

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

CALL TO ORDER

CONSENT AGENDA

1. P2016-050 (Korey)

Discuss and consider a request by Joel Wells on behalf of Tom Walker for the approval of a replat for Lots 3 & 4, Block A, Walker Addition being a 1.10-acre tract of land currently identified as Lot 1, Block A, Walker Addition and Tract 28 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) & Single Family 10 (SF-10) District, addressed as 1301 S. Alamo Road and 1020 Ridge Road, and take any action necessary.

2. P2016-051 (Korey)

Discuss and consider a request by Annalyse Olson on behalf of Ronald Valk for the approval of a replat for Lots 4 & 5, Block A, Platinum Storage Addition being a 5.549-acre tract of land currently identified as Lots 2 & 3, Block A, Platinum Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1450 T. L. Townsend Drive, and take any action necessary.

APPOINTMENTS

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

4. Appointment with Terry W. Gwin of SWBC Real Estate, LLC to consider a request to submit a new zoning application for a zoning change from a Light Industrial (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code, and take any action necessary. (Ryan)

ACTION ITEMS

5. MIS2016-010 (Ryan)

Discuss and consider a request by Marc Camacho 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 0.259-acre parcel of land identified as Lot 14, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 306 Harborview Drive, and take any action necessary.

DISCUSSION ITEMS

6. Z2016-038 (David)

Hold a public hearing to discuss and consider a request by Michael Scott for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code for a 1.4947-acre parcel of land identified as Lot 16, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1950 Copper Ridge Circle, and take any action necessary.

7. Z2016-039 (Ryan)

Hold a public hearing to discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of the owner Mark S. Kelldorf of Arkoma Development, LLC for the approval of an amendment to Planned Development District 65 (PD-65) being a 49.35-acre tract of land situated within the S. King Survey, Abstract No. 131 and the J. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65), situated within the North SH-205 Overlay (N. SH-205 OV) District, located on the west side of N. Goliad Street [N. SH-205] and N. Lakeshore Drive, and take any action necessary.

- 8. Z2016-040 (Ryan)**
Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owner East Shore Joint Venture for the approval of an amendment to allow 47 single-family homes in Planned Development District 68 (PD-68) being a 25.45-acre tract of land identified as Lots 1-7, Block A, Eastshore Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68), situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of S. Goliad Street [S. SH-205] north of the intersection of S. Goliad Street and Justin Road, and take any action necessary.
- 9. Z2016-041 (Ryan)**
Hold a public hearing to discuss and consider a request by Tony Austin of TAC, Inc. on behalf of the owner Cameron & Cameron for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for a multi-family apartment complex on a 12.59-acre tract of land identified as Tract 8 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the west side of T. L. Townsend Drive south of Justin Road, and take any action necessary.
- 10. Z2016-042 (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.
- 11. SP2016-025 (Korey)**
Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a site plan for Phase 1 of the Somerset Park Subdivision, containing 144 single-family residential lots on a 56.276-acre tract of land being a portion of a larger 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.
- 12. SP2016-026 (David)**
Discuss and consider a request by Tim Seymore of Seymore Custom Homes, LLC on behalf of James & Robin Meade for the approval of a site plan for the construction of a commercial/industrial building on an existing 1.5-acre commercial/industrial facility identified as Tract 2-20 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 242 National Drive, and take any action necessary.
- 13. SP2016-027 (David)**
Discuss and consider a request by William Baker of Jones Baker on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of amended site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.
- 14. SP2016-028 (David)**
Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 18.407-acre tract of land identified as Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Nash Street, and take any action necessary.
- 15. SP2016-029 (David)**
Discuss and consider a request by Robert A. Howman of Glenn Engineering Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a site plan for a public school on a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the intersection of John King Boulevard and Trail View Drive, and take any action necessary.

16. SP2016-030 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for a 245 unit, condo development situated on a 3.453-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

17. SP2016-031 (David)

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of a site plan for 36 townhomes on a 3.462-acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Residential Subdistrict and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

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

- ✓ P2016-045: Final Plat for the Ridgecrest Subdivision [*Approved*]
- ✓ P2016-046: Final Plat for Breezy Hill, PH VII [*Approved*]
- ✓ P2016-047: Final Plat for Somerset Park Subdivision [*Approved*]
- ✓ P2016-048: Final Plat for Lot 3, Road Runner Addition [*Approved*]
- ✓ P2016-049: Final Plat for Lot 22, Block A, Presbyterian Hospital Addition [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*1st Reading*) [*Postponed*]
- ✓ Z2016-034: Zoning Change (AG to C) FM-549 & SH-205 (*1st Reading*) [*Approved*]
- ✓ Z2016-035: SUP for the CCA (*1st Reading*) [*Approved*]
- ✓ Z2016-036: Amendment to PD-79 (*1st Reading*) [*Approved*]
- ✓ Z2016-037: Zoning Change (AG to C) 2922 S. Goliad Street (*1st 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 23rd day of November, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.