4. Z2014-021 (Ryan)

Hold a public hearing to discuss and consider a request by Jill Blase for the approval of an amendment to Specific Use Permit (SUP) No. S-88 [*Ordinance No. 11-44*] to incorporate an additional 2.96-acre tract of land into the SUP for the purpose of providing additional parking in conjunction with the existing urban farm; the subject property is identified as a 16.26-acre tract of land composed of Lot 1, Block S of the Preserve, Phase 3, Tract 11-3 of the N. Butler Survey, Abstract No. 21, and Tracts 11-3 & 12 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), Planned Development District 41 (PD-41), and Single Family 10 (SF-10) District, generally located at the northeast corner of the intersection of N. Lakeshore Drive and East Fork Drive, and take any action necessary. (***Applicant has requested to withdraw this case.***)

ACTION ITEMS

5. SP2014-014 (Ryan)

Discuss and consider a request by Matthew Alexander on behalf of the Rockwall Downes Development, LLC for the approval of a Site Plan for Phases 1, 2 & 3 of the Rockwall Downes Subdivision, containing 89 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

6. SP2014-016 (Ryan)

Discuss and consider a request by Caprice Michelle of Rockwall's Rustic Ranch, LLC for the approval of a site plan for a retail/office building on a 0.53-acre parcel of land identified as Lot B, Block 123, B. F. Boydston Addition, 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, City of Rockwall, Rockwall County, Texas, and take any action necessary.

7. SP2014-017 (David)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner Rick Sharp for the approval of a site plan for a warehouse facility on a 1.10-acre portion of a larger 6.22-acre parcel of land identified as Lot 2, 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.

8. SP2014-018 (David)

Discuss and consider a request by Scott Lay on behalf of Lay Construction, LLC for the approval of a site plan for a Dairy Queen restaurant on a 2.0638-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.

9. SP2014-019 (JoDee)

Discuss and consider a request by Lynsey Ondecker of Glaus, Pyle, Schomer, Burns & DeHaven, GPD on behalf of the owner, Travel Centers of America, for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing truck stop, which is located on a 13.167-acre parcel of land identified as Lot 3, Block A, Travel Centers of America Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the SH-205 Overlay (SH-205 OV) District, addressed as 2105 S. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

10. SP2014-020 (David)

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveying, LLC on behalf of the owner R. D. Vanderslice for the approval of a site plan for an office building on a 0.30-acre parcel of land identified as Lot 1, Block A, Adams Addition, 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 911 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

11. Z2014-022 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of creating and implementing an Airport Overlay (AP OV) District, which will be applicable for the Ralph M. Hall/Rockwall Municipal Airport property, and for all properties located within 500-feet of the airport property and/or located within the Airport's *Runway Protection Zones* as defined by AC150/5300-13A, *Airport Design*, of the FAA standards, and take any action necessary.

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

- ✓ P2014-015: Lot 1, Block A, Eye Care & Laser Management [Approved]
- ✓ Z2014-018: Marigold Learning Academy SUP [Approved]
- ✓ Z2014-019: American Trooper SUP [Approved]
- ✓ MIS2014-010: Masonry Exception (213 Clark Street) [Approved]
- ✓ SP2014-010: Rockwall MOB [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 8th day of August, 2014 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 26, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-019 (David)

Discuss and consider a request by Brandon O'Donald of Bannister Engineering, LLC on behalf of Mark Hood of Spine Team Texas, PA for the approval of a replat for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition, being a 1.888-acre parcel of land, currently identified as Lot 3, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for general retail land uses, located on the south side of Horizon Road (*FM-3097*) southeast of the intersection of Horizon Road and Rockwall Parkway, and take any action necessary.

2. P2014-020 (JoDee)

Discuss and consider a request by Matthew Mulliken on behalf of Jennifer Hill of Albright-Hill Properties, LLC for the approval of a replat for Lot 1, Block 1, Albright-Hill Addition, currently identified as Lots D & E, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being a 0.75-acre tract on land, zoned General Retail (GR) District, located at the northeast corner of the intersection of S. Goliad Street (*SH-205*) and St. Mary's Street, and take any action necessary.

3. P2014-023 (David)

Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owner, Rick Sharp, for the approval of a replat for Lots 4, 5 & 6, Block A, Sharp Addition, being a 6.222-acre parcel of land currently identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for commercial land uses, situated within the SH-276 Corridor Overlay (SH-276 OV) District, generally located on the north side of SH-276 east of the intersection of SH-276 and Corporate Crossing (*FM-549*), and take any action necessary.

ACTION ITEMS

4. SP2014-014 (Ryan)

Discuss and consider a request by Matthew Alexander on behalf of the Rockwall Downes Development, LLC for the approval of a Site Plan for Phases 1, 2 & 3 of the Rockwall Downes Subdivision, containing 89 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

5. SP2014-018 (David)

Discuss and consider a request by Scott Lay on behalf of Lay Construction, LLC for the approval of a site plan for a Dairy Queen restaurant on a 2.0638-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.

APPOINTMENTS

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

DISCUSSION ITEMS

7. Z2014-022 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating and implementing an Airport Overlay (AP OV) District, which will be applicable for the Ralph M. Hall/Rockwall Municipal Airport property, and for all properties located within 500-feet of the airport property and/or located within the Airport's *Runway Protection Zones* as defined by *AC150/5300-13A, Airport Design*, of the FAA standards, and take any action necessary.

8. Z2014-023 (David)

Hold a public hearing to discuss and consider a request by Beth Godfrey of TKC CLXXXVI, LLC on behalf of the owner, Rick Sharp, for the approval of a zoning amendment to Planned Development District 46 (PD-46) [*Ordinance No. 99-05*] to allow for a *Rental Store with Outside Storage (i.e. Sunbelt Rentals Company)* to be established on a ~3.35-acre portion of a larger 6.222-acre parcel of land identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for commercial land uses, situated within the SH-276 Corridor Overlay (SH-276 OV) District, located east of Corporate Crossing (*FM-549*) in between SH-276 and Springer Lane, and take any action necessary.

9. Z2014-024 (JoDee)

Hold a public hearing to discuss and consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a Specific Use Permit (SUP) for a *general retail store* within a Light Industrial (LI) District for the purpose of constructing a Cavender's Boot City on a 3.27-acre parcel of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 frontage Road west of Corporate Crossing (*FM-549*), and take any action necessary.

10. Z2014-025 (Ryan)

Hold a public hearing to discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a zoning amendment to Planned Development District 63 (PD-63) to allow for changes to the concept plan and development standards stipulated by *Ordinance No. 05-51* for 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 use, 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. Z2014-026 (Ryan)

Hold a public hearing to discuss and consider a request by Caprice Michelle of Rockwall's Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a restaurant within Planned Development District 50 (PD-50) on a 0.53-acre parcel of land identified as Lot B, Block 123, B. F. Boydston Addition, 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, City of Rockwall, Rockwall County, Texas, and take any action necessary.

12. P2014-017 (JoDee)

Hold a public hearing to discuss and consider a request by Joe Allman of Inner Urban Homes, Inc. for the approval of a replat for Lots 24 & 25, Block A, Chandler's Landing Phase 7 Installment Two Addition, being a 0.49-acre parcel of land currently identified as Lot 23, Block A, Chandler's Landing Phase 7 Installment Two Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for residential land uses, located at 104 Thistle Place, and take any action necessary.

13. P2014-018 (David)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Stone Creek, Phase VI, containing 76 residential lots on a 26.532-acre tract of land situated within the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for residential land uses, generally situated south of FM-552 and east of N. Goliad Street (*SH-205*), and take any action necessary.

14. P2014-021 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Breezy Hill, Phase III, containing 71 residential lots on

a 48.250-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 residential land uses, generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

15. P2014-022 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Breezy Hill, Phase IV, containing 51 residential lots on a 29.646-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 residential land uses, generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

16. SP2014-021 (JoDee)

Discuss and consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a site plan for a Cavender's Boot City on a 3.27-acre parcel of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 frontage Road west of Corporate Crossing (FM-549), and take any action necessary.

17. SP2014-022 (JoDee)

Discuss and consider a request by Peter Hillermann of YSM Design PC on behalf of John Buono of Group 1 Automotive for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing automobile dealership (*i.e. Rockwall Ford*), which is located on a 10.585-acre parcel of land identified as Lot 1, Block A, Rockwall Ford Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 990 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

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

- ✓ Z2014-018: Marigold Learning Academy SUP (401 W. Washington Street) [*Approved*]
- ✓ Z2014-019: American Trooper SUP (803 & 805 N. Goliad Street) [*Approved*]
- ✓ P2014-016: Lot 1 & 2, Block A, Caruth Lake, PH 1B [*Approved*]
- ✓ Z2014-020: Carport SUP (109 Weston Court) [*1st Reading*]
- ✓ MIS2014-009: Future Land Use Map Amendment [*1st Reading*]
- ✓ SP2014-017: Variances for the Sharp Warehouse Building [*Approved*]
- ✓ SP2014-019: Variances for the Travel Centers of America Rockwall [*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 22nd day of August, 2014 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 9, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the July 29, 2014 Planning and Zoning Commission meeting.
2. **P2014-018 (David)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Stone Creek, Phase VI, containing 76 residential lots on a 26.532-acre tract of land situated within the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for residential land uses, generally situated south of FM-552 and east of N. Goliad Street (SH-205), and take any action necessary.
3. **P2014-021 (Ryan)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Breezy Hill, Phase III, containing 71 residential lots on a 48.250-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 residential land uses, generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.
4. **P2014-022 (Ryan)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company for the approval of a final plat for Breezy Hill, Phase IV, containing 51 residential lots on a 29.646-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 residential land uses, generally situated north of FM-552 in between John King Boulevard and Breezy Hill Lane, and take any action necessary.

PUBLIC HEARINGS

5. **P2014-017 (JoDee)**
Hold a public hearing to discuss and consider a request by Joe Allman of Inner Urban Homes, Inc. for the approval of a replat for Lots 24 & 25, Block A, Chandler's Landing Phase 7 Installment Two Addition, being a 0.49-acre parcel of land currently identified as Lot 23, Block A, Chandler's Landing Phase 7 Installment Two Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for residential land uses, located at 104 Thistle Place, and take any action necessary.
6. **Z2014-022 (Ryan)**
Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of creating and implementing an Airport Overlay (AP OV) District, which will be applicable for the Ralph M. Hall/Rockwall Municipal Airport property, and for all properties located within 500-feet of the airport property and/or located within the Airport's *Runway Protection Zones* as defined by *AC150/5300-13A, Airport Design*, of the FAA standards, and take any action necessary.
7. **Z2014-023 (David)**
Hold a public hearing to discuss and consider a request by Beth Godfrey of TKC CLXXXVI, LLC on behalf of the owner, Rick Sharp, for the approval of a zoning amendment to Planned Development District 46 (PD-46) [*Ordinance No. 99-05*] to allow for a *Rental Store with Outside Storage (i.e. Sunbelt Rentals Company)* to be established on a ~3.35-acre portion of a larger 6.222-acre parcel of land identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for commercial land uses, situated within the SH-276 Corridor Overlay

(SH-276 OV) District, located east of Corporate Crossing (*FM-549*) in between SH-276 and Springer Lane, and take any action necessary.

8. Z2014-024 (JoDee)

Hold a public hearing to discuss and consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a Specific Use Permit (SUP) for a *general retail store* within a Light Industrial (LI) District for the purpose of constructing a Cavender's Boot City on a 3.27-acre parcel of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 frontage Road west of Corporate Crossing (*FM-549*), and take any action necessary.

9. Z2014-025 (Ryan) [Request to Postpone to the October 14, 2014 Meeting]

Hold a public hearing to discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a zoning amendment to Planned Development District 63 (PD-63) to allow for changes to the concept plan and development standards stipulated by *Ordinance No. 05-51* for 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 use, 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.

10. Z2014-026 (Ryan)

Hold a public hearing to discuss and consider a request by Caprice Michelle of Rockwall's Rustic Ranch, LLC for the approval of a Specific Use Permit (SUP) for a restaurant within Planned Development District 50 (PD-50) on a 0.53-acre parcel of land identified as Lot B, Block 123, B. F. Boydston Addition, 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, City of Rockwall, Rockwall County, Texas, and take any action necessary.

ACTION ITEMS

11. MIS2014-011 (Ryan)

Discuss and consider a request for the approval of a special request for the purpose of permitting the construction of a covered porch that does not conform to the setback requirements as stipulated by Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for a 0.12-acre property that is identified as Lot 685 of Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, is zoned Planned Development District 75 (PD-75), is addressed as 208 Texas Avenue, and take any action necessary.

12. SP2014-014 (Ryan)

Discuss and consider a request by Matthew Alexander on behalf of the Rockwall Downes Development, LLC for the approval of a Site Plan for Phases 1, 2 & 3 of the Rockwall Downes Subdivision, containing 89 single family lots on a 35.651-acre tract of land situated within the J. M. Allen Survey, Abstract No. 2, Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10), situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located adjacent to John King Boulevard north of SH-276 and south of IH-30, and take any action necessary.

13. SP2014-021 (JoDee)

Discuss and consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a site plan for a Cavender's Boot City on a 3.27-acre parcel of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 frontage Road west of Corporate Crossing (*FM-549*), and take any action necessary.

14. SP2014-022 (JoDee)

Discuss and consider a request by Peter Hillermann of YSM Design PC on behalf of John Buono of Group 1 Automotive for the approval of an amended site plan for the purpose of remodeling the exterior façade of the existing automobile dealership (*i.e. Rockwall Ford*), which is located on a 10.585-acre parcel of land identified as Lot 1, Block A, Rockwall Ford Addition, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 990 E. IH-30, City of Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

15. Z2014-027 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article II, *Authority and Administrative Procedures*, Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of modifying various sections of the code, and take any action necessary.

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

- ✓ Z2014-020: Carport SUP (109 Weston Court) [*Approved*]
- ✓ MIS2014-009: Amendment to the Future Land Use Map [*Approved*]
- ✓ P2014-019: Lot 21, Block A, Presbyterian Hospital Addition [*Approved*]
- ✓ P2014-020: Lot 1, Block 1, Albright-Hill Addition [*Approved*]
- ✓ P2014-023: Lots 4, 5 & 6, Block A, Sharp 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 9th day of September, 2014 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 30, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-024 (JoDee)

Discuss and consider a request by Glenn Breyszcher of Dallas Mapping & Design on behalf of David Spiegel of the Lakes Assembly of God Church for the approval of a replat for Lot 1, Block A, Lakes Assembly Addition, being a 6.210-acre parcel of land, currently identified as Blocks B & C, Green Meadows Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, located on the north side of Williams Street (SH-66) east of the intersection of N. Clark Street and Williams Street, and take any action necessary.

2. P2014-026 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company (BH Phase IIB SF, LTD) for the approval of a replat of Lots 51-58, Block D, Breezy Hill, Phases IIA & IIB, being a 3.624-acre portion of land that is currently identified as Lots 20-26 & 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.

3. P2014-028 (David)

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveying, LLC on behalf of the owner R. D. Vanderslice for the approval of a replat for Lot 3, Block A, Adams Addition, being a 0.30-acre parcel of land identified as Lot 1, Block A, Adams Addition, 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 911 N. Goliad Street, and take any action necessary.

ACTION ITEMS

4. SP2014-018 (David)

Discuss and consider a request by Scott Lay on behalf of Lay Construction, LLC for the approval of a site plan for a Dairy Queen restaurant on a 2.0638-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.

5. MIS2014-013 (JoDee)

Discuss and consider a request by Darryl LaCaze for the approval of a special request for the purpose of permitting an accessory structure that exceeds the maximum permissible size stipulated by Section 2.1.2 of Article IV, *Permissible Uses*, of the Unified Development Code and does not meet the exterior material requirements as stipulated in Ordinance No. 09-37 for a 33.05-acre property identified as Lots 1340 & 1341 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [Ordinance No. 09-37], addressed as 503 Nicole Drive, and take any action necessary.

6. MIS2014-014 (Ryan)

Discuss and consider a miscellaneous request by Tim Spiars of Spiars Engineering on behalf of Master Developers SNB LLC for the approval of a variance to the alley requirements stipulated by Planned Development District 41 (PD-41) [Ordinance No. 01-27] and Section 2.11 of the Standards of Design Manual, for a 12.45-acre subdivision of land identified as the North Shore Addition, being a portion of the Preserve preliminary plat, zoned Planned Development District 41 (PD-41) for single family residential land uses, generally located on the south side of East Fork Drive, 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. Z2014-027 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article II, *Authority and Administrative Procedures*, Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of modifying various sections of the code, and take any action necessary.

9. Z2014-028 (David)

Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

10. Z2014-029 (David)

Hold a public hearing to discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a Specific Use Permit (SUP) for a retail store with more than two (2) gasoline dispensers for a 0.743-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

11. Z2014-030 (Ryan)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Barry Luff of L2 Properties, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, and zoned Agricultural (AG) District, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

12. Z2014-031 (Ryan)

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a PD Development Plan proposing to establish five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

13. P2014-027 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company (*BH 60's POD, LTD*) for the approval of a preliminary plat for Breezy Hill, Phases IXA & IXB, containing 92 residential lots on a 26.32-acre tract of land situated within the T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located east of the intersection of FM-552 and John King Boulevard, and take any action necessary.

14. SP2014-025 (David)

Discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a site plan for a Walmart Neighborhood Market on a 5.517-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land

uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

15. SP2014-026 (JoDee)

Discuss and consider a request by Adam Brantley of A-Team Construction on behalf of the owner Scott Milder for the approval of a site plan for the purpose of establishing an antiques/collectables/general retail store and office space within an existing building situated on a 0.66-acre property containing two (2) parcels of land identified as a Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 & 805 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

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

- ✓ P2014-018: Stone Creek, PH 6 [*Approved*]
- ✓ P2014-021: Breezy Hill, PH 3 [*Approved*]
- ✓ P2014-022: Breezy Hill, PH 4 [*Approved*]
- ✓ P2014-017: Lots 24 & 25, Block A, Chandler's Landing, PH 7/Installment 2 [*Approved*]
- ✓ Z2014-022: Airport Overlay (AP OV) District [*Tabled: Sent Back to Airport Sub-Committee*]
- ✓ Z2014-023: PD 46 Amendment (Sunbelt Rentals) [*Approved/1st Reading*]
- ✓ Z2014-024: Cavendar's Western Warehouse [*Approved/ 1st Reading*]
- ✓ Z2014-025: PD-63 Amendment (Lakes of Somerset) [*Approved/ 1st Reading*]
- ✓ Z2014-026: SUP for a Restaurant (406 N. Goliad Street) [*Approved/1st Reading*]
- ✓ SP2014-014: Variance for Rockwall Downes [*Approved*]
- ✓ MIS2014-011: Special Request (208 Texas Avenue) [*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 26th day of September, 2014 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 14, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-027 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company (*BH 60's POD, LTD*) for the approval of a preliminary plat for Breezy Hill, Phases IXA & IXB, containing 92 residential lots on a 26.32-acre tract of land situated within the T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located east of the intersection of FM-552 and John King Boulevard, and take any action necessary.

2. P2014-031 (JoDee)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kash Parbhu of Peak Pedi, LLC for the approval of a final plat for Lot 1, Block A, Peak Pedi Medical Office, being a 0.954-acre tract of land currently identified as Tract 1-02 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH276 OV) District, located on the north side of SH-276 east of the intersection of John King Boulevard and SH-276, and take any action necessary.

PUBLIC HEARINGS

3. Z2014-025 (Ryan)

Hold a public hearing to discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a zoning amendment to Planned Development District 63 (PD-63) to allow for changes to the concept plan and development standards stipulated by *Ordinance No. 05-51* for 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 use, 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.

4. Z2014-027 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article II, *Authority and Administrative Procedures*, Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of modifying various sections of the code, and take any action necessary.

5. Z2014-028 (David)

Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

6. Z2014-029 (David)

Hold a public hearing to discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a Specific Use Permit (SUP) for a retail store with more than two (2) gasoline dispensers for a 0.743-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV)

District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

7. Z2014-030 (Ryan)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Barry Luff of L2 Properties, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, and zoned Agricultural (AG) District, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

8. Z2014-031 (Ryan)

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a PD Development Plan proposing to establish five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ACTION ITEMS

9. MIS2014-016 (Ryan)

Discuss and consider a request from David Dorotik for approval of a Special Exception to the Unified Development Code, Article VI, Section 4, Residential Parking, regarding the storage of farm machinery (antique tractor) on a residential lot being zoned Single-Family Residential District (SF-7) and located at 509 Parks Avenue, Rockwall, Texas, and take any action necessary.

10. SP2014-025 (David)

Discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a site plan for a Walmart Neighborhood Market and fuel center on a 6.26-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

11. SP2014-026 (JoDee)

Discuss and consider a request by Adam Brantley of A-Team Construction on behalf of the owner Scott Milder for the approval of a site plan for the purpose of establishing an antiques/collectables/general retail store and office space within an existing building situated on a 0.66-acre property containing two (2) parcels of land identified as a Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 & 805 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ Z2014-023: Amendment to PD-46 (Sunbelt Rentals) [Approved; 2nd Reading]
- ✓ Z2014-024: SUP for Cavendar's [Approved; 2nd Reading]
- ✓ Z2014-026: Restaurant within PD-50 [Approved; 2nd Reading]
- ✓ P2014-024: Lot 1, Block A, Lakes Assembly Addition [Approved]
- ✓ P2014-026: Lots 51-60, Block D, Breezy Hill, Phase IIA & IIB [Approved]
- ✓ P2014-028: Lot 1, Block A, Adams Addition [Approved]
- ✓ MIS2014-006: Water/Wastewater Impact Fees [Approved; 1st Reading]
- ✓ SP2014-018: Variances for Dairy Queen [Approved]
- ✓ MIS2014-013: Accessory Building (503 Nicole Drive) [Approved]

- ✓ MIS2014-014: Variance to the Alley Requirements for the Preserve, PH 1 [*Approved*]
- ✓ Z2014-022: Text Amendment for the AP OV [*Denied (No Action)*]

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 10th day of October, 2014 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 28, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-027 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of the Skorburg Company (*BH 60's POD, LTD*) for the approval of a preliminary plat for Breezy Hill, Phases IXA & IXB, containing 92 residential lots on a 26.32-acre tract of land situated within the T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located east of the intersection of FM-552 and John King Boulevard, and take any action necessary.

2. P2014-031 (JoDee)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kash Parbhu of Peak Pedi, LLC for the approval of a final plat for Lot 1, Block A, Peak Pedi Medical Office, being a 0.954-acre tract of land currently identified as Tract 1-02 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH276 OV) District, located on the north side of SH-276 east of the intersection of John King Boulevard and SH-276, and take any action necessary.

3. P2014-032 (David)

Discuss and consider a request by Richard Garcia of Triangle Engineering, LLC on behalf of Ketan Parekh of A. J. Squared, LLC for the approval of a replat for Lot 1, Block A, AJ Squared Addition being a 1.460-acre parcel of land currently identified as Lot 2, Block A, Rockwall Assisted Living Facility Addition, zoned Planned Development District 18 (PD-18) for office and retail uses, situated within the Scenic Overlay (SOV) District, located on the west side of Ridge Road [FM-740] south of Cemetery Road, and take any action necessary.

PUBLIC HEARINGS

4. Z2014-025 (Ryan)

Hold a public hearing to discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a zoning amendment to Planned Development District 63 (PD-63) to allow for changes to the concept plan and development standards stipulated by *Ordinance No. 05-51* for 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 use, 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.

5. Z2014-028 (David)

Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

6. Z2014-029 (David)

Hold a public hearing to discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a Specific Use Permit (SUP) for a retail store with more than two (2) gasoline dispensers for a 0.743-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass

Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

7. Z2014-032 (David)

Hold a public hearing to discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a Specific Use Permit (SUP) for a building greater than 25,000 SF in a General Retail (GR) District for a 5.52-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

8. Z2014-030 (Ryan)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Barry Luff of L2 Properties, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 1 (SF-1) District land uses for a 138.79-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, and zoned Agricultural (AG) District, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

9. Z2014-031 (Ryan)

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a PD Development Plan proposing to establish five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

ACTION ITEMS

10. MIS2014-016 (Ryan)

Discuss and consider a request from David Dorotik for approval of a Special Exception to the Unified Development Code, Article VI, Section 4, Residential Parking, regarding the storage of farm machinery (antique tractor) on a residential lot being zoned Single-Family Residential District (SF-7) and located at 509 Parks Avenue, Rockwall, Texas, and take any action necessary.

11. SP2014-025 (David)

Discuss and consider a request by Steven Freeman of Kimley-Horn and Associates, Inc. on behalf of Don Holloway of Lofland Farms, LTD for the approval of a site plan for a Walmart Neighborhood Market and fuel center on a 6.26-acre tract of land identified as a portion of Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for general retail land uses, situated within the SH-205 By-Pass Overlay (205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of SH-276 and John King Boulevard, and take any action necessary.

12. SP2014-026 (JoDee)

Discuss and consider a request by Adam Brantley of A-Team Construction on behalf of the owner Scott Milder for the approval of a site plan for the purpose of establishing an antiques/collectables/general retail store and office space within an existing building situated on a 0.66-acre property containing two (2) parcels of land identified as a Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 & 805 N. Goliad Street, City of Rockwall, Rockwall County, Texas, and take any action necessary.

APPOINTMENTS

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

DISCUSSION ITEMS

14. Z2014-033 (JoDee)

Hold a public hearing to discuss and consider a request by Amy and Mark Stehr for the approval of an amendment to Specific Use Permit (SUP) No. S-81 [*Ordinance No. 11-05*] to allow vehicles to be stored outside overnight in conjunction with an existing automotive repair garage on a 0.702-acre parcel of land identified as Lot 2, Rockwall Market Center South Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, the subject property is addressed as 129 E. Ralph Hall Parkway, and take any action necessary.

15. P2014-033 (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 Rockwall Downes, Phase 1, containing 34 residential lots on a 15.135-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 0002, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, situated within the 205 By-Pass Overlay (205-BY OV) District, located south of the intersection of the IH-30 Frontage Road and John King Boulevard, and take any action necessary.

16. P2014-035 (JoDee)

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.

17. SP2014-029 (David)

Discuss and consider a request by John Spiars of Spiars Engineering, Inc. on behalf of Bill Lavin of Fenton Motor Group for the approval of a site plan for a new automobile dealership on a 14.751-acre tract of land being composed of a 10.5-acre parcel of land identified as Lot 1, Block A, Lafon Addition and a 4.251-acre portion of Tract 2 & 12 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the 205 By-Pass Overlay (205-BY OV) District, located at the southeastern corner of the intersection of John King Boulevard and the IH-30 Frontage Road, and take any action necessary.

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

- ✓ MIS2013-006: Water/Wastewater Impact Fees (*1st/2nd 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, 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 24th day of October, 2014 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 11, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-033 (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 Rockwall Downes, Phase 1, containing 34 residential lots on a 15.135-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 0002, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, situated within the 205 By-Pass Overlay (205-BY OV) District, located south of the intersection of the IH-30 Frontage Road and John King Boulevard, and take any action necessary.

2. P2014-036 (David)

Discuss and consider a request by Philip Graham, PE of Wier & Associates on behalf of Sheri Franza of the Rockwall Economic Development Corporation for the approval of a replat for Lots 2 & 3, Block B, Rockwall Technology Park, Phase II being a 22.649-acre parcel of land currently identified as Lot 1, Block B, Rockwall Technology Park, Phase II, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located east of the intersection of Corporate Crossing and Discovery Boulevard, and take any action necessary.

3. P2014-037 (Ryan)

Discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church of Rockwall for the approval of a replat for Lots 6, 7 & 8, Block 1, First United Methodist Church Addition, being a 19.5556-acre tract of land composed of two (2) parcels of land identified as Lots 3 & 5, 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.

4. P2014-038 (Ryan)

Discuss and consider a request by Steven Heilbrun of Pacheco Koch, LLC on behalf of Williams H. Channell, Jr. of Channell Commercial Corp for the approval of a replat for Lot 2, Block A, Channell Subdivision, being a 18.762-acre parcel of land currently identified as Lot 1, Block A, Channell Subdivision, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Corridor Overlay (205 BY-OV) District, located on the west side of John King Boulevard south of Airport Road, and take any action necessary.

PUBLIC HEARINGS

5. Z2014-027 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to Article II, *Authority and Administrative Procedures*, Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of modifying various sections of the code, and take any action necessary.

6. Z2014-033 (JoDee) [*Request to Postpone to the November 25, 2014 Meeting*]

Hold a public hearing to discuss and consider a request by Amy and Mark Stehr for the approval of an amendment to Specific Use Permit (SUP) No. S-81 [*Ordinance No. 11-05*] to allow vehicles to be stored outside overnight in conjunction with an existing automotive repair garage on a 0.702-acre parcel of land identified as Lot 2, Rockwall Market Center South Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, the subject property is addressed as 129 E. Ralph Hall Parkway, and take any action necessary.

ACTION ITEMS

7. SP2014-029 (David)

Discuss and consider a request by John Spiars of Spiars Engineering, Inc. on behalf of Bill Lavin of Fenton Motor Group for the approval of a site plan for a new automobile dealership on a 14.751-acre tract of land being composed of a 10.5-acre parcel of land identified as Lot 1, Block A, Lafon Addition and a 4.251-acre portion of Tract 2 & 12 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) and Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District and the 205 By-Pass Overlay (205-BY OV) District, located at the southeastern corner of the intersection of John King Boulevard and the IH-30 Frontage Road, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2014-027: Preliminary Plat for Breezy Hill, Phases IXA & IXB [*Approved*]
- ✓ P2014-031: Lot 1, Block A, Peak Pedi Medical Office Addition [*Approved*]
- ✓ P2014-032: Lot 1, Block A, A. J. Squared Addition [*Approved*]
- ✓ Z2014-025: PD-63 Amendment (Lakes of Somerset Subdivision) [*Approved; 1st Reading*]
- ✓ Z2014-028: SUP for 2225 Ridge Road [*Denied*]
- ✓ Z2014-029: Walmart Fuel Center [*Approved; 1st Reading*]
- ✓ Z2014-030: PD for Residential Subdivision [*Approved; 1st Reading*]
- ✓ Z2014-031: Harbor Retail Development Plan [*Approved; 1st Reading*]
- ✓ Z2014-032: SUP for Walmart [*Denied*]
- ✓ MIS2014-016: Special Exception for 509 Parks Avenue [*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 7th day of November, 2014 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 25, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-039 (JoDee)

Consider a request by Juan J. Vasquez, PE of Vasquez Engineering, LLC on behalf of James R. Thompson of Cavender Investment Properties E, LTD for the approval of a final plat for Lot 1, Block 1, Cavender's Addition being a 3.27-acre tract of land identified as Tract 9-4 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located on the south side of the E. IH-30 Frontage Road west of Corporate Crossing [FM-549], and take any action necessary.

2. P2014-040 (David)

Consider a request by Cliff Lewis of Scott Lewis Custom Homes on behalf of Todd Winters, PE of Engineering Concepts and Design for the approval of a replat for Lot 8, Block 1, Horizon Ridge Addition being a 1.238-acre parcel of land currently identified as Lot 6, Block 1, Horizon Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Ralph Hall Parkway and Horizon Road [FM-3097], and take any action necessary.

PUBLIC HEARINGS

3. Z2014-033 (JoDee)

Hold a public hearing to discuss and consider a request by Amy and Mark Stehr for the approval of an amendment to Specific Use Permit (SUP) No. S-81 [*Ordinance No. 11-05*] to allow vehicles to be stored outside overnight in conjunction with an existing automotive repair garage on a 0.702-acre parcel of land identified as Lot 2, Rockwall Market Center South Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, the subject property is addressed as 129 E. Ralph Hall Parkway, 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. Z2014-034 (JoDee)

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 approval a Specific Use Permit (SUP) to allow for a new car dealership on a 4.922-acre tract of land identified as Tract 4-02 of the N. M. Ballard Survey, Abstract No. 24, 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.

6. Z2014-035 (David)

Discuss and consider a request by Chris & Jill Blasé for the approval of a zoning change from Planned Development District 3 (PD-3) to a Single Family 10 (SF-10) District for a one (1) acre portion of land located within Tract 11-3 being a 13.3-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses, situated east of the intersection of East Fork Road and North Lakeshore Drive, and take any action necessary.

7. MIS2014-017 (Ryan)

Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a special request to construct a four-plex residential dwelling unit on 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. SP2014-031 (Ryan)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a site plan for the establishment of five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

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

- ✓ Z2014-025: Lakes of Somerset (*2nd Reading*) [*Approved*]
- ✓ Z2014-029: Text Amendment to Articles II, IV & V (*1st Reading*) [*Approved*]
- ✓ Z2014-030: Zoning Change Ag to PD (*2nd Reading*) [*Approved*]
- ✓ Z2014-031: PD Development Plan for PD-32 (*2nd Reading*) [*Approved*]
- ✓ P2014-033: Rockwall Downes, Phase I [*Approved*]
- ✓ P2014-036: Lots 2 & 3, Block B, Rockwall Technology Park, Phase II [*Approved*]
- ✓ P2014-037: Lots 6, 7 & 8, Block 1, First United Methodist Church Addition [*Approved*]
- ✓ P2014-038: Lot 1, Block A, Channell 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 21st day of October, 2014 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 9, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. SP2014-032 (Ryan)

Discuss and consider a request by Ed Brock of the Skorburg Company on behalf of BH III SF, LTD for the approval of a site plan for an amenities center on a 1.648-acre parcel of land described as Lot 50, Block D, Breezy Hill, Phase III Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for single family residential land uses, located at the southeast corner of the intersection of Calm Crest Drive and Vista View Drive, and take any action necessary.

PUBLIC HEARINGS

2. Z2014-034 (JoDee)

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 approval a Specific Use Permit (SUP) to allow for a new car dealership on a 4.922-acre tract of land identified as Tract 4-02 of the N. M. Ballard Survey, Abstract No. 24, 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 [*the Applicant has Requested that this Case be Withdrawn*].

3. Z2014-035 (David)

Discuss and consider a request by Chris & Jill Blasé for the approval of a zoning change from Planned Development District 3 (PD-3) to a Single Family 10 (SF-10) District for a one (1) acre portion of land located within Tract 11-3 being a 13.3-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses, situated east of the intersection of East Fork Road and North Lakeshore Drive, and take any action necessary.

4. MIS2014-017 (Ryan)

Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a special request to construct a four-plex residential dwelling unit on 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. SP2014-031 (Ryan)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of D. W. Bobst of J-BR2, LLC for the approval of a site plan for the establishment of five (5) pad sites for restaurants and retail shopping within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

DISCUSSION ITEMS

6. Discuss the December 30, 2014 Planning & Zoning Commission Work Session and take any action necessary.
7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2014-039: Lot 1, Block 1, Cavender's Addition [*Approved*]
- ✓ P2014-040: Lot 8, Block 1, Horizon Ridge Addition [*Approved*]
- ✓ Z2014-027: Text Amendment to Articles II, IV & V [*2nd Reading; Approved*]
- ✓ Z2014-033: Amendment to SUP No. S-81 [*1st 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, 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 5th day of December, 2014 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 30, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-041 (David)

Discuss and consider a request by Dave Hanby of TKC CLXXXVI, LLC on behalf of the owner Rick Sharp for the approval of a replat creating Lots 4, 5 & 6, Block A, Sharp Addition being three (3) non-residential lots currently identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, being a 6.22-acre parcel of land zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of Corporate Crossing [FM-549] and SH-276, and take any action necessary.

2. P2014-042 (David)

Discuss and consider a request by John Spiars of Spiars Engineering, Inc. on behalf of Bill Lavin of Security Holdings, LLC for the approval of a replat creating Lot 1, Block A, Nissan of Rockwall Addition, being one (1) non-residential lot currently identified Lot 1, Block A, Lafon Subdivision, and a portion of Tract 2 & Tract 12 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

DISCUSSION ITEMS

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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 10 (SF-10) District, general located east of SH-205, and take any action necessary.

10. 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.

11. 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.

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

- ✓ Z2014-033: Christian Brothers SUP Amendment (*2nd Reading*) [*Approved*]
- ✓ Z2014-035: Zoning Change PD-3 or SF-10 (*1st Reading*) [*Approved*]
- ✓ MIS2014-017: Special Request for a Four-Plex [*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, 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 24th day of December, 2014 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.