

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 14, 2017
6:00 P.M.

MEETING POSTPONED TO MARCH 28, 2017

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the *February 28, 2017* Planning and Zoning Commission meeting.
2. **P2017-008 (Korey)**
Discuss and consider a request by Lisa Wilck Palomba on behalf of Paul J. Wilck, Jr. for the approval of a final plat of Lots 1 & 2, Wilck Addition being a 5.192-acres tract of land identified as Tract 8-02 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate (SFE-2.0) District, addressed as 463 H. Wallace Lane, and take any action necessary.
3. **SP2017-008 (Korey)**
Discuss and consider a request by Jay Soun on behalf of the owner STJ Investments, LLC for the approval of a site plan amendment for a hotel (*i.e. La Quinta Inn*) on a 1.25-acre parcel of land identified as Lot 3, Block 1, Miller Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 689 E. IH-30, and take any action necessary.

PUBLIC HEARING ITEMS

4. **Z2017-005 (Ryan)**
Hold a public hearing to discuss and consider a request by David Falls for the approval of a zoning amendment to *Ordinance No. 16-15* for the purpose of allowing the *Animal Clinic for Small Animals* land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.
5. **Z2017-006 (David)**
Hold a public hearing to discuss and consider a request by Brenda and Stuart Myers for the approval of a Specific Use Permit (SUP) amending *Ordinance No. 11-37 (SUP No. S-034)* to allow a restaurant with an accessory general retail store on a 0.6849-acre parcel of land identified as Lot 1, Abate Injury Rehab Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 506 N. Goliad Street, and take any action necessary.
6. **Z2017-007 (David)**
Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner Bradley Joe Gideon for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses, on a 30.36-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the southwest corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.
7. **Z2017-008 (Korey)**
Hold a public hearing to discuss and consider a city initiated request on behalf of Raymond Jowers of Jowers, Inc. for the approval of a Specific Use Permit (SUP) rescinding *Ordinance No. 08-38 (SUP No. S-056)* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial

(LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

ACTION ITEMS

8. SP2017-009 (Korey)

Discuss and consider a request by Ray Crumby Design Group on behalf of Francisco Cardoso for the approval of a site plan for an office building on a 0.45-acre tract of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

DISCUSSION ITEMS

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

- ✓ P2017-009: Lot 1, Block A, Rockwall Grace Clinic Addition [*Approved*]
- ✓ P2017-010: Lot 1, Block A, Dobbs Elementary Addition [*Approved*]
- ✓ P2017-011: Lot 5, Block A, Harbor District Addition [*Approved*]
- ✓ MIS2017-004: Water/Wastewater Master Plans [*Approved*]
- ✓ Z2016-033: SUP for a Residency Hotel on Vigor Way (*2nd Reading*) [*Approved*]
- ✓ Z2017-001: SWBC of Rockwall [AG to PD] (*1st Reading*) [*Approved*]
- ✓ Z2017-002: Zoning Change AG to SFE-2.0 (*2nd Reading*) [*Approved*]
- ✓ Z2017-003: Zoning Amendment to Planned Development District 7 (PD-7) (*2nd Reading*) [*Approved*]
- ✓ Z2017-004: Text Amendment to Article IV of the UDC (*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 10th day of March, 2017 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.