

**AGENDA**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 12, 2016**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the *March 29, 2016* Planning and Zoning Commission meeting.
2. **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.

**PUBLIC HEARING ITEMS**

3. **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.
4. **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.
5. **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.
6. **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.

**ACTION ITEMS**

7. **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.

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

- ✓ P2016-006: Breezy Hill, Phase VII [*Approved*]
- ✓ P2016-007: Breezy Hill, Phase VI [*Approved*]
- ✓ P2016-009: Lots 1 & 2, Block H, Lake Rockwall Estates, East Addition [*Approved*]
- ✓ P2016-010: Preliminary Plat for Saddle Star Estates [*Approved*]
- ✓ P2016-011: Master Plat/Open Space Plan for Saddle Star Estates [*Approved*]
- ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (*1<sup>st</sup> Reading*) [*Approved*]
- ✓ Z2016-007: Zoning Change AG to GR for 5205 S. FM-549 (*1<sup>st</sup> Reading*) [*Withdrawn by Applicant*]
- ✓ MIS2016-005: Masonry Exception for 508 St. Mary's Street [*Approved*]
- ✓ MIS2016-006: Special Exception Request for 120 Blanche Drive [*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 8<sup>th</sup> day of April, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.