

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 23, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 9, 2016* Planning and Zoning Commission meeting.
2. **P2016-008 (David)**
Discuss and consider a request by Sam Ellis on behalf of Amal Fernando of M. REA Properties 2, LLC for the approval of a replat for Lot 1, Block A, Children's Lighthouse Addition being a 3.483-acre tract of land currently identified as Lot 1 of the DeWoody Addition and Lot 1, Block D, North Lakeshore Valley, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District (65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3009 & 3011 N. SH-205, and take any action necessary.

ACTION ITEMS

3. **MIS2016-004 (David)**
Discuss and consider a request by Worth Williams on behalf of Arkoma Development, LLC for the approval of a Treescape Plan for a 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [N. *Goliad Street*] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

DISCUSSION ITEMS

4. **Z2016-006 (Korey)**
Hold a public hearing to discuss and consider a request by John Cherry for the approval of a Specific Use Permit (SUP) for a carport on a 1.04-acre tract of land identified as Tract 47 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 303 Renfro Street, and take any action necessary.
5. **Z2016-007 (Ryan)**
Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a zoning change from Agricultural (AG) District to a General Retail (GR) District on a 12.493-acre tract of land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, located west of the intersection of SH-205 [S. *Goliad Street*] and S. FM-549, addressed as 5205 S. FM-549, and take any action necessary.
6. **P2016-006 (Korey)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VII containing 10 single-family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take any action necessary.
7. **P2016-007 (Ryan)**
Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VI containing 79 single-family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action necessary.

8. P2016-009 (Korey)

Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing Authority for the approval of a residential replat for Lots 1 & 2, Block H, Lake Rockwall Estates East Addition being a 0.27-acre parcel of land identified currently 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.

9. P2016-010 (David)

Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a preliminary plat for the Saddle Star North Subdivision containing 108 single-family residential lots on 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 Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, 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.

10. P2016-011 (David)

Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the owner Larry Hance for the approval of a master plat/open space plan for the Saddle Star North Subdivision containing 108 single-family residential lots on 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 Planned Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, 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.

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

- ✓ P2016-003: Final Plat for Stone Creek, Phase VII [Approved]
- ✓ P2016-004: Preliminary Plat for Lots 1-6, Block A, Dalton Goliad Addition [Approved]
- ✓ P2016-005: Final Plat for Breezy Hill, Phase V [Approved]
- ✓ Z2016-001: AG to SF-1 for 735 Davis Drive (1st Reading) [Approved]
- ✓ Z2016-002: SUP for 453 Cullins Road (1st Reading) [Approved]
- ✓ Z2016-003: SUP for Service King (1st Reading) [Approved]
- ✓ Z2016-004: SUP for 803 N. Goliad Street (1st Reading) [Approved]
- ✓ SP2016-001: Variance for El Fenix [Approved]

ADJOURNMENT

TRAINING SESSION

12. Planning and Zoning Commission Training Session

A work session will be held in the City Council meeting room immediately following the adjournment of the February 23, 2016 Planning and Zoning Commission work session meeting.

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 19th day of February, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.