

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 29, 2016**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the *February 23, 2016* Planning and Zoning Commission meeting.
2. **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.
3. **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.

**APPOINTMENTS**

4. 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**

5. **P2016-009 (Korey)**  
Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing Development Corporation 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 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.
6. **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.
7. **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.

## **ACTION ITEMS**

### **8. MIS2016-005 (Korey)**

Discuss and consider a request by William Laurence for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for a 0.17-acre parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's Street, and take any action necessary.

### **9. MIS2016-006 (David)**

Discuss and consider the approval of a special request by Ulises Martinez Viveros & Rosita Z. Barron for the construction of a manufactured home that does not meet the minimum standards for square footage and materials as set forth in *Exhibit 'C'* of Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] on a 0.17-acre parcels of land identified as Lot 838A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 120 Blanche Drive, 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. 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.

## **DISCUSSION ITEMS**

### **12. Z2016-008 (Korey)**

Hold a public hearing to discuss and consider a request by Darrell Simpson on behalf of Sherri Banuelos for the approval of a Specific Use Permit (SUP) to allow an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Single Family One (SF-1) District, addressed as 735 Davis Drive, and take any action necessary.

### **13. Z2016-009 (David)**

Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any action necessary.

### **14. Z2016-010 (David)**

Hold a public hearing to discuss and consider a request by Grey Stogner of Crestview Real Estate on behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Development Plan for an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [*FM3097*] and the IH-30 frontage road, and take any action necessary.

**15. Z2016-011 (Ryan)**

Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C) District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action necessary.

**16. P2016-012 (Korey)**

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of Jean Voltz of Arkoma Development LLC for the approval of preliminary plat for Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-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.

**17. SP2016-005 (Korey)**

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

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

- ✓ P2016-008: Lot 1, Block A, Children's Lighthouse Addition [Approved]
- ✓ Z2016-001: AG to SF-1 for 735 Davis Drive (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-002: SUP for 453 Cullins Road (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-003: SUP for Service King (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-004: SUP for 803 N. Goliad Street (2<sup>nd</sup> 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 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 25<sup>th</sup> day of March, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.