

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 26, 2016
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *January 12, 2016* Planning and Zoning Commission meeting.
2. **P2016-002 (Ryan)**
Discuss and consider a request by Michael & Mary Grace Frasier for the approval of a replat for Lot 13, Block E, Wade Addition being a 0.74-acre tract of land currently identified as Lots 11 & 12, Block E, Wade Addition and Tract 36 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 704 Jackson Street, 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.

ACTION ITEMS

4. **MIS2016-001 (David)**
Discuss and consider the approval of a special request by Jennie Watkins for an exception to the setback requirements for the purpose of constructing a single family home on a 0.12-acre parcel of land identified as Lot 49, Canup Addition, City of Rockwall, Rockwall County, Texas, being zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of the intersection of Sam Houston Street and E. Bourn Street, and take any action necessary.
5. **MIS2016-002 (Ryan)**
Discuss and consider a request by William Laurence 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 0.17-acre parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's Street, and take any action necessary.

DISCUSSION ITEMS

6. **Z2016-001 (David)**
Hold a public hearing to discuss and consider a request by Sherri Banuelos for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 735 Davis Drive, and take any action necessary.
7. **Z2016-002 (David)**
Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and garage on a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 453 Cullins Road, and take any action necessary.
8. **Z2016-003 (Ryan)**
Hold a public hearing to discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of U. V. Real Estate, LP for the approval of a Specific Use Permit (SUP) to allow for outside storage

in conjunction with an Auto Body Shop on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

9. P2016-003 (David)

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Bobby Samuel of Meritage Homes of Texas, LLC for the approval of a final plat for Stone Creek, Phase VII containing 79 single-family residential lots on 37.823-acres of land being a portion of a larger 163.2672-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses, generally located at the northwest corner of Hays Road and E. Quail Run Road, and take any action necessary.

10. P2016-004 (Ryan)

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of preliminary plat for Lots 1-6, Block A, Dalton Goliad Addition being a 9.183-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552, and take any action necessary.

11. P2016-005 (Ryan)

Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of John Arnold of the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a final plat Phase V of the Breezy Hill Subdivision containing 79 single-family residential lots on a 25.598-acres of land being identified as Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552, and take any action necessary.

12. SP2016-001 (Ryan)

Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a 1.66-acre tract of land identified as a portion of Lot 1, Village 2 Addition and Tract 3 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection of Village Drive and the IH-30 frontage road, and take any action necessary.

13. SP2016-003 (David)

Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north of IH-30, and take any action necessary.

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

- ✓ P2015-042: Final Plat for the Preserve, Phase 1 [Approved]
- ✓ P2016-001: Lot 1, Block A, Patriot Paws Addition [Approved]
- ✓ Z2015-028: SUP for a Private Baseball Fields (1st Reading) [Approved]
- ✓ Z2015-036: Amendments to PD-32 (1st Reading) [Approved]
- ✓ Z2015-037: SUP for a Church Steeple (1st Reading) [Approved]
- ✓ Z2015-038: Amendments to PD-50 (1st Reading) [Approved]
- ✓ Z2015-039: SUP for a Residence Hotel (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 22nd day of January, 2016 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.