

**AGENDA**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 9, 2015**  
**6:00 P.M.**

**CALL TO ORDER**

**CONSENT AGENDA**

1. **Approval of Minutes** for the May 26, 2015 Planning and Zoning Commission meeting.
2. **P2015-020 (Ryan)**  
Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.
3. **P2015-022 (David)**  
Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 11 & 12, Block 2, Alliance Addition, Phase 2 being a 1.420-acre parcel of land currently identified as Lots 1 & 10, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6505 & 6525 FM-3097, and take any action necessary.

**PUBLIC HEARINGS**

4. **Z2015-017 (David)**  
Hold a public hearing to discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a Specific Use Permit for *Commercial Amusement/Recreation (Outside)* to allow a baseball training facility to be constructed on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.
5. **Z2015-018 (Ryan)**  
Hold a public hearing to discuss and consider a request by Herman Douglas Uteley for the approval of a zoning change from a Single Family Estate 2.0 (SFE-2.0) District to a Single Family Estate 1.5 (SFE-1.5) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Old Quail Run Road, and take any action necessary.

**ACTION ITEMS**

6. **P2015-021 (David)**  
Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owners G. Kent and Kay Loy Smith for the approval of a final plat for Lots 1-4, Block A, Breezy Hill Estates being a 7.873-acre tract of land identified as Lots 10-13, Breezy Hill (Unrecorded), Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located on property currently addressed as 575 Breezy Hill Lane, and take any action necessary.
7. **SP2015-014 (David)**  
Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center on behalf of the owner Robert Vernon for the approval of a site plan for an office building on a 0.32-acre tract of land identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County,

Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

### **DISCUSSION ITEMS**

**8. Z2015-016 (Ryan)**

Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.

**9.** Discuss and consider amendments to the natural and/or quarried stone requirement stipulated by the overlay district standards contained in Article V, *District Development Standards*, of the Unified Development Code, and take any action necessary.

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

- ✓ P2015-014: Lots 6, 7 & 8, Block A, Grady Rash Subdivision [*Approved*]
- ✓ SP2015-017: Variance for Advance Auto [*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 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 5<sup>th</sup> day of June, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.