

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 30, 2014
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. P2014-041 (David)

Discuss and consider a request by Dave Hanby of TKC CLXXXVI, LLC on behalf of the owner Rick Sharp for the approval of a replat creating Lots 4, 5 & 6, Block A, Sharp Addition being three (3) non-residential lots currently identified as Lot 2, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, being a 6.22-acre parcel of land zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, generally located east of the intersection of Corporate Crossing [FM-549] and SH-276, and take any action necessary.

2. P2014-042 (David)

Discuss and consider a request by John Spiars of Spiars Engineering, Inc. on behalf of Bill Lavin of Security Holdings, LLC for the approval of a replat creating Lot 1, Block A, Nissan of Rockwall Addition, being one (1) non-residential lot currently identified Lot 1, Block A, Lafon Subdivision, and a portion of Tract 2 & Tract 12 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

DISCUSSION ITEMS

3. Z2014-036 (Ryan)

Hold a public hearing to discuss and consider a request by Rick Dirkse on behalf of D. W. Bobst of J-BR2, LLC for the approval of a zoning change from a Single Family 10 (SF-10) District to a Planned Development District allowing for office, medical office and single-family land uses on two (2) parcels of land, being 1.666-acres, identified as Lots 1 & 2, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1312 & 1316 Ridge Road [FM-740], and take any action necessary.

4. Z2014-037 (JoDee)

Hold a public hearing to discuss and consider a request by Bill Bricker of Bricker Enterprise Company (*DBA Brick House Cars*) on behalf of Rockwall Commercial Property Management for the approval of a Specific Use Permit to allow for an *Indoor Motor Vehicle Dealership/Showroom* on a one (1) acre portion of a larger 50.826-acre tract of land, identified as Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E. Washington Street, and take any action necessary.

5. Z2014-038 (David)

Hold a public hearing to discuss and consider a request by Ben McMillian of Hazel & Olive on behalf of the owner of the property for the approval of a Specific Use Permit to allow for a *General Retail Store* in conjunction with an office and photography studio within Planned Development District 50 (PD-50) for two (2) parcels of land, being 0.43-acres of land, identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary.

6. Z2014-039 (JoDee)

Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 21.684-acre tract of land identified as Tract 4 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located in between Commerce Street and T. L. Townsend Drive, and take any action necessary.

7. Z2014-040 (Ryan)

Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, 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 intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

8. MIS2014-018 (Ryan)

Discuss and consider a request by Michael Swiercinsky of Sky Investment Property, Inc. for the approval of a tree mitigation plan for two (2) tracts of land, being 7.969-acres, identified as Tracts 4 & 19, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action necessary.

9. P2014-043 (David)

Discuss and consider a request by Bryan Powell, PE of Westwood Professional Services on behalf of David Booth of D. R. Horton Texas, LTD for the approval of a final plat for Castle Ridge, Phase 3 containing 62 single family lots on a 19.521-acre tract of land currently identified as Tract 37 of the J. Stricklans Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, general located east of SH-205, and take any action necessary.

10. SP2014-033 (JoDee)

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of the owner Shawn Valk for the approval of a site plan for a mini-warehouse facility on a 2.857-acre tract of land, zoned Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action necessary.

11. SP2014-034 (Ryan)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and Lot 1-1, Block A, Henry Africa Subdivision, 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 intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ Z2014-033: Christian Brothers SUP Amendment (*2nd Reading*) [*Approved*]
- ✓ Z2014-035: Zoning Change PD-3 or SF-10 (*1st Reading*) [*Approved*]
- ✓ MIS2014-017: Special Request for a Four-Plex [*Denied*]

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, JoDee Sanford, Planning Technician 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 24th day of December, 2014 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.