

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 11, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the July 28, 2015 Planning and Zoning Commission meeting.
2. **P2015-034 (David)**
Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center for the approval of a replat for Lot 1, Block A, Pregnancy Resource Center being a 0.32-acre tract of land currently 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.

PUBLIC HEARINGS

3. **Z2015-023 (Ryan)**
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north of the intersection of W. Yellow Jacket Lane and Ridge Road, and take any action necessary [*the Applicant has Requested that this Case be Withdrawn*].
4. **Z2015-024 (Ryan)**
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of Breezy Hill Road north of FM-552, and take any action necessary [*the Applicant has Requested that this Case be Withdrawn*].

ACTION ITEMS

5. **MIS2015-004 (Ryan)**
Discuss and consider the approval of a special request by David Smith on behalf of the owner Jose Contreras for a waiver to the Manufactured Home Replacement Minimum Standards as set forth in *Exhibit 'C'* of Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] to allow a new manufactured home to be located within the floodplain on a 0.17-acre property identified as Lot 1376, Rockwall Lake Estates #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 142 Rene Drive, and take any action necessary.
6. **SP2015-016 (David)**
Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a site plan for a church on a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2015-029: Lots 1, 2 & 3, Block A, Kroger 205 Addition [*Approved*]
- ✓ P2015-031: Lot 13, Block 2, Alliance Addition, Phase 2 [*Approved*]
- ✓ P2015-032: Lots 1, 2 & 3, Block A, Temunovic Addition [*Approved*]
- ✓ P2015-033: Lot 1, Block A, Marriott Addition [*Approved*]
- ✓ Z2015-016: Discovery Lakes (LI to PD) [*Approved*]
- ✓ Z2015-020: SUP of Life Springs Church (*2nd Reading*) [*Approved*]
- ✓ Z2015-021: SUP for Children's Lighthouse (*2nd Reading*) [*Approved*]
- ✓ Z2015-022: Text Amendment to Article IV & V of the UDC [*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 11th day of August, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.