

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

CALL TO ORDER

CONSENT AGENDA

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

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

PUBLIC HEARINGS

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

8. Z2015-010 (Ryan)

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

ACTION ITEMS

9. SP2015-003 (David)

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

10. SP2015-004 (Ryan)

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

DISCUSSION ITEMS

11. Z2015-011 (Ryan)

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

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

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

ADJOURNMENT

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

I, Ryan Miller, Planning Technician for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 6th 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.