

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

CALL TO ORDER

CONSENT AGENDA

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

APPOINTMENTS

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

PUBLIC HEARING ITEMS

8. **Z2015-016 (Ryan)**
Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

DISCUSSION ITEMS

9. Z2015-015 (Ryan)

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of Breezy Hill Road north of FM-552, and take any action necessary.

10. Z2015-020 (David)

Hold a public hearing to discuss and consider a request by Wayne Mershaw of Mershaw Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

11. Z2015-021 (David)

Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [*SH-205*], and take any action necessary.

12. Z2015-022 (Ryan)

Hold a public hearing to discuss and consider modifications to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code for the purposes of creating a standard for cultured stone, and adding standards for a *Portable Beverage or Food Facility*, and take any action necessary.

13. MIS2015-003 (Ryan)

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

14. P2015-023 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.

15. P2015-024 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

16. P2015-025 (Ryan)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 3 of the Rockwall Downes Subdivision, consisting of 26 single family lots on a 8.559-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned

Development District 10 (PD-10) for residential land uses, located at the northwest corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

17. SP2015-015 (Ryan)

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

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

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

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

ADJOURNMENT

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

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