

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 12, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the December 8, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the December 29, 2015 Planning and Zoning Commission meeting.
3. **P2015-042 (David)**
Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of a final plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as Phase 3 of the North Shore Addition and Tract 26-1 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.
4. **P2016-001 (David)**
Discuss and consider a request by Lori Stevens of Patriot PAWS Service Dogs for the approval of a replat for Lot 1, Block A, Patriot Paws Addition being a replat of a 3.466-acre tract of land currently identified as Lots 3 & 4, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 254 Ranch Trail, and take any action necessary.

PUBLIC HEARINGS

5. **Z2015-028 (David)**
Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier 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 General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.
6. **Z2015-036 (Ryan)**
Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment to Planned Development District 32 (PD-32) [*Ordinance No. 10-21*] for the purpose of allowing a *Financial Institution with a Drive-Through* within the *Ridge Road Retail Subdistrict*, being a 1.1755-acre portion of a larger ~78.89-acre area of land identified as the *Harbor District*, being zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the northwest corner of Cemetery Road and Ridge Road [*FM-740*], with the greater *Harbor District* being generally located south of IH-30 and west of Horizon Road [*FM-3097*], and take any action necessary.
7. **Z2015-037 (David)**
Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.

8. Z2015-038 (Ryan)

Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a zoning amendment to *Ordinance No. 07-29* for the purpose of allowing a *Banquet Facility* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, 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, and generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

9. Z2015-039 (David)

Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (OV) District, located on the east side of White Hills Drive south of Ridge Road [*FM-740*], and take any action necessary.

DISCUSSION ITEMS

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

- ✓ MIS2015-003: Amendments to the Master Thoroughfare Plan (*2nd Reading*) [*Approved*]
- ✓ Z2015-030: Amendments to PD-75 (*2nd Reading*) [*Approved*]
- ✓ Z2015-031: SUP for a Carwash @ La Jolla Pointe Drive and Ridge Road (*2nd Reading*) [*Approved*]
- ✓ Z2015-032: Renewal of SUP-115 for a Pawnshop (*2nd Reading*) [*Approved*]
- ✓ Z2015-033: SUP @ 513 Windsor Way (*2nd Reading*) [*Approved*]
- ✓ Z2015-034: Zoning Change for PD -- Saddle Star South (*2nd Reading*) [*Approved*]
- ✓ Z2015-035: Zoning Change for PD -- Saddle Star North (*2nd Reading*) [*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, 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 8th day of January, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.