

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 24, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the November 10, 2015 Planning and Zoning Commission meeting.

PUBLIC HEARING ITEMS

2. **Z2015-028 (David)**

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

DISCUSSION ITEMS

3. **MIS2015-003 (Ryan)**

Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation* section, add a street cross section for a M3U (*minor arterial, three [3] lane, undivided roadway*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and take any action necessary.

4. **Z2015-030 (Ryan)**

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and take any action necessary.

5. **Z2015-031 (Ryan)**

Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of Laguna Drive and Ridge Road [FM-740], and take any action necessary.

6. **Z2015-032 (David)**

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

7. **Z2015-033 (David)**

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.

8. Z2015-034 (Ryan)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary.

9. Z2015-035 (David)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

10. SP2015-018 (David)

Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

11. SP2015-024 (David)

Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner James Benton of Emerge Enterprises for the approval of a site plan for a car wash on a 1.055-acre parcel of land identified as Lot 7 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2360 S. Goliad Street, and take any action necessary.

12. P2015-041 (Ryan)

Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and take any action necessary.

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

- ✓ MIS2015-009: Special Request for 112 Chris Street [*Approved*]
- ✓ Z2015-027: Zoning Change AG to SFE-2.0 (*1st Reading*) [*Approved*]
- ✓ Z2015-029: Text Amendment to the Landscaping Requirements (*1st Reading*) [*Approved*]

ADJOURNMENT

TRAINING SESSION

14. Planning and Zoning Commission Training Session (Ryan)

A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from the City's Geographical Information Systems (GIS) Department and a short training session of the City's new interactive maps.

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 20th day of November, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.