

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 27, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the October 13, 2015 Planning and Zoning Commission meeting.
2. **P2015-038 (David)**
Discuss and consider a request by Pastor Rex Walker on behalf of Life Spring Church for the approval of a final plat for Lot 1, Block 1 and Lots 1 & 2, Block 2, Life Spring Church Addition being a 30.3403-acre tract of land currently identified 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated with 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 SH-205 and John King Boulevard, and take any action necessary.
3. **P2015-039 (Ryan)**
Discuss and consider a request by John Arnold of the Skorburg Company (BH Phase IIB SF, LTD) for the approval of a replat of Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB, being a 2.722-acre portion of land that is currently identified as Lots 24-26 & 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, and take any action necessary.
4. **SP2015-023 (David)**
Discuss and consider a request by Cindy Seymore of Steeli Beans Itty Bitty Boutique for the approval of a site plan for a general retail store on a 0.17-acre parcel of land identified as Lot 4 and the western part of Lot 5, Block H, Rockwall Original Town Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 N. West Street, and take any action necessary.

DISCUSSION ITEMS

5. **MIS2015-009 (Ryan)**
Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.
6. **Z2015-027 (David)**
Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price 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 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 453 Cullins Road, and take any action necessary.
7. **Z2015-028 (David)**
Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

8. Z2015-029 (Ryan)

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to various sections of Article V, *District Development Standards*, Article VIII, *Landscaping Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping Guidelines*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of incorporating recommendations made by the *Landscape Ordinance Review Committee*, and take any action necessary.

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

- ✓ Z2015-025: Zoning Change from AG to SF-1 (770 Davis Drive) [Approved]
- ✓ Z2015-026: PD-65 Amendment [Withdrawn by the Applicant]
- ✓ SP2015-022: Variances for Crush-It-Sports [Approved All Exceptions/Variances with the Exception of the Variance to the 4-Sided Architecture Requirements]

ADJOURNMENT

TRAINING SESSION

10. Planning and Zoning Commission Training Session (Ryan)

A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include information regarding the role and responsibilities of the Planning and Zoning Commissioner.

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 23rd day of October, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.