

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 13, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. *Approval of Minutes for the September 29, 2015 Planning and Zoning Commission meeting.*

APPOINTMENTS

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

PUBLIC HEARINGS

3. Z2015-025 (Ryan)

Hold a public hearing to discuss and consider a request by Bill K. Ryan for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey Abstract, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 Davis Drive, and take any action necessary.

4. Z2015-026 (Ryan)

Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to Planned Development District 65 (PD-65) [*Ordinance No. 08-02*] to allow for a ~74,000 SF Assisted Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the intersection of N. Goliad Street [*SH-205*] and Pecan Valley Drive, and take any action necessary.

ACTION ITEMS

5. SP2015-021 (David)

Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the intersection of White Hills Drive and Ridge Road [*FM-740*], and take any action necessary.

6. SP2015-022 (David)

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2015-036: Replat for Lot 1, Block A, Our House Addition [*Approved*]
- ✓ P2015-037: Replat for Lot 3, Block 1, HJG Plaza Addition [*Approved*]

- ✓ MIS2015-007: Special Request by RHDC (Peter's Colony & Ross Street) [*Approve (Setback)/Denied (Masonry Exception)*]
- ✓ MIS2015-008: Special Request by RHDC (112 Chris Street) [*Denied (Land Use)/Approved (Setback/Masonry Exception/Lot Width)*]

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 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 9th 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.