

AGENDA
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 25, 2015
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the January 27, 2015 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the July 14, 2015 Planning and Zoning Commission meeting.
3. **Approval of Minutes** for the August 11, 2015 Planning and Zoning Commission meeting.
4. **P2015-035 (David)**
Discuss and consider a request by Archie Underwood and Dan Walker for the approval of a replat for Lots 1 & 2, Block A, Lakeside Veterinary Clinic Addition being a replat of two (2) parcels being 2.43-acres of land identified as Lot 1, Block A, Bernice Addition and Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801 & 801B E. IH-30, and take any action necessary.

APPOINTMENTS

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

ACTION ITEMS

6. **MIS2015-005 (Ryan)**
Discuss and consider a request by Duane and Jennifer Piercy 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 1.21-acre tract of land identified as Lot 1, Block A, Piercy Place Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 713 Hartman Street, and take any action necessary.

DISCUSSION ITEMS

7. **SP2015-019 (David)**
Discuss and consider a request by Nathan Colbert on behalf of Houston's Drive Inn, LLC for the approval of an amended site plan to incorporate an ice machine in conjunction with an existing retail store with gasoline sales on a 0.483-acre parcel of land identified as part of Lot 1 of the Stonebridge Center, PH 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street [*SH-66*], and take any action necessary.
8. **SP2015-020 (David)**
Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [*SH-205*], and take any action necessary.
9. Director's Report of post Council meeting outcomes of Planning & Zoning cases (**Ryan**).
 - ✓ P2015-034: Lot 1, Block A, Pregnancy Resource Center [*Approved*]
 - ✓ MIS2015-004: 142 Rene Drive [*Tabled*]
 - ✓ SP2015-016: Variances for Life Springs Church [*Approved*]
 - ✓ Z2015-016: Discovery Lakes (LI to PD) [*2nd Reading; Approved*]
10. 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 20th 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.