

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

CALL TO ORDER

CONSENT AGENDA

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

10. P2015-003 (Ryan)

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

11. P2015-004 (Ryan)

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

PUBLIC HEARINGS

12. Z2015-001 (David)

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

13. Z2015-002 (David)

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

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

14. Z2015-003 (Ryan)

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

15. Z2015-004 (Ryan)

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

ACTION ITEMS

16. SP2014-034 (Ryan)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2015-001: Lots 1, 2 & 3, Block A, Buffalo Crossing Addition [*Approved*]
- ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom (*2nd Reading*) [*Approved*]
- ✓ Z2014-038: SUP for General Retail Store within PD-50 (*2nd Reading*) [*Approved*]
- ✓ Z2014-039: Zoning Change AG to LI (*2nd Reading*) [*Approved*]
- ✓ Z2014-040: SUP for a Hotel within PD-32 (*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, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th day of February, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.