

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 28, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the March 31, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the April 14, 2015 Planning and Zoning Commission meeting.
3. **P2015-029 (Ryan)**
Discuss and consider a request by Maria Bonilla of Winkelmann & Associates on behalf of Mark Matise of Makko Goliad I, LP for the approval of a replat for Lots 1, 2 & 3, Block A, Kroger 205 Addition being a replat of 11.236-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast corner of E. Quail Run Road and SH-205, and take any action necessary.
4. **P2015-031 (David)**
Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 13, Block 2, Alliance Addition, Phase 2 being a 0.571-acre parcel of land identified as Lot 4, Block 2, Alliance Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action necessary.
5. **P2015-032 (David)**
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Lowdent LLC, Hall and Lee Land Company LLC, and Temunovic Partnership LTD for the approval of a replat for Lots 4, 5 & 6, Block A, Temunovic Addition being a 2.582-acre tract of land currently identified as Lots 1, 2 & 3, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1320 & 1350 Summer Lee Drive, and take any action necessary.
6. **P2015-033 (Ryan)**
Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Lakefront Trail Rockwall Hotel, LP for the approval of a replat for Lot 1, Block A, Marriott Addition being a 2.968-acre tract of land identified as a portion of Lot 3A, Block A, Shoreline Plaza Addition and all of Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any action necessary.

APPOINTMENTS

7. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

DISCUSSION ITEMS

8. **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.

9. 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.

10. 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.

11. SP2015-017 (David)

Discuss and consider a request by Humberto Castillo on behalf of Jefflyn Properties VII for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Lot 1, Block 1, Richard Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 2604 Ridge Road, and take any action necessary.

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

- ✓ P2015-023: Breezy Hill, Phase IXA [Approved]
- ✓ P2015-024: Rockwall Downes, Phase 2 [Approved]
- ✓ P2015-025: Rockwall Downes, Phase 3 [Approved]
- ✓ Z2015-015: Riggs Property (AG to PD) (1st Reading) [Withdrawn]
- ✓ Z2015-016: Discovery Lakes (LI to PD) (1st Reading) [Postponed to August 3rd]
- ✓ Z2015-020: SUP for Life Springs Church (1st Reading) [Approved]
- ✓ Z2015-021: SUP for Children's Light House (1st Reading) [Approved]
- ✓ Z2015-022: Text Amendment to Article IV & V (1st Reading) [Approved]
- ✓ SP2015-015: Variances for H&G Supply [Approved]

13. Planning and Zoning Commission Training Session: Planned Development Districts (Ryan)

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 24th day of July, 2015 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.