

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

**CALL TO ORDER**

**CONSENT AGENDA**

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

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

**PUBLIC HEARINGS**

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

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

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

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

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

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

**DISCUSSION ITEMS**

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

Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action necessary.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **ADJOURNMENT**

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

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