

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 13, 2015
6:00 P.M.

CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Wendi Conley, Jonathan Lyons, Mike Jusko, and John McCutcheon. Absent were Commissioners Tracey Logan and Amy Fishman. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning Technician, Jodee Sanford.

CONSENT AGENDA

1. P2014-043

Discuss and consider a request by Bryan Powell, PE of Westwood Professional Services on behalf of David Booth of D. R. Horton Texas, LTD for the approval of a final plat for Castle Ridge, Phase 3 containing 62 single family lots on a 19.521-acre tract of land currently identified as Tract 37 of the J. Stricklans Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Single Family Residential (SF-10) District, general located east of SH-205, and take any action necessary.

Commissioner McCutcheon made motion to approve the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioners Logan and Fishman absent.

PUBLIC HEARINGS

2. Z2014-036

Hold a public hearing to discuss and consider a request by Rick Dirkse on behalf of D. W. Bobst of J-BR2, LLC for the approval of a zoning change from a Single Family 10 (SF-10) District to a Planned Development District allowing for office, medical office and single-family land uses on two (2) parcels of land, being 1.666-acres, identified as Lots 1 & 2, Block B, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1312 & 1316 Ridge Road [FM-740], and take any action necessary.

Planning Manager, Ryan Miller, gave explanation of item stating that on December 18, 2014, the applicant, Rick Dirkse, submitted an application on behalf of the owner, Dan Bobst of JBR2, LLC, for the approval of a zoning change for two parcels of land zoned Single Family 10 District and addressed as 1312 & 1316 Ridge Road. Specifically, the requested zoning change proposed a Planned Development District that would limit the land uses on the subject property to general/professional office, small medical office and/or single-family residential uses; and, to provide for more restrictive density and dimensional requirements, which are intended to regulate any development on the subject properties into conforming to the architecture utilized by the adjacent single-family residential homes. The underlying zoning district of the proposed Planned Development District is a Residential-Office District, which according to the Article V, District Development Standards, of the Unified Development Code is intended, to allow for low intensity office development providing professional, medical and other office services to residents in adjacent neighborhoods and serve as an area of transition between residential and high-intensity nonresidential uses or busy arterial thoroughfares.

Mr. Miller further explained that with the zoning application, the applicant has submitted a PD Concept Plan that indicates intent to build two independent office buildings constructed on individual lots. The parking for these buildings will be accessible utilizing the two existing drive approaches adjacent to Ridge Road. All parking will be located in the front of the properties in

62 between the front façade of the proposed buildings and Ridge Road. The rear of the properties
63 should generally conform to the adjacent single-family development, and give the appearance of
64 a single-family residence. The applicant has stated that the intent of the project is to blend the
65 buildings with the adjacent single-family neighborhood and only provide the appearance of an
66 office building on Ridge Road. Staff has included additional standards in the Planned
67 Development District Ordinance that ensures that any structure constructed on the subject
68 property shall be built to a residential scale. These restrictions include limiting the building's
69 square footage, restricting the roof design to be a pitched roof system that is comparable to the
70 adjacent single-family residential homes, and requiring a wood screening fence that matches
71 the City's current residential fence standards. In addition, the height of the buildings have been
72 restricted to 36-feet, which is the same height restriction required by the Single Family
73 10District. Any requirements not specifically stated within the Planned Development District
74 shall conform to Residential-Office District standards as stipulated by Section 4.2, Residential-
75 Office District, of Article V, District Development Standards, of the Unified Development Code.
76

77 Mr. Miller further stated that the intent of the Residential-Office zoning district is to provide a
78 buffer or transition from residential neighborhoods to higher intensity non-residential land uses
79 and/or busy arterials and thoroughfares. This district has proven to be particularly successful
80 in areas where residential properties are adjacent to state roadways that accommodate a
81 moderate to high traffic volume. In reviewing this case it should be noted that Ridge Road is
82 classified as a Minor Arterial, Four Lane, Divided Roadway and accommodates a moderate level
83 of traffic. According to the Texas Department of Transportation's 2012 District Traffic Maps,
84 Ridge Road currently accommodates between 17,800 and 25,000 trips per day between the SH-
85 205/FM-740 split and IH-30. For reference, the average residential street generally
86 accommodates less than 1,000 trips per day. The reason that the Residential-Office District has
87 been successful in areas adjacent to busier thoroughfares is its unique ability to maintain a
88 residential aesthetic while buffering more intense land uses/thoroughfares with low intensity
89 non-residential land uses. These uses generally do not conflict with the adjacent residential
90 land uses, specifically with regards to the hours of operations, noise, lighting, traffic and other
91 environmental conditions commonly associated with non-residential developments. With this
92 being said, zoning is a discretionary action for the Planning & Zoning Commission and City
93 Council.
94

95 Mr. Miller explained the Future Land Use Map, adopted with the Comprehensive Plan,
96 designates the subject property for Medium Density Residential land uses. While the proposed
97 land use does continue to allow single-family residential land uses it would also allow office
98 land uses. Should the City Council approve the applicant's request, the Future Land Use Map
99 will be amended to reflect the proposed change in land use from a Medium Density Residential
100 designation to a Special District designation.
101

102 Also, on December 30, 2015, staff mailed 61 notices to property owners and residents within
103 500-feet of the subject property. Staff also emailed notice of the request to the Waterstone
104 Estates Homeowner's Association, which is the only HOA located within 1,500 feet of the
105 subject property. Additionally, staff posted a sign along Ridge Road as required by the Unified
106 Development Code. Staff received one property owner notification and one email in opposition
107 to the request.
108

109 Mr. Miller also explained to the Commission what recommendations it would have if the
110 Planning and Zoning Commission recommends approval of the applicant's request for a PD
111 Development Plan.
112

113 Commissioner Logan arrived to the meeting.
114

115 Chairman Renfro asked applicant to come forth and speak.
116

117 Rick Dirkse
118 3077 N Goliad
119 Rockwall TX
120

121 Applicant came forward and gave a background of his request, explaining he has rented space
122 for his business in various locations in Rockwall, before buying property on the north end of

123 town where he built his home and where he has officed out of for the past 21 years. Applicant
124 went on to explain his office has outgrown his current location and has been looking for some
125 time for a place to build his business but has found it is difficult to find a place to build ones
126 business here in Rockwall. He went on to discuss his concept plan and showed a power point
127 detailing it.

128
129 Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come
130 forward.

131
132 Erica Lyles
133 1603 S. Alamo
134 Rockwall, TX

135
136 Ms. Lyles came forward and expressed opposition to the proposed zoning change. Her concern
137 is her property values being affected with commercial in her backyard.

138
139 Ken Dixon
140 205 Meadowdale
141 Rockwall, TX

142
143 Mr. Dixon expressed opposition to the proposed zoning change. He stated he has lived in his
144 home 31 years and has concerns about increased traffic commercial business would cause on
145 the already hard to navigate exits in the neighborhood. He also stated concern of property value
146 on surrounding properties decreasing with a zoning change.

147
148 John White
149 1929 S. Lakeshore
150 Rockwall, TX

151
152 Mr. White came forward expressed opposition to the proposed zoning change. He has lived in
153 his home for 38 years, and stated the reason he feels request should be denied is because it is
154 currently zoned residential and that is how they bought and adding commercial will decrease
155 property values as well as the traffic it will increase.

156
157
158 Andrea Burke
159 1724 Ridge Road
160 Rockwall, TX

161
162 Ms. Burke came forward expressed opposition to the zoning change. She expressed concern
163 that people that are in favor of the zoning change is due to having had to sign paperwork before
164 building new homes in that area stating they would be in favor of zoning change to be able to
165 buy property. She stated she is also concerned if Mr. Dirkse decided in the future to move what
166 kind of business would move into that building.

167
168 Joy Bounds
169 209 Tanya Dr.
170 Rockwall, TX

171
172 Ms. Bounds came forward and expressed opposition to zoning change. She has lived in her
173 home 31 years and feels adding commercial development will affect the calm residential living
174 they have enjoyed all these years.

175
176 Tom Hawkins
177 207 Dartmouth
178 Rockwall, TX

179
180 Mr. Hawkins came forward and stated he is in opposition of this proposed zoning change. His
181 concern is what other kind of commercial business may come after this proposed one.

182
183 Mike Rogers

184 1404 Ridge Road
185 Rockwall, TX
186 Mr. Rogers came forward and expressed opposition of this zoning change. His concern is how
187 commercial business will affect the resident's way of life that they are so accustomed to after all
188 the years of living as a tight knit community.
189
190
191 Greg Nappier
192 1505 S. Lakeshore
193 Rockwall, TX
194
195 Mr. Napier came forward and stated he is not in favor of zoning change request. He recently
196 made a fifty thousand renovation and feels adding commercial will decrease his property value.
197 He is also concerned with the increase of traffic adding commercial business will add.
198
199
200 Ron Mason
201 1402 Ridge Road
202 Rockwall, TX
203
204
205 Mr. Mason came forward and expressed opposition to the proposed zoning change. He stated
206 he feels the traffic it will cause will affect all the residents in this area; it has been residential all
207 this time and feels it must continue to stay only residential.
208
209 Clark Staggs
210 1601 Seascape
211 Rockwall, TX
212
213 Mr. Staggs came forward and stated he is in favor of request for zoning change and feels this is
214 an excellent location for a small professional office building.
215
216 William Lyle
217 1603 S. Alamo
218 Rockwall, TX
219
220 Mr. Lyle came forward and stated he has lived in Rockwall 19 years and stated his opposition
221 for the zoning proposal is concerned with added traffic commercial will create and affect his
222 property value.
223
224 Terry Nevitt
225 201 Becky Lane
226 Rockwall, TX
227
228 Ms. Nevitt came forward and stated opposition of proposed zoning change. She feels neighbors
229 have invested thousands of dollars in keeping houses beautiful and feels if commercial comes
230 in it will make those investments a waste because property values of homes will drop.
231
232 Chairman Renfro asked applicant to come forth for rebuttal.
233
234 Mr. Dirske came forward and stated he feels although many neighbors are in opposition of his
235 proposal and would like a residence to be built there, he does not think that will happen and
236 having him build this quality proposal is the next best thing to what they want and feels he will
237 be a great neighbor.
238
239 Chairman Renfro called for a ten minute break and closed the public hearing.
240 Chairman Renfro brought the item back to the Commissioners for questions and discussion.
241
242 Commissioner Logan asked staff to clarify what aesthetic requirements the building would have
243 to meet.
244

245 Planning Manager, Ryan Miller, explained the PD has an underlying zoning of residential office
246 which has its specific list of requirements but in addition they would be required to have a
247 pitched roof to blend in to adjacent properties decrease the screening fence standard which
248 would allow for a wood fence also with the intent to appear as a residential property.
249
250 Chairman Renfro asked what uses would be permitted. Mr. Miller explained there are only three
251 uses that are allowed on the property, which would be single family residential, professional
252 office and a medical office.
253
254 Chairman Renfro also asked what would need to take place to overturn or loosen those
255 requirements. Mr. Miller stated it would require a zoning amendment to the PD request which
256 would go before the Commission as well as City Council.
257
258 Commissioner Lyons stated he felt this is not the best fit for this property and feels it would be
259 best to be kept residential.
260
261 Commissioner Jusko stated he is in favor of the proposal because change is inevitable and
262 Rockwall is growing and changing and feels this would be a good location for this.
263
264 Chairman Renfro asked Commission if there was no further discussion needed and opened the
265 floor for motions.
266
267 Commissioner Lyons made motion to deny request. Commissioner Conley seconded the
268 motion, which failed to pass with a vote of 3 in favor and 3 dissenting with Commissioner
269 Fishman absent.
270
271 After further discussion from the Commission, Chairman Renfro made motion to approve
272 request with staff recommendations. Commissioner McCutcheon seconded the motion, which
273 failed to pass with a vote of 3 in favor and 3 dissenting with Commissioner Fishman absent.
274
275 Chairman Renfro noted that will be the vote that will be sent to Council.
276
277
278
279 3. Z2014-037
280 Hold a public hearing to discuss and consider a request by Bill Bricker of Bricker Enterprise Company
281 (*DBA Brick House Cars*) on behalf of Rockwall Commercial Property Management for the approval of a
282 Specific Use Permit to allow for an *Indoor Motor Vehicle Dealership/Showroom* on a one (1) acre
283 portion of a larger 50.826-acre tract of land, identified as Tract 31 of the R. Ballard Survey, Abstract No.
284 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1200 E.
285 Washington Street, and take any action necessary.
286
287 Planning Technician, JoDee Sanford, explained that the applicant has requested approval of a
288 Specific Use Permit to allow for an Indoor Motor Vehicle Dealership/Showroom. On November
289 11, 2014, the City Council approved an ordinance that included adding this land use and
290 associated special conditions to the permissible use chart within the UDC as a permitted use
291 within the HC or HI zoning districts and requiring approval of an SUP within the GR or LI zoning
292 districts. The subject property is zoned LI; therefore, it requires the approval of an SUP for this
293 particular use.
294
295 Ms. Sanford further stated that the applicant's internet based business will utilize a portion of an
296 existing 12,500 square foot building to house the indoor used car business operations. All
297 business operations will take place inside the building and will be by appointment only. The
298 applicant's request conforms to all special conditions required for this use as stipulated by the
299 UDC.
300
301 Also, a notice was published in the Rockwall County Herald-Banner on December 26, 2014.
302 Staff mailed one hundred thirty-five notices to property owners and non-owner occupants within
303 500 feet of the subject property. Additionally, staff posted signage along the street frontage
304 adjacent to the subject property as required by the UDC. At the time this case memo was

305 drafted, staff had received five responses from three property owners indicating support for the
306 request.

307
308 Chairman Renfro asked if there are any controls in place that would limit the public from coming
309 and going without an appointment. Ms. Sanford stated the Commission could make that a
310 condition of approval. Chairman Renfro also asked if there would be any signage outside
311 indicating hours and such. Ms. Sanford stated there is not.
312

313 Planning Director, Robert LaCroix, added that to put in a requirement that would control public
314 stopping without an appointment would be unenforceable, therefor it is unlikely that could be
315 written in.
316

317 Commissioner McCutcheon asked how much of the existing building would be used for this
318 purpose. Ms. Sanford stated it would be 12,500 square feet. Commissioner McCutcheon asked if
319 there would be any outside storage allowed. Ms. Stanford stated there would not be outside
320 storage allowed overnight.
321

322 Chairman Renfro asked applicant to come forth and speak.
323

324 Bill Bricker
325 505 Westway Dr.
326 Rockwall, TX
327

328 Mr. Bricker came forward and gave explanation of request.
329

330 Commissioner Lyons made motion to approve with staff recommendations. Commissioner
331 Conley seconded the motion, which passed with a vote of 6-0 with Commissioner Fishman
332 absent.
333

334
335 4. Z2014-038

336 Hold a public hearing to discuss and consider a request by Ben McMillian of Hazel & Olive on behalf of
337 the owner of the property for the approval of a Specific Use Permit to allow for a *General Retail Store* in
338 conjunction with an office and photography studio within Planned Development District 50 (PD-50) for
339 two (2) parcels of land, being 0.43-acres of land, identified as Lots 19A & 19B of the Amick Addition,
340 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
341 Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [*SH-205*], and take any
342 action necessary.
343

344
345 Senior Planner, David Gonzales, explained that the applicant, Ben McMillian of Hazel and Olive,
346 is requesting a Specific Use Permit to allow for a *General Retail Store* in conjunction with an
347 office and photography studio on two parcels of land that are currently vacant. The properties
348 are within Planned Development District (PD-50) No. 50 and the North Goliad Corridor Overlay
349 District, has an underlying zoning of Residential Office District, and is generally located at 503
350 N. Goliad Street. Based on the conceptual floor plan submitted, the office space and storage
351 area will be comprised of ~2,730 sq. ft. in area while the photography studio and *general retail*
352 will occupy 1,200 sq. ft. The office and photography studio uses are established by right;
353 however, the *general retail* component will require an SUP.
354

355 Mr. Gonzales further explained should the SUP be approved, the applicant intends to build a
356 facility with a ~3,540 sq. ft. building footprint, which will meet the architectural and building
357 design standards for new construction established in the NGC OV. This district establishes
358 design standards to guide the new construction of buildings, streetscapes, and architectural
359 styles to be consistent with the existing historical residential homes and businesses located
360 along the corridor. Building elevations will be submitted as part of the site planning process
361 and will be reviewed by the Historic Preservation Advisory Board to assure consistency with the
362 architectural styles and the standards of the district. The HPAB will forward its
363 recommendation to the Planning and Zoning Commission.
364

365 Mr. Gonzales also explained that based on the conceptual site plan submitted, the applicant is
366 proposing the installation of thirteen parking spaces for the development. The required parking
367 for both the retail store and photography studio is one space for each 250 sq. ft., while the office
368 is calculated at one space per 500 sq. ft. for a total of eleven parking spaces, which meets the
369 requirements for the site. Also, the conceptual site plan indicates the parking spaces to be
370 located behind the front façade of the building; meeting the requirements for PD-50 and the RO
371 district where parking is not to be located in the front yard.
372

373 On December 30, 2014, staff mailed one hundred-ten notices to property owners within 500 feet
374 of the subject property; however, since there are no HOA/Neighborhood Organizations within
375 1500 feet participating in the notification program, there was no additional notice forwarded by
376 e-mail. Additionally, staff posted a sign on the property as required by the Unified Development
377 Code. Staff received one notice for and none opposed to the zoning change requested.
378

379 Chairman Renfro asked for discussion from Commission.
380

381 Commissioner Conley had question concerning traffic what point of access they would have.
382 Mr. Gonzales stated the intent is to have access from Goliad and flow out thru Alamo.
383

384 Chairman Renfro asked applicant to come forth and speak.
385

386 Ben McMillan
387 176 Hampton Dr.
388 Dallas, TX
389

390 Mr. McMillan came forward and gave brief explanation of request.
391

392 Chairman Renfro asked Commission for any questions or discussion.
393

394 Commissioner Logan asked if there would be heavy truck delivery traffic. Mr. McMillan stated
395 two trucks come twice daily, one being the postal service and the other the UPS delivery truck.
396 No large trucks.
397

398 Chairman Renfro opened the public hearing and asked if there was anyone who wishes to come
399 forth and speak. There being no one indicating such Chairman Renfro closed the public hearing
400 and brought the item back to the Commission for discussion.
401

402 Commissioner Conley made motion to approve with staff recommendations. Commissioner
403 McCutcheon seconded the motion, which passed with a vote of 6-0 with Commissioner Fishman
404 absent.
405

406
407 5. Z2014-039

408 Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall
409 Investments, LLC for the approval of a zoning change from an Agricultural (AG) District to a Light
410 Industrial (LI) District for a 21.684-acre tract of land identified as Tract 4 of the N. M. Ballard Survey,
411 Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located in
412 between Commerce Street and T. L. Townsend Drive, and take any action necessary.
413

414 Planning Technician, Jodee Sanford, explained that the applicant has requested to rezone
415 approximately 21.68-acres on the south side of IH-30 between Commerce Street and T.L.
416 Townsend Drive from Agricultural District to Light Industrial District. The owner intends to
417 develop a small portion of the property to the north as additional display for the existing
418 Hyundai car dealership. The remainder of the property will be subdivided into pad sites that will
419 be added in the future. Commerce Street will also be extended to connect with T.L. Townsend
420 Drive. The Future Land Use map indicates this area as a potential "Special District"; however,
421 rezoning the property to LI is considered to be conforming with respect to the Future Land Use
422 plan as the zoning change will create consistency with the surrounding properties.
423

424 Ms. Sanford further explained that the majority of properties to the north are zoned Light
425 Industrial. The properties to the south and west are zoned Heavy Commercial and Light

426 Industrial. The property to the east is zoned PD-10 with an underlying zoning of Multi-Family
427 which is the existing site of the Mansions Apartments and Orion (age-restricted).
428

429 Ms. Sanford also stated that a notice was published in the Rockwall County Herald-Banner on
430 December 26, 2014. Staff mailed forty-eight notices to property owners and non-owner
431 occupants within 500 feet of the subject property. Additionally, staff posted signage along the
432 street frontage adjacent to the subject property as required by the UDC. Staff had received one
433 response in support of the request.
434

435 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak.
436

437 Zack Amick
438 1957 Stevens Rd.
439 Rockwall, TX
440

441
442 Mr. Amick came forward and gave brief explanation of request.
443

444 Chairman Renfro opened the public hearing and asked if there was anyone who wishes to come
445 forth and speak. There being no one indicating such Chairman Renfro closed the public hearing
446 and brought the item back to the Commission for discussion.
447

448 Commissioner Lyons asked if there was a plan to put in any commercial business. Mr. Amick
449 stated at this time there was no plan for that.
450

451 General discussion took place with staff concerning light industrial versus agriculture and other
452 zoning benefit to the City.
453

454 Commissioner Lyons had question concerning noise restrictions in light industrial versus
455 heavy commercial. Planning Director, Robert LaCroix, stated in the code there are performance
456 standards that business have to maintain, and light industrial and heavy commercial are about
457 the same.
458

459 Commissioner McCutcheon made motion to approve with staff recommendations.
460 Commissioner Lyons seconded the motion, which passed by a vote of 6-0 with Commissioner
461 Fishman absent.
462

463 6. Z2014-040

464 Hold a public hearing to discuss and consider a request by Cameron Slown of FC Cuny Corporation on
465 behalf of Tom Kirkland of Tekmak Development Company for the approval of a Specific Use Permit
466 (SUP) for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition
467 and Lot 1-1, Block A, Henry Africa Subdivision, City of Rockwall, Rockwall County, Texas, zoned
468 Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located
469 at the southeast corner of the intersection of the IH-30 Frontage Road and Lakefront Trail, and take any
470 action necessary.
471

472
473 Planning Manager, Ryan Miller gave explanation of request stating the applicant is requesting a
474 Specific Use Permit for the purpose of establishing a Hotel and Conference Center on the
475 subject property. The subject property is a 2.968-acre parcel of land situated within the Freeway
476 Frontage Subdistrict of Planned Development District 32 [Ordinance No. 10-21]. According to
477 the Subdistrict Land Use Chart located in Exhibit 'D' of Ordinance No. 10-21 the Hotel, Full
478 Service land use requires a SUP in all subdistricts. As part of this request, staff has included a
479 requirement in the SUP ordinance that a minimum of a 3,000 SF Conference Center shall be
480 included with the development of the hotel. A Conference Center in this case is understood to
481 be an area that is exclusively used to host conferences, exhibitions, large meetings, seminars,
482 training session, and other similar events. In addition, the SUP ordinance also includes a
483 stipulation that the hotel not be utilized as an Extended Stay, Transient or Residence Hotel. An
484 Extended Stay, Transient or Residence Hotel in this case is understood to be any hotel facility in
485 which the majority of the rooms contain facilities (i.e. storage, refrigeration, food preparation

486 area, and etcetera) that accommodate long-term inhabitation and which are advertised, designed
487 and utilized for weekly or monthly occupancy.
488

489 Mr. Miller further stated that with the submittal of the SUP application, the applicant has also
490 submitted an application for site plan; however, the site plan has been tabled until corrections
491 are submitted by the applicant. The conceptual site plan and building elevations that will be
492 included in the SUP ordinance are conceptual in nature and should not affect changes that are
493 required through the site planning process. The approval of this case does not have an impact
494 on the outcome of the site plan; however, the site plan case does contain a condition of
495 approval that requires a SUP to be approved prior to acceptance of the site plan.
496
497

498 Mr. Miller also stated that on December 30, 2015, staff mailed 18 notices to property owners and
499 residents within 500-feet of the subject property. Staff also emailed notice of the request to the
500 Lakeside Village and Lago Vista Homeowner's Associations, which are the only HOAs located
501 within 1,500 feet of the subject property. Additionally, staff posted a sign at the northwest
502 corner of the intersection of the IH-30 Frontage Road and Lakefront Trail as required by the
503 Unified Development Code. At the time this case memo was drafted no responses were
504 received by staff.
505

506 Chairman Renfro asked applicant to come forth and speak.
507

508 Tom Kirkland
509 613 Willow Springs
510 Heath, TX
511

512 Mr. Kirkland came forward and gave brief explanation of request.
513
514

515 Chairman Renfro opened the public hearing and asked if there was anyone who wishes to come
516 forth and speak. There being no one indicating such Chairman Renfro closed the public hearing
517 and brought the item back to the Commission for discussion.
518
519

520 General discussion took place concerning parking requirements and location.
521

522 Commissioner McCutcheon expressed concern of having a hotel brought into Rockwall.
523

524 Commissioner Lyons made motion to approve with staff recommendations. Chairman Renfro
525 seconded the motion, which passed with a vote of 5-0 with Commissioner McCutcheon
526 dissenting and Commissioner Fishman absent.
527
528

529 ACTION ITEMS 530

531 7. MIS2014-018

532 Discuss and consider a request by Michael Swiercinsky of Sky Investment Property, Inc. for the
533 approval of a tree mitigation plan for two (2) tracts of land, being 7.969-acres, identified as Tracts 4 &
534 19, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned
535 Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest
536 corner of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane, and take any action
537 necessary.
538

539 Planning Manager, Ryan Miller, gave explanation of request stating that the applicant, Mike
540 Swiercinsky of Sky Interests Corporation, has submitted a *Treescape Plan* indicating the
541 majority of the existing trees situated on subject property will be removed as part of a future
542 development plan. According to Section 4, *Plan Review and Approval*, of Article IX, *Tree*
543 *Preservation*, of the Unified Development Code, "(t)he director of planning or his designee will
544 review the Treescape Plan, report and make recommendations to the Planning and Zoning
545 Commission ... (t)he Planning and Zoning Commission will review and approve or disapprove
546 the Treescape Plan." Additionally, the UDC specifies that no Feature Tree (i.e. any oak, pecan or

547 elm tree that has a diameter at breast height of four inches or greater or any tree that has a dbh
548 of 30-inches or greater) shall be removed without approval from the Planning and Zoning
549 Commission. The proposed Treescape Plan submitted by the applicant indicates that a total of
550 1,891-inches of trees will be removed from the subject property, several of which are
551 categorized as protected and feature trees. Of the total inches of tree being removed, a
552 mitigation requirement of 1,532-inches or 1,374-inches and \$19,700.00, remaining purchasable
553 tree credit at \$125.00 per inch will be required to satisfy the tree preservation ordinance. It
554 should be noted that staff's calculations are less the requirements of the Scenic Overlay
555 District, which will require 38, four inch caliper street trees be planted as part of the proposed
556 future development plan. These trees will be required to be depicted on the landscape plans
557 that will be submitted with the Site Plan.

558
559 Mr. Miller further explained that should the Planning and Zoning Commission approve the
560 proposed Treescape Plan, the applicant will be requesting the City Council waive the standard
561 *Tree Replacement and Planting Requirements* to allow the required mitigation be paid in a lump
562 sum of \$111,262.00 to the Tree Fund.

563
564
565 Chairman Renfro asked applicant to come forth and speak.

566
567
568 Michael Swiercinsky
569 106 E. Rusk
570 Rockwall, TX

571
572 Mr. Swiercinsky came forward and gave brief explanation of request.

573
574
575 Commissioner McCutcheon made motion to approve with staff recommendations.
576 Commissioner Lyons seconded the motion, which passed with a vote of 6-0, with Commissioner
577 Fishman absent.

578
579
580
581 8. SP2014-033

582 Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of the owner Shawn Valk
583 for the approval of a site plan for a mini-warehouse facility on a 2.857-acre tract of land, zoned
584 Commercial (C) District, being a portion of a larger 5.549-acre tract of land identified as a part of Tract 2
585 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, generally located
586 south of the intersection of the IH-30 frontage road and Townsend Drive, and take any action
587 necessary.

588
589 Planning Technician, Jodee Sanford, gave brief explanation of request stating that the applicant,
590 Paul Cragun of Cumulus Design on behalf of Shawn Valk, is requesting approval of a site plan
591 to allow for the construction of a mini warehouse facility located at 1245 State Highway 276.
592 The subject property is identified as a portion of Tract 2 of the J. Cadle Survey, Abstract No. 65,
593 Rockwall, Texas, which is zoned Commercial District and for which a Specific Use Permit was
594 approved on July 7, 2014 to allow for the mini warehouse use. The property is located south of
595 the IH-30 and T.L. Townsend intersection.

596
597 Ms. Sanford further explained that the site plan submitted by the applicant shows the
598 construction of a four-story 118,800 sq. ft. mini warehouse facility situated on a 124,468 sq. ft.
599 lot. The building will conform to all building setback requirements, and will be accessible from
600 two 30-foot access drives located off of T.L. Townsend and SH-276. The proposed structure,
601 parking plan and site plan all conform to the density and dimensional requirements stipulated
602 for structures situated within a Commercial District and/or as required by the approved SUP.

603
604
605 Ms. Sanford also explained that according to Article VIII, Landscape Requirements, of the UDC
606 properties located within a Commercial District are required to provide a minimum landscape
607 percentage of fifteen percent of the total site area with 50% of the total requirement being

608 located within the front and side building setbacks adjacent to right-of-way. This requirement
609 translates to a total provision of 18,668 square feet of landscaping area required for the subject
610 property. The Landscape Plan provided by the applicant shows that approximately 20% of the
611 total site area or 24,637 square feet has been dedicated to meeting the landscaping
612 requirements and 71% will be located in front of and alongside buildings as required within the
613 Commercial District. The landscape plan also indicates the required number of trees and that
614 the 5% parking lot landscape requirement is being met. Additionally, the landscape plan
615 provided by the applicant shows the row of Leyland Cypress adjacent to the RV parking as
616 required through the SUP. No tree mitigation is necessary on this property. The Photometric
617 Plan submitted by the applicant shows the inclusion of ten, wall mounted light fixtures, directed
618 downward and fully cut-off. All lighting shown on the Photometric Plan conforms to the
619 requirements stipulated in Article VII, Environmental Performance, of the UDC and/or the
620 approved SUP.

621
622 Ms. Sanford went on to explain that the proposed building elevations submitted by the applicant
623 show a four story structure being constructed utilizing brick, Austin stone and stucco. The
624 elevations were approved during the SUP process and as a condition of the SUP are to strictly
625 adhere to the concept elevations reviewed at that time. The elevations submitted with the site
626 plan do adhere to the elevations approved with the SUP.
627

628
629 Chairman Renfro asked if there would be any outside storage. Ms. Sanford stated with the SUP
630 there would be RV's and boats permitted.
631

632 Chairman Renfro asked applicant to come forth and speak.
633

634
635 Paul Cragun
636 2880 North Highway 360
637 Grand Prairie TX
638

639 Applicant came forward and gave brief explanation of request.
640
641

642 Commissioner McCutcheon made motion to approve with staff recommendations.
643 Commissioner Conley seconded the motion which passed with a vote of 5-0 with Commissioner
644 Logan dissenting and Commissioner Fishman absent.
645
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647

648 DISCUSSION ITEMS 649

650 9. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
651

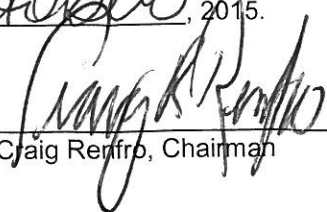
- 652 ✓ Z2014-035: Zoning Change PD-3 to SF-10 (2nd Reading) [Approved]
 - 653 ✓ P2014-041: Lots 4, 5 & 6, Block A, Sharp Addition [Approved]
 - 654 ✓ P2014-042: Lot 1, Block A, Nissan of Rockwall Addition [Approved]
- 655

656 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
657 referenced cases. The Commission did not have any questions concerning this agenda item.
658
659

660 ADJOURNMENT 661

662 Meeting adjourned at 9:30 p.m.
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671 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
672 ROCKWALL, Texas, this 13 day of October, 2015.



Craig Rerfro, Chairman

673
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677
678 Attest:



679 Laura Morales, Planning Coordinator
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MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 27, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, and Wendi Conley. Absent was Commissioner Tracey Logan. Chairman Renfro introduced new Commissioner Annie Fishman. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning Technician JoDee Sanford.

II. CONSENT AGENDA

1. Z2015-001

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner J-BR2, LLC for the approval of a final plat for Lots 1, 2 & 3, Block A, Buffalo Crossing Addition being three (3) non-residential lots currently identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being a 7.32-acre tract of land zoned Commercial (C) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Chairman Renfro made a motion to approve the consent agenda. Commissioner McCutcheon seconded the motion, which passed with a vote of 6-0 with Commissioner Logan absent.

III. DISCUSSION ITEMS

2. Z2015-001

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

Planning Technician, JoDee Stanford, gave background information related to this case stating that the applicant has submitted an application for a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in conjunction with an existing minor automotive repair garage facility within a Commercial District. The property is located at 608 White Hills Drive and is doing business as Jackson Automotive. The property was granted a Conditional Use Permit in 1993 for an auto repair garage, minor that included an approximately 7,500 sq. ft. enclosed area designated for outside storage. Also, a CUP and Site Plan was approved for an approximately 3,000 sq. ft. expansion of the facility in 1998, which has been completed.

Ms. Stanford further stated that the applicant is requesting the SUP for the specific purpose of allowing outside storage of vehicles for customers needing to drop off or pick up vehicles after hours and vehicles in need of parts which are unavailable at the time of service within the general parking area as depicted on the site plan. The vehicles would be parked/stored in the eighteen striped head-in parking spaces located on the westerly side of the building. Mr. Jackson is requesting the ability to store the vehicles in the designated area up to 48 hours. The site contains an additional thirty parking spaces along the front of the building that will not be used for overnight storage.

Chairman Renfro asked applicant to come forth and speak.

62 James Jackson
63 608 White Hills Dr.
64 Rockwall, TX
65

66 Mr. Jackson came forward gave brief explanation of request, stating he has been at this location
67 for 21 years and is requesting the Specific Use Permit which would allow for overnight storage
68 in case it was needed on occasion. He stated vehicles that had been stored in the parking lot for
69 quite some time have been removed.
70

71 Commissioner McCutcheon asked if numbers of spaces being requested is an arbitrary number
72 since applicant stated it is not very often that vehicles cannot be stored in the gated area, how
73 many parking spaces he is requesting specifically. Mr. Jackson explained that there is no
74 specific number as it can vary from time to time sometimes there may be one to ten cars
75 sometimes there may be none. If the SUP is granted, he feels it will ensure he is following the
76 ordinance.

77 Chairman Renfro asked if there would be signs indicating it was Jackson Automotive to prevent
78 other people from parking in that area. Mr. Jackson stated he does not have trouble with people
79 parking in his lot, on occasion Grandys employees will use it but it does not happen often where
80 other people use his lot.

81 Commissioner Lyons asked how many cars typically are stored overnight on a normal day. Mr.
82 Jackson stated it depended on the year. In the summer when they are busier it can be anywhere
83 from ten to twelve. Commissioner Lyons asked how many vehicles can be stored inside the
84 shop. Mr. Jackson stated he can usually fit up to fifteen vehicles.
85

86 There being no further questions staff indicated the case will return to the Commission for
87 action at the next scheduled meeting.
88
89

90 3. Z2015-002

91 Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley &
92 Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit
93 to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land
94 identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall
95 County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action
96 necessary.
97

98 Senior Planner, David Gonzales, gave brief explanation of request stating that based on the
99 conceptual site plan submitted, the applicant will lease an area to the rear of the suite and will
100 stripe the area with twenty additional parking spaces should the SUP be approved. These
101 additional parking spaces will be used exclusively for the rental vehicles based on an agreement
102 with the landlord. A condition of approval will be that the rental vehicles remain in the rear
103 designated parking area when the vehicles are not rented in order to keep the general parking
104 area available for customer use. Also, the representative for Avis Budget Car Rental has
105 indicated that the rental vehicles will be limited to interior cleaning only and will be washed off-
106 site. It should be noted that washing of rental vehicles on site will be strictly prohibited, unless
107 equipped and permitted for a car wash system.

108 Mr. Gonzales further stated that the applicant was not present, but will be at the public hearing.
109

110 Commissioner McCutcheon asked if the car washing that will be done off site is tied to the SUP.
111 Mr. Gonzales stated nothing would be put in the SUP concerning car washing, but rather it
112 would be similar to the auto dealerships that have a car washing service that come in with tanks
113 and wash the vehicles.
114

115 Commissioner Jusko asked if there would be fencing around the vehicles. Mr. Gonzales stated
116 that according to the concept plan they will be out in the open.
117

118 Chairman Renfro had question concerning traffic increase in that shopping strip that is fairly
119 active. Mr. Gonzales advised since it is a general parking area, it would be more practical to
120 bring the vehicles to the front for the customers. Stated applicant will be able to answer with
121 more detail. It can be put in the ordinance that parking be kept in the back.
122

123 Commissioner Lyons asked for clarification of whether or not there would be parking in the
124 front. Mr. Gonzales advised that it will be written in the SUP to restrict parking to the rear to
125 avoid rental vehicles in the front.
126

127 There being no further questions staff indicated the case will return to the Commission for
128 action at the next scheduled meeting.
129

130 4. Z2015-003

131 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on
132 behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to
133 a Planned Development District for Single Family 7 (SF-7) District land uses for a 44.56-acre tract of
134 land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County,
135 Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)
136 District, located at the northwest corner of FM-552 and John King Boulevard, and take any action
137 necessary.
138

139 Planning Manager, Ryan Miller, indicated applicant is present and he would be presenting the
140 case to the Commission.
141

142 Adam Buzeck
143 Skorburg Company
144 8214 Westchester Dr. Suite 710
145 Dallas, TX 75225
146

147 Mr. Buzeck came forward and gave brief slide show presentation of request. Indicated to staff it
148 included changes that were made from feedback they had received from the work session with
149 City Council two weeks prior to tonight's meeting. Slide show included information of lot sizes,
150 density and price ranges.
151

152 Mr. Miller added that development standards were included in packet provided to the
153 Commission. Also, the original request was for PD Single Family 10 standards, but now changed
154 to a PD Single Family 7 standard this does not change anything in the land use of the PD itself,
155 only tying it to a different residential zoning.
156

157 Commissioner McCutcheon had concerns of road and sidewalk connectivity. General discussion
158 took place concerning creek crossing as well as how connectivity would be done.
159 Commissioner McCutcheon had question of what type of separation would be added to separate
160 existing neighborhood. Mr. Buzeck stated it would be a wood fence.
161

162 Chairman Renfro had concern of what impact on traffic proposal would add. Mr. Miller stated
163 according to the Future Land Use map this area was intended for low density residential
164 therefore it should not impact the roadway.
165 General discussion took place concerning future improvements on roadways along that area.
166

167 Commissioner Lyons asked success rate of houses built close together. Mr. Bezek said demand
168 was high and for this area he feels confident it will sell.
169

170 There being no further questions staff indicated the case will return to the Commission for
171 public hearing at the next scheduled meeting.
172

173 5. P2015-003

174 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the
175 approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision,
176 containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of
177 the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned
178 Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-
179 205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S.
180 Goliad Street (SH-205), and take any action necessary.
181
182
183

184 Chairman Renfro asked applicant to come forth and speak.

185
186 Christopher Orr
187 Arcadia Realty

188
189 Mr. Orr came forward and gave brief explanation of request stating this request has been seen
190 before Commission as well as City Council previously. It is 139 acres located at the intersection
191 along 549 and 205. Created neighborhood with three different lot sizes, 60's, 70's and 80's and
192 all front loaded. Plan includes 309 lots, density of 2.2 units per acre.

193
194 Planning Manager, Ryan Miller, also added that the applicant has both a master and preliminary
195 plan and they do conform to the zoning that was approved through Planning and Zoning and
196 City Council late last year. The proposal is an open space plan and will go through the Parks
197 Board for recommendation.

198
199 Chairman Renfro asked what the price points would be for the 60's, 70's and 80's. Mr. Orr stated
200 for the 60's it would be starting at the \$320's with a lot size of minimum 2200 square feet for the
201 70's minimum square feet would be 2,700 square feet and for the 80's it is 3,200 square feet.

202
203 There being no further questions staff indicated the case will return to the Commission as an
204 action item at the next scheduled meeting.

205
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207 6. P2015-004

208 Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the
209 approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-
210 family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson
211 Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development
212 District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay
213 (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street
214 (SH-205), and take any action necessary.

215
216 Planning Manager, Ryan Miller, advised Commission this item would be combined with P2015-
217 003.

218
219 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 220
221 ✓ P2014-043: Castle Ridge, Phase 3 [Approved]
222 ✓ Z2014-036: Zoning Change SF-10 to PD (1st Reading) [Denied]
223 ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom (1st Reading) [Approved]
224 ✓ Z2014-038: SUP for General Retail Store within PD-50 (1st Reading) [Approved]
225 ✓ Z2014-039: Zoning Change AG to LI (1st Reading) [Approved]
226 ✓ Z2014-040: SUP for a Hotel within PD-32 (1st Reading) [Tabled]
227 ✓ MIS2014-018: Alternate Tree Mitigation Plan [Approved]

228
229 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
230 referenced cases at the City Council meeting. The Commission did not have any questions
231 concerning this agenda item.

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238 IV. ADJOURNMENT

239
240 Meeting adjourned at 7:12p.m.

241
242 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
243 Texas, this 25 day of August, 2015.

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Attest:

Laura Morales

Planning Coordinator

Craig R Renfro
Craig Renfro, Chairman

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 10, 2015, 6:00 P.M.

CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:00 p.m. Present were Chairman Craig Renfro and Commissioners Wendi Conley, Tracey Logan, Jonathan Lyons, Mike Jusko, Annie Fishman, and John McCutcheon.

CONSENT AGENDA

1. *Approval of Minutes for the August 12, 2014 Planning and Zoning Commission meeting.*
2. *Approval of Minutes for the August 26, 2014 Planning and Zoning Commission meeting.*
3. *Approval of Minutes for the September 9, 2014 Planning and Zoning Commission meeting.*
4. *Approval of Minutes for the September 30, 2014 Planning and Zoning Commission meeting.*
5. *Approval of Minutes for the October 28, 2014 Planning and Zoning Commission meeting.*
6. *Approval of Minutes for the November 11, 2014 Planning and Zoning Commission meeting.*
7. *Approval of Minutes for the November 25, 2014 Planning and Zoning Commission meeting.*
8. *Approval of Minutes for the December 9, 2014 Planning and Zoning Commission meeting.*
9. *Approval of Minutes for the December 30, 2014 Planning and Zoning Commission meeting.*

10. P2015-003 (Ryan)

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a master plat and open space plan for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

11. P2015-004 (Ryan)

Discuss and consider a request by Christopher Orr of Arcadia Lakes of Somerset Holdings, LLC for the approval of a preliminary plat for Phases 1 & 2 of the Somerset Park Subdivision, containing 309 single-family residential lots on a 139.354-acre tract of land identified as Tracts 1 & 7 of the A. Johnson Survey, Abstract No. 123, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 63 (PD-63) for Single Family 10 (SF-10) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the northeast corner of the Intersection of FM-549 and S. Goliad Street (SH-205), and take any action necessary.

Commissioner Jusko made a motion to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11). Commissioner Lyons seconded the motion, and the motion passed by a unanimous vote (7 ayes to 0 nays).

PUBLIC HEARINGS

12. Z2015-001 (David)

Hold a public hearing to discuss and consider a request by James Jackson of Jackson Automotive for the approval of a Specific Use Permit to allow for automotive vehicles to be stored outside overnight in

conjunction with an existing minor automotive repair garage on a 0.88-acre parcel of land identified as Lot 2B-2, Block A, Panex LTD Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at 608 White Hills Drive, and take any action necessary.

Planning staff, David Gonzales, provided background information regarding this agenda item. He explained that the applicant is requesting consideration of eighteen parking spaces to be allocated for outside, overnight storage in conjunction with an existing automotive repair facility. He explained that the area where cars would be stored would not be visible from IH-30 or Whitehills Drive. The proposed Specific Use Permit would limit car storage to no longer than forty-eight (48) hours. Twenty-three notices were mailed out to adjacent property owners within five hundred (500') feet, and staff has received no notices back at this time.

Chairman Renfro opened the public hearing and asked if the applicant would like to come forth and speak at this time.

Mr. James Jackson
Jackson Automotive
608 Whitehills
Rockwall, TX

Mr. Jackson came forth and explained that he owns this business and has for over twenty years. He explained that he is seeking approval from the city to leave cars outside, overnight in these designated parking spaces. He stated that these vehicles will not be visible to passersby.

Renfro asked if anyone else would like to come forth to speak. There being no one indicating such, Renfro then closed the public hearing.

Commissioner McCutcheon made a motion to approve Z2015-001 with staff recommendations. Commissioner Conley seconded the motion, which passed by a vote of 7 ayes with 0 nays,

13. Z2015-002 (David)

Hold a public hearing to discuss and consider a request by Lawrence H. Ringley of Ringley & Associates, Inc. on behalf of Jill Fisher of Steger Dunhill, LLC for the approval of a Specific Use Permit to allow an automobile rental facility on a 0.215-acre portion of a larger 4.218-acre parcel of land identified as Lot 3, Block A, Steger Towne Crossing, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located at 898 Steger Towne Drive, and take any action necessary.

Mr. Gonzales, Planning staff, explained that the property associated with this request is located next to the existing Sports Authority in the Target shopping center (also known as Steger Town Crossing). If the applicant is granted the SUP, cars for lease would be parked and stored in the rear of the building. No onsite washing of vehicles would take place – only minor cleaning such as vacuuming, which would also take place in the rear of the building. He explained that fifteen notices were sent out to adjacent property owners located within five hundred feet (500') of the property, and no replies have been received back by staff at this time.

Jeff Wagner
3937 S. 26th Avenue
DFW Airport, Texas

Mr. Wagner came forth and explained that traffic circulating around the facility will be done by actual employees who work at the store (employees will pull cars to and from the back and front of the store for customer pick up and return). He explained that no dedicated parking spaces will be located in front of the suite in the parking lot.

Renfro asked how many vehicles will be located and parked out front on any given day. Mr. Wagner explained that the only vehicles out front will be those belonging to customers. He also indicated that on a typical day, likely only seven or eight rental vehicles will be onsite and available for lease. Commissioner McCutcheon asked how the transition of a vehicle brought around front from the back will take place with the customers. Mr. Wagner indicated that since there will be no designated parking spaces, those vehicles will be handed off via any open parking space near the front of the suite. He explained that the parking lot is never full, so he does not expect that parking will pose a problem. He assured that when cars are handed off for lease to customers, those cars will be parked in an actual space for hand off. He believes that customers dropping vehicles off after leasing will likely park as close to the suite door as possible. He explained that about 10, 12 or 15 leases / returns are expected per day. Commissioner Logan asked if the applicant has worked with the property manager of the shopping center in order to seek some sort of agreement or understanding concerning designated parking spaces. Mr. Wagner explained that staff indicated to him that he should not designate the parking because the property has a shared pool of parking. Mr. Gonzales explained that staff would like to see the parking of vehicles 'for lease' in the rear of the suite. Commissioner Lyons inquired about people dropping off vehicles that may be left in the shopping center parking lot for a period of time (perhaps for several days overnight). Mr. Wanger explained that customers will be told that they are not allowed to park their personal vehicles overnight; however, the company will not be policing this for enforcement. Planning Director Robert LaCroix pointed out that the city is not able to write into the SUP ordinance anything related to designated parking spaces. He explained that the applicant would have to work this out one-on-one with the property owner. Mr. Wagner explained that the hours of operation are expected to be 8AM-6PM Monday thru Friday; Saturday from 8AM-2PM and Sunday from 9AM-6PM. There will be a drop box placed in the rear of the suite for customers dropping vehicles back off after lease; however, the company will not be advertising this as a service and will in fact be encouraging drop off of vehicles, post lease, during normal business hours when the office is actually open.

There being no one else wishing to come forth and speak, Chairman Renfro then closed the public hearing.

Commissioner Lyons made a motion to approve Z2015-002 with staff recommendations and to include a suggestion to the applicant that he work with the property owner to try and have up to four (4) designated parking spaces allotted in front of the suite. Commissioner McCutcheon expressed general concern about the "allotted parking spaces" provision included in Commissioner Lyons' motion. Commissioner Jusko seconded the motion as stated by Commissioner Lyons. Chairman Renfro expressed that he agrees with Commissioner McCutcheon in that he has concerns about the 'designated parking spaces' portion of the motion on the floor as well. He explained that he too would like to encourage vehicles to stay in the rear of the building and not encourage, by allotment of designated parking spaces, parking in the front. Upon calling for the vote, the motion on the floor failed by a vote of 6 against and 1 (Commissioner Lyons) in favor.

Commissioner Lyons made a subsequent motion to approve Z2015-002 with staff recommendations. Commissioner Jusko seconded the motion, which passed by a vote of 7 in favor with 0 against.

14. Z2015-003 (Ryan)

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) 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.

Chairman Renfro indicated the applicant has requested this case be postponed until the next Planning & Zoning Commission meeting (February 24, 2015). Therefore, this item was not discussed nor voted on by the Commission at this time.

15. Z2015-004 (Ryan)

Hold a public hearing to discuss and consider a request by Zack Amick of Gordon Rockwall Investments, LLC on behalf of Keith Young for the purpose of amending Specific Use Permit (SUP) S-107 to allow for a new car dealership on a ten (10) acre tract of land identified as Tract 4-02 and Tract 4 of the N. M. Ballard Survey, Abstract No. 24 and the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Corridor Overlay (IH-30 OV) District, addressed as 1530 E. IH-30, and take any action necessary.

Mr. Miller explained that the applicant was requesting to amend an existing Specific Use Permit (S-107) for the purpose of establishing a new motor vehicle dealership on the subject property. Currently, the SUP allows the applicant to use the property for the outside storage of vehicles, and the lot cannot be used as a sales lot. The applicant is requesting the SUP for the possibility of attracting a new brand, but if not the applicant would like the ability to sell vehicles on the lot in conjunction with the adjacent Hyundai dealership. The applicant is proposing to phase the development in three phases. Storm water and detention will be Phase I, and the paving will be part of Phase II. The actual building will be Phase III of the redevelopment. The SUP will continue to allow the property to be used in conjunction with the existing Hyundai Dealership. It will also allow the applicant flexibility to pursue other brands for franchise. The development will be phased in over a period of three years, and the SUP will be revisited after that three year period. Mr. Miller explained that thirty-three (33) notifications were sent out to adjacent property owners located within five hundred (500') of the subject property; however, no replies have been received back by staff at this time.

Commissioner Logan asked if the driveway frontage will be approved. Mr. LaCroix explained that it is already there – it is existing. He also confirmed that it is currently a paved area.

Chairman Renfro opened the public hearing and called forth the applicant.

**Zack Amick
1957 Stevens Road
Rockwall, TX**

Mr. Amick indicated that he is asking for a phased approach to this project to allow him time to explore and determine what sort of vehicle product (brand) he will end up being sold at this location. He explained that the aerial photo shown in the presentation is actually an old one, and it does not accurately depict exactly what is there on the property currently, as several improvements on the lot have already been made since the time the aerial photo was taken. He explained that this property is currently being utilized for overflow storage of cars associated with the existing Hyundai dealership.

Chairman Renfro asked what may happen if the 'brand' that comes in and wants to sell cars does not like the improvements that have been made. Mr. Amick clarified that Mr.

Young, the owner, is not planning to sell the business. Regardless of the brand that is sold, it will still be Mr. Young who will be the owner/operator of the business.

Renfro asked if anyone else would like to come forth and speak. There being no one indicating such, he then closed the public hearing.

Commissioner McCutcheon made a motion to approve Z2015-004, including staff recommendations. Commissioner Jusko seconded the motion, which passed unanimously of all present (7 ayes to 0 nays).

ACTION ITEMS

16. SP2014-034 (Ryan)

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Tekmak Development Company for the approval of waivers to Planned Development District 32 (PD-32) [Ordinance No. 10-21] and variances to the Unified Development Code associated with a site plan for a hotel on a 2.968-acre tract of land identified as Lot 3A, Block A, Shoreline Plaza Addition and 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.

Mr. Miller indicated that a couple of meetings ago, an SUP for a hotel was looked at by P&Z and subsequently approved on first reading by the city council. This particular case is concerning approval of a site plan for the hotel on the existing 2.968 acre tract of land. The hotel will ultimately be about 73,000 square feet and four stories tall. The applicant is in conformance with the city's landscape regulations; however, the applicant is requesting some waivers on the building's form and actual placement on the tract of land. The applicant is also asking for waivers on where the parking will actually be situated on the lot. Normally, at this location, the building height would be limited to three (3) stories, but the applicant is proposing to construct a four (4) story hotel building. Therefore, a waiver on the height of the building is being requested. In addition to the waivers, the applicant is seeking variances associated with the masonry and stone requirements. The applicant is asking to utilize *Eldorado Cultured Stone* and *EFIS*, which is the same sort of cultured stone that was utilized on the Trend Tower. The EFIS material the applicant would like to use is the same material that was utilized on the existing Hilton Hotel. Several trees are being proposed in the landscape plan; however, there is an outstanding balance with regard to tree mitigation that must be accounted for. The alternative tree mitigation plan has been included and is detailed in the Commissioners' meeting packet. The Architectural Review Board (ARB) reviewed this project several times, and the ARB's recommendations have been provided to Commissioners as well. Staff had made known to the applicant some outstanding concerns, and the applicant has since submitted a letter in which he agrees to accommodate rectifying those concerns. Commissioner Logan sought and received clarification concerning the tree mitigation and how the 'line of sight' may look, aesthetically, with current and future planned buildings adjacent to this hotel and in this general area. General indication was given that its design will fit in with the other buildings in the immediate area.

Chairman Renfro called the applicant forth to speak if he would like to do so.

Tom Kirkland
613 Willow Springs
Heath, TX

Mr. Kirkland came forth and stated that he believes the building looks better at this point than when it was originally proposed. He indicated that a lot of "intentional landscaping" will be placed and maintained on the lot. Also, the parking lot area will need to be broken

up with some landscaping in and among the parking area. Also, there will be a courtyard as part of the hotel, and that area will be heavily landscaped.

Commissioner Logan expressed concern about the applicant's alternative tree mitigation plan request. She indicated that she does not feel comfortable with the applicant trying to get out of having to mitigate for trees in accordance with the city's tree mitigation regulations. Mr. Kirkland explained that he is not trying to get out of paying for trees. It is just that the funding will be utilized to do more extensive landscaping and a wider variety of trees and landscaping on the actual hotel property site. Mr. Miller clarified that the applicant is not 'shorting' the city any inches of trees. It is just that the applicant is asking to provide alternative trees that are not canopy type trees.

Commissioner Lyons moved to approve SP2014-034 with staff recommendations. Commissioner McCutcheon seconded the motion, which passed by a vote of 6 in favor with 1 against (Logan).

DISCUSSION ITEMS

17. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2015-001: Lots 1, 2 & 3, Block A, Buffalo Crossing Addition [Approved]
- ✓ Z2014-037: SUP for an Indoor Motor Vehicle/Showroom (2nd Reading) [Approved]
- ✓ Z2014-038: SUP for General Retail Store within PD-50 (2nd Reading) [Approved]
- ✓ Z2014-039: Zoning Change AG to LI (2nd Reading) [Approved]
- ✓ Z2014-040: SUP for a Hotel within PD-32 (1st Reading) [Approved]

Planning Director Robert LaCroix provided a brief update to the Commissioners concerning the outcomes of the above referenced cases at the City Council level. The Commission neither discussed this item nor took action concerning this agenda item.

ADJOURNMENT

Chairman Renfro adjourned the meeting at 7:08 p.m.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS, this 10th day of March, 2015.



Craig Renfro, Chairman

ATTEST:



Ryan Miller, Planning Manager

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

7 **CALL TO ORDER**

8
9 Chairman Craig Renfro called the meeting to order at 6:00 p.m. Present were Chairman
10 Craig Renfro and Commissioners Tracey Logan, Jonathan Lyons, Mike Jusko, Annie
11 Fishman, and John McCutcheon. Commissioner Wendi Conley was absent from the
12 meeting.

13
14 **CONSENT AGENDA**

- 15
16 1. *Approval of Minutes for the August 12, 2014 Planning and Zoning Commission meeting.*
17
18 2. **P2015-005 (Ryan)** - Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor,
19 LLC on behalf of the owner Andrea Holliman for the approval of a replat for Lot 1, Block A,
20 Hoardstroms Addition being a 0.47-acre tract of land identified as a portion of Lot 1 of the W. D.
21 Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50
22 (PD) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay
23 (NGC OV) District, addressed as 904 N. Goliad Street, and take any action necessary.
24
25 3. **P2015-006 (David)** - Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor,
26 LLC on behalf of the owners Chris and Jill Blasé for the approval of a replat for Lot 3, Block A, Blasé
27 Addition being a 4.28-acre tract of land currently identified as Lot 3, Block A, Blasé Addition and a
28 portion of Tract 11-3 of the A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County,
29 Texas, zoned Single Family 10 (SF-10) District, addressed as 1220 East Fork Drive, and take any
30 action necessary.

31
32 Commissioner Logan made a motion to approve all of the Consent Agenda items (#1, 2,
33 and 3). Commissioner Lyons seconded the motion, which passed unanimously (Conley
34 absent).

35
36
37 **PUBLIC HEARINGS**

- 38
39 4. **Z2015-003 (Ryan)** - Hold a public hearing to discuss and consider a request by Cole Franklin of the
40 Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an
41 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land
42 uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30,
43 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205
44 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King
45 Boulevard, and take any action necessary [*Requested Postponement to the March 10, 2015 Planning*
46 *and Zoning Commission Meeting*].

47
48 Chairman Renfro announced that the applicant has requested this case be postponed
49 until the March 10th P&Z meeting.

- 50
51 5. **Z2015-005 (David)** - Hold a public hearing to discuss and consider a City initiated request for the
52 purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation
53 procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development

54 Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall,
55 Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take
56 any action necessary.
57

58 Senior Planner, David Gonzales, provided background information related to this agenda
59 item. He explained that this structure has been on the downtown Rockwall square since
60 the year 1940. This is the fourth courthouse to be located on the square. The first two
61 buildings burned, and the third courthouse was demolished because its materials were
62 deteriorating. The construction of this particular courthouse was associated with
63 Franklin D. Roosevelt's initiative to help bring about jobs and employee workers during
64 the Great Depression. This is an art deco style design, which, coupled with the other
65 aspects, brings some historical significance to the area. Mr. Gonzales went on to explain
66 that in 2002 the building underwent some level of renovations by way of a grant. The
67 city's Historic Preservation Advisory Board has recommended to the P&Z that it consider
68 granting a historical designation for this courthouse building. Mr. Gonzales explained
69 that 155 notices were sent out to property owners and residents located adjacent to the
70 subject property. Six notices were received back, all expressing support for this historic
71 designation.
72

73 Chairman Renfro opened the public hearing and asked if anyone would like to come forth
74 and speak. There being no one indicating such, Chairman Renfro then closed the public
75 hearing.
76

77 Commissioner Lyons asked what the advantages are to having the building designated
78 as "historic." Mr. Gonzales explained that it brings recognition to the City. Also, he
79 indicated that, ultimately, doing so has a historic element that will hopefully draw tourism
80 to the downtown area. Mr. LaCroix indicated that having it designated as 'historic' is the
81 first step towards seeking "National Registry" landmark status.
82

83 Chairman Renfro offered brief comments about the late Sheri Fowler, a notable historian
84 regarding Rockwall history. He mentioned that this courthouse and its design were
85 considered very progressive for its time. He generally expressed support for designating
86 this courthouse as historic.
87

88 Commissioner McCutcheon asked if any negative aspects exist concerning granting this
89 historic designation or if any restrictions would be placed on it. Mr. Gonzales indicated
90 that there would be no additional restrictions. He clarified that the historic designation
91 would apply to the property (grounds) as well as the building (about .9 acres total).
92

93 Commissioner Lyons made a motion to approve Z2015-005 including any staff
94 recommendations. Commissioner McCutcheon seconded the motion, which passed by a
95 vote of 6 in favor with 1 absent (Conley).
96

97 DISCUSSION ITEMS

- 98
- 99 6. Z2015-007 (David) - Hold a public hearing to discuss and consider a request by Kevin Carr of
100 GearHeads Hot Rod Garage for the approval of a Specific Use Permit (SUP) to allow truck rental in
101 conjunction with an existing minor automotive repair garage on a two (2) acre tract of land identified
102 as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas,
103 zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as
104 3920 E. IH-30, and take any action necessary.
105

106 Kevin Carr came forth and indicated that he is fairly new to Rockwall, and his business is
107 located in a fairly remote area. Therefore, he is hoping to begin doing something to help
108 his business. He explained that U-Haul is a recognizable name, so he believes having
109 about five rentals available at a given time (i.e. 3 trucks / 2 trailers or 2 trucks / 3 trailers)
110 will be beneficial for his business. Most U-Haul rentals are reserved online, so, if there is
111 not going to be any signage, if there was it would just be a small banner type sign that U-
112 Haul would supply for him. The only access would be off of IH-30. He explained that he
113 knows of two other U-Haul rental places in the county. He explained that the building
114 itself used to be blue; however, the lady who owns the property painted it a tan color.
115 Mr. Carr stated that the maximum size truck he might have on site at any given time
116 would be about an eighteen-foot box truck. Following Mr. Carr's comments, the
117 Commission took no action concerning this item, indicating that they will see the
118 applicant again at the public hearing.

119
120 7. Z2015-008 (Ryan) - Hold a public hearing to discuss and consider a request by Herman Douglas
121 Utlely for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate
122 2.0 (SFE-2.0) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey,
123 Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated
124 within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Quail Road, and take any
125 action necessary.
126

127 Mr. Miller, Planning Manager, explained that the applicant is not present this evening, so
128 he will explain the case. He stated that this property is located on Old East Quail Run
129 Road near John King Boulevard. They would like to subdivide the property in the future,
130 and would like to change the zoning from AG to SF Estate 2.0, which requires a minimum
131 two acres for the parcel of land. No action was taken by the Commission concerning this
132 item.
133

134 8. Z2015-009 (David) - Hold a public hearing to discuss and consider a request by Chris and Jill Blasé
135 for the approval of a Specific Use Permit (SUP) for a detached garage that does not conform to the
136 requirements as stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV,
137 *Permissible Uses*, of the Unified Development Code for a 4.05-acre parcel of land identified as Lot 1,
138 Block 1, Blasé Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10)
139 District, addressed as 1220 East Fork Drive, and take any action necessary.
140

141 Chris Blase
142 1220 East Fork Drive
143 Rockwall, TX
144

145 Mr. Blasé came forth and explained that this proposed detached garage would be
146 utilized for hobby type projects and extra storage. He explained that he did not
147 realize he would need to seek approval for this detached garage back when he sought
148 and received approval for the guesthouse that is being built on the property.
149 Following brief comments, the Commission took no action concerning this agenda
150 item.
151

152 9. Z2015-010 (Ryan) - Hold a public hearing to discuss and consider a request by Noah Flabiano of
153 the Skorburg Company for the approval of a zoning change from Planned Development District 70
154 (PD-70) for Commercial (C) District land uses to a Planned Development District for townhomes on a
155 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified
156 as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being
157 zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205

158 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N.
159 Goliad Street [N. SH-205], and take any action necessary.

160
161 Adam Buczek
162 8214 Westchester Drive
163 Skorburg Company, owner and applicant of the property
164

165 Mr. Buczek explained that this request is concerning about a 10-acre tract of land
166 within the Stone Creek subdivision that is currently zoned Retail. He is now
167 proposing to rezone this small, 10-acre area so that townhomes may be placed there
168 instead. He explained that the Skorburg Company currently has two master planned
169 communities in Rockwall - Breezy Hill and Stone Creek Estates. Chairman Renfro
170 asked what the price point will be on the townhomes. Mr. Buczek explained that the
171 price point will be around \$200,000 - \$230,000. He described that this tract is located
172 at the southwest corner of Stone Creek just south of the actual creek that runs
173 through the property. It is near the northeast corner of Quail Run and SH-205. He
174 explained that there is an existing driveway off of SH-205 near the CVS Pharmacy,
175 and this would be one point of access into this property. Also, when the property
176 was purchased, a parcel was set aside for the city to build a fire station, which has
177 since been built. He explained that there is a heavy tree line that runs through the
178 property as well as a floodplain.
179

180 Commissioner Jusko asked about the size of the townhomes. Mr. Buczek indicated
181 that they will be no less than 1,400 square feet, and some may go up to as large as
182 2,000 square feet.
183

184 Following Mr. Buzchek's presentation, the Commission took no action concerning
185 this discussion item.
186

187 10. SP2015-003 (David) - Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer
188 Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC
189 for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as
190 Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned
191 Planned Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located
192 east of the intersection Ridge Road and Summer Lee Drive, and take any action necessary.
193

194 Jimmy Strohmeyer
195 1620 Fairlakes Point
196 Rockwall, TX
197

198 Mr. Strohmeyer came forth and briefed the council on aspects this project, which would
199 be a new office building. It is located right next to the existing Aldi off of Ridge Road and
200 Summer Lee Drive. This piece was a left over piece of the Aldi development and was
201 purchased from Aldi. It would be a 1,400 square foot office building and would include a
202 doctor's office and rehab center in one. The applicant is going for an "urban modern"
203 type style, which will blend in, architecturally, with the city's requirements. The city's
204 Architectural Review Board looked at the proposed building, including its materials. It
205 was explained that it is recommended that masonry instead of stucco and that more
206 variety be added so that it is not all one height. Regarding the overhang of the canopy
207 elements, it is recommended that a metal color be utilized instead of a stucco color.
208

209 Chairman Renfro expressed some concern about this particular design, in particular that
210 it may not aesthetically fit with other, nearby structures. After brief comments, Mr.
211 Strohmeier indicated that that owner actually wants the building to look a little different
212 than the buildings across the street and nearby. Following the discussion, the
213 Commission took no action concerning this discussion item.

214
215 11. SP2015-004 (Ryan) - Discuss and consider a request by Jimmy Strohmeier of Strohmeier
216 Architects on behalf of the owner Russell Phillips for the approval of a site plan for a 265 unit, condo
217 development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown
218 Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall,
219 Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior*
220 *Subdistrict* of PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive,
221 and take any action necessary.

222
223 Mr. Strohmeier provided comments related to this discussion item. He explained that a
224 fairly heavy tree line buffer and creek currently exist, and the goal is to leave these trees
225 in place as much as possible. He explained that there is a future road that is to be
226 located on one end. There will be 265 units with a two-story parking garage and a total of
227 five stories. The roofline elevation, worst case, will be 88,' so they will be asking for a
228 waiver. Mr. Miller explained that a waiver will be requested from the city council for the
229 height of the building as was done associated with the hotel. Also, variances will be
230 requested on the building materials in order for the applicant to utilize the same
231 materials as were used on the retail areas and on the Trend Tower. Mr. Strohmeier
232 explained that the building's height is slated to be somewhat reduced so as to avoid
233 being classified as a 'high rise.' He is not sure at what price point these condos will be;
234 however, he agreed to look into this and get back with an answer. Commissioner
235 Fishman asked if any sort of retail, such as a coffee shop or convenience store, would be
236 included in this complex. Mr. Strohmeier indicated that no retail is anticipated for this
237 complex, as it will be in a somewhat isolated area. Commissioner Logan asked if any
238 traffic studies will be done in order to determine if a traffic signal is needed in this area.
239 Mr. LaCroix indicated that a traffic impact analysis (TIA) was already conducted several
240 years ago, and certain triggers, related to numbers of trips per day, would require an
241 additional TIA to be conducted. Commissioner Logan expressed concern about the
242 additional traffic congestion that may result from this development, especially for those
243 trying to get out onto IH-30 during the morning commute. Mr. Tim Tumulty, City
244 Engineer, expressed that the trigger point is 15,000 per day. He indicated that the on-
245 bound, west entrance ramp on IH-30 between Ridge and Horizon, it will eventually need
246 to be reconstructed in order to allow for better traffic flow in this general area. Following
247 comments, the Commission took no action concerning this discussion item.

248
249 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 250
251 ✓ P2015-003: Lakes of Somerset Master Plat [Approved]
252 ✓ P2015-004: Lakes of Somerset Preliminary Plat [Approved]
253 ✓ Z2015-001: Jackson Automotive SUP (1st Reading) [Approved]
254 ✓ Z2015-002: Avis SUP (1st Reading) [Approved]
255 ✓ Z2015-004: Amendment to S-107 [Hyundai] (1st Reading) [Approved]
256 ✓ Z2014-040: SUP for a Hotel within PD-32 (2nd Reading) [Approved]
257 ✓ SP2014-034: Site Plan for a Hotel within PD-32 [Approved]

258
259 Planning Director Robert LaCroix provided the Commission with brief comments
260 concerning how each of the above listed items turned out at the City Council level. He

261 indicated that there are a couple of mistakes shown on the above listed items. For
262 example, regarding (1) the SUP for a hotel within PD-32, the city council tabled this item
263 in lieu of doing second reading of the ordinance. Also, regarding the site plan for the
264 hotel within PD-32, this item was tabled as well.

265

266ADJOURNMENT

267

268 Chairman Renfro adjourned the meeting at 7:04 p.m.

269

270

271PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF

272ROCKWALL, TEXAS, this 10th day of March, 2015.

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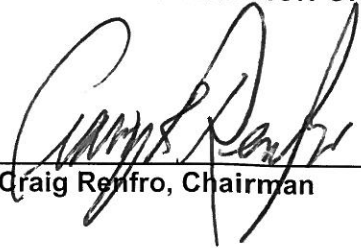
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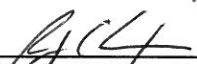
278 ATTEST:

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Craig Renfro, Chairman

Ryan Miller, Planning Manager

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MINUTES
PLANNING AND ZONING COMMISSION PUBLIC
HEARING
City Hall, 385 South Goliad,
Rockwall, Texas Council Chambers
March 10, 2015
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Craig Renfro at 6:02 p.m. with the following Commissioners present: Jonathan Lyons, Annie Fishman, Tracey Logan, Mike Jusko, John McCutcheon with Commissioner Conley absent.

II. CONSENT AGENDA

1. Approval of Minutes for the February 10, 2014 Planning and Zoning Commission meeting.
2. Approval of Minutes for the February 24, 2014 Planning and Zoning Commission meeting.

3. P2015-007

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of D. R. Horton Homes for the approval of a replat of Lakeview Summit, Phase IV for the purpose of reducing the number of single-family residential lots from 97 to 93 for a 38.056-acre subdivision currently composed of 97 single-family residential lots situated within the J. H. B. Jones Survey, Abstract No. 124 and the Nathan Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses, located north of the intersection of Petaluma Drive and N. Lakeshore Drive, and take any action necessary.

Commissioner Jusko made a motion to approve all of the Consent Agenda (#1, 2, and 3). Commissioner Lyons seconded the motion, which passed unanimously 6-0 (Commissioner Conley absent).

III. PUBLIC HEARINGS

4. Z2015-003

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) 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 *[Requested Postponement to the March 31, 2015 Planning and Zoning Commission Meeting]*.

Chairman Renfro announced that the applicant has requested this case to be postponed until the March 31st P&Z meeting. No action was taken.

5. Z2015-007

Hold a public hearing to discuss and consider a request by Kevin Carr of GearHeads Hot Rod Garage for the approval of a Specific Use Permit (SUP) to allow truck rental in conjunction with an existing minor automotive repair garage on a two (2) acre tract of land identified as Tract 23-

57 01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned
58 Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as
59 3920 E. IH-30, and take any action necessary .
60

61 Senior Planner, David Gonzales, provided information related to this agenda item
62 explaining that U-Haul Co. of North East Dallas is proposing a Neighborhood Dealer
63 location for the GearHeads Hot Rod Garage facility. U-Haul will provide the rental of no
64 more than five (5) U-Haul trucks and five (5) trailers for this location at any given time. The
65 applicant has indicated that the trucks and trailers will be parked at the rear of the facility
66 where there is less visibility from IH-30. The purpose of the rental trucks and trailers is to
67 provide their customers with an additional service associated with the existing automotive
68 repair garage.
69

70 GearHeads Hot Rod Garage is located at 3920 E. IH-30, is within the IH-30 Overly district
71 and is zoned Light Industrial (LI) District. This particular location is adjacent to the
72 eastern City Limits boundary line and is the last property seen as you travel east bound
73 along IH-30 and/or the frontage road.
74

75 Mr. Gonzales stated that should the SUP be approved, staff would offer the following
76 conditions of approval:
77

- 78 1. Adherence to all Engineering and Fire Department standards.
79
- 80 2. That the specific use permit (SUP) shall be valid for a period of three years from the
81 date of passage of the SUP ordinance. If an extension to the 3-year time limit is
82 desired, the owner shall petition the City Council for such extension at least 90 days
83 prior the expiration of the SUP. The City Council shall review the SUP and determine if
84 an extension of time is warranted.
85
- 86 3. That the commercial operation of a truck rental facility shall be limited to no more than
87 five (5) U-Haul trucks and five (5) U-Haul trailers on the premises at any one time.
88
- 89 4. That the rental trucks and trailers be parked/stored on the premises, to the rear of the
90 building, behind the fenced area as indicated on the conceptual site plan submitted so
91 as to not be visible from the adjacent street rights-of-way (i.e. IH-30).
92

93 Chairman Renfro opened the public hearing and asked the applicant to come forth and
94 speak.
95

96 Kevin Carr
97 (No address given)
98

99 Applicant explained the number of vehicles he would be storing would not exceed
100 combined total of ten (*i.e. a maximum of five trucks and five trailers*), and that he had
101 cleared that with the U-Haul representative.
102

103 Chairman Renfro opened the floor for anyone wishing to come forward to speak for or
104 against this with no one coming forth Chairman Renfro closed the public hearing and
105 asked for questions or comments from the Board. Commissioner Lyons asked the
106 applicant if the trailers and trucks would be screened from IH-30. The applicant explained
107 he would be storing them outside, and stated that he was considering purchasing a tennis
108 court style mesh that could serve as screening. Planning and Zoning Director, Robert
109 LaCroix, explained it is the last property within the city limits, and is heavily treed
110 providing a natural screening. Chairman Renfro asked if there were any additional
111 questions from the Commissioners. With no further questions or discussion taking place
112 Chairman Renfro called for motions.

113 Commissioner McCutcheon made a motion to approve Z2015-007 including any staff
114 recommendations. Commissioner Lyons seconded the motion, which passed by a vote of
115 6-0 (Commissioner Conley absent).
116

117
118 6. Z2015-008

119 Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the
120 approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-
121 2.0) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey,
122 Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
123 situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Quail Road,
124 and take any action necessary.
125

126 Planning Manager, Ryan Miller, explained that the applicant is requesting a zoning change
127 on 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No.
128 13. Specifically, the applicant, Herman Douglas Utley, is requesting to rezone the property
129 from an Agricultural (AG) District to a Single-Family Estate (SFE 2.0) District for the
130 purpose of subdividing the property into two (2) acre parcels of land (i.e. Lot 1: 2.172-acres
131 and Lot 2: 2.33-acres). Currently, the subject property has an existing single-family home
132 constructed in the southeast corner. According to the applicant's letter, the existing
133 house will remain on one lot and a new single-family home will be constructed on the
134 remainder lot. Mr. Miller also stated that staff mailed seven (7) notices to property owners
135 and residents within 500-feet of the subject property and emailed notices to the Stoney
136 Hollow and Caruth Lakes Homeowner's Associations (HOA's), which are the only HOA's
137 located within 1,500-feet of the subject property. Additionally, staff posted a sign along E.
138 Old Quail Run Road, and advertised the public hearings in the Rockwall Harold Banner. At
139 the time the case memo was prepared staff had not received any responses in favor or
140 opposed to the request. Mr. Miller stated the applicant was present to answer any
141 questions.
142

143 Chairman Renfro opened the floor for questions and discussion for the Commission.
144 Commissioner Logan asked about the remaining two acres. Mr. Miller stated that the
145 whole property would be rezoned Single Family Estate (SFE 2.0) District and then be
146 required to go through the platting process.
147

148 Chairman Renfro asked the applicant to come forth and speak.
149

150 Herman Utley
151 1815 E. Quail Run
152 Rockwall, Tx 75087
153

154 Chairman Renfro asked applicant if he had any additional comments, the applicant stated
155 Mr. Miller covered it all. Chairman Renfro asked if there were any additional questions
156 from the Board and asked for anyone to come forth and speak.
157

158 Tim Turner
159 1691 E. Quail Run
160 Rockwall, Tx 75087
161

162 Mr. Turner came forward and stated that he owned the property to the south of Mr. Utley
163 and was in favor of the zoning change. Furthermore, that the change would have minimal
164 if no impact on the area. No further questions or discussion took place.
165

166
167 Commissioner Lyons made a motion to approve Z2015-008 with staff recommendations.
168 Commissioner McCutcheons seconded the motion, which passed by a vote of 6-0

169 (Commissioner Conley absent).
170
171

172 7. Z2015-009

173 Hold a public hearing to discuss and consider a request by Chris and Jill Blasé for the approval of
174 a Specific Use Permit (SUP) for a detached garage that does not conform to the requirements as
175 stipulated by Section 2.1.2, Residential and Lodging Use Conditions, of Article IV, Permissible
176 Uses, of the Unified Development Code for a 4.05-acre parcel of land identified as Lot 1, Block 1,
177 Blasé Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10)
178 District, addressed as 1220 East Fork Drive, and take any action necessary.
179

180 Senior Planner, David Gonzales, gave explanation of item stating that the applicants are
181 requesting a Specific Use Permit (SUP) to allow for a 2-story detached garage that exceeds
182 the area and height requirements of the *Residential and Lodging Use Conditions* for an
183 accessory building within a residential district. The proposed structure will have a
184 building footprint of 1,235 sq. ft. which exceeds the maximum area of 900 sq. ft. The
185 overall height of the structure is 24ft - 10 7/8", exceeding the 15ft height requirement. The
186 applicant stated it should be noted that the proposed structure has a gabled roof deign
187 that is measured at the mid-point of the roof for height purposes. When measured at the
188 mid-point, the roof is approximately 17 ½-ft in height, exceeding the 15ft maximum.
189

190 Furthermore, the detached garage does not meet the exterior material requirements of the
191 *Residential and Lodging Use Conditions* for the detached garage. Rather, the applicants
192 are proposing the structure to incorporate metal siding with a metal roof and metal roof
193 elements (dormers) that will have stone matching the primary structure and appearing on
194 the front façade.
195

196 The applicants have provided a site plan indicating the location of the detached garage to
197 be directly behind the existing home and building elevations for the proposed 2-story
198 structure. The applicants have proposed to use the structure for parking of vehicles,
199 storage, and as a workshop. A request for a Specific Use Permit is a discretionary act
200 upon the Planning and Zoning Commission and City Council
201

202 Mr. Gonzales also stated staff mailed sixty-six (66) notices to property owners and
203 residents within 500 feet of the subject property as well as the Shores/Ray Hubbard, Lake
204 View Summit and Hillcrest at the Shores Homeowner's Associations (HOA) via e-mail,
205 which are located within 1,500 feet of the subject property. Additionally, staff posted a
206 sign adjacent to the subject property on East Fork Dr. A public notice was published in the
207 Rockwall Harold Banner and was posted on the City's web-site. Staff received two (2)
208 notices "opposed" to the zoning change request.
209

210 Should the request for an SUP be approved, staff offers the following conditions:
211

- 212 1. Any construction or building allowed by this request must conform to the
213 requirements set forth by the Unified Development Code, the 2009 International
214 Building Code, the Rockwall Municipal Code of Ordinances, city adopted
215 engineering and fire codes and with all other applicable regulatory requirements
216 administered and/or enforced by the state and federal government.
217
- 218 2. That submittal and approval of a building permit is required prior to the
219 construction of the detached garage.
220
- 221 3. That the detached garage shall generally conform to the site plan as submitted.
222
- 223 4. That the detached garage shall not exceed 1,235 sq. ft. in area or an overall height
224 of 25 ft.

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5. That the detached garage shall generally conform to the building elevations as submitted, including the use of metal siding, a metal roof, and metal roof elements (dormers) as depicted.
6. That the detached garage is subject to administrative review in the event that the subject property is sold to another party, conveyed in any manner to another party, subdivided, or re-platted.
7. The City Council reserves the right to review the Specific Use Permit within one (1) year from the date approval.

Chairman Renfro asked the representative for the applicant to come forth.

Jim Taylor
1287 Mission Dr.
Rockwall, Tx 75087

Mr. Taylor gave brief reason for request. Chairman Renfro asked if he Commission had any questions. Commissioner Logan asked if the use was associated with the adjacent business. Mr. Taylor explained that it will be used for storage of farm equipment and that the business will be relegated to the adjacent property.

David Gonzales clarified that the property is zoned residential and the garage will be for residential uses.

Chairman Renfro opened the public hearing and asked if anyone would like to come forward and speak. There being no one coming forth, Chairman Renfro closed the public hearing.

Commissioner McCutcheon made a motion to pass Z2015-009 with staff recommendations. Commissioner Fishman seconded the motion, which passed by a vote of 6-0 (Commissioner Conley absent).

8. Z2015-010

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorborg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary [Requested Postponement to the March 31, 2015 Planning and Zoning Commission Meeting]..

Chairman Renfro announced that the applicant has requested this case be postponed until the March 31st P&Z meeting.

IV. ACTION ITEMS

9. SP2015-003

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects on behalf of the owner Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a site plan for a medical office building on a 1.6121-acre tract of land identified as Lot 2, Block A,

281 Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
282 Development District 9 (PD-9), situated within the Scenic Overlay (SOV) District, located east of
283 the intersection Ridge Road and Summer Lee Drive, and take any action necessary.
284

285 **Senior Planner, David Gonzales, discussed the action item Jimmy Strohmeier of**
286 **Strohmeier Architects, LLC has submitted an application on behalf of the owner Dr. Umar**
287 **Burney of the North Dallas Land Investors, LLC for site plan approval of a 14,200 sq. ft.**
288 **medical office building.**
289

290 **The proposed facility will be situated on a 1.6121-acre tract of land that is adjacent to and**
291 **east of the Aldi Grocery store and is generally located at the S.E. quadrant of Summer Lee**
292 **and Ridge Road. The property is zoned Planned Development No. 9 (PD-9) District and is**
293 **located within the Scenic Overlay (SOV) district.**
294

295 **The proposed site will house a 14,200 sq. ft. single story medical office. The sites' design**
296 **is to allow for two points of access (along Summer Lee Drive and Oak Drive) and will share**
297 **a drive with the Aldi location for better circulation and additional access. The parking ratio**
298 **for a medical office is one (1) space per 200 sq. ft. This site requires seventy-one (71)**
299 **parking spaces and the applicant is proposing to meet the City standards by providing the**
300 **seventy-one (71) parking spaces required. The building footprint meets the four sided**
301 **horizontal articulation requirements of the SOV districts standards. The site plan meets (or**
302 **exceeds) the intent of the SOV and UDC as submitted.**
303

304 **The applicant has submitted a landscape plan indicating 13,220 sq. ft. of landscaping for**
305 **the site which equates to an approximate total of 18.8% landscaping coverage. The**
306 **proposed landscape plan exceeds the 15% minimum required by the UDC for a**
307 **commercial development; however, since the site does not front Ridge Road, it is not**
308 **required to meet the landscape buffering standards of the SOV district. Rather the general**
309 **landscape standards for a commercial development will apply. However, there are parking**
310 **spaces located within the 10-ft landscape buffer that requires a variance from City Council**
311 **to allow for this design. With the exception to the requested variance, the landscape plan**
312 **meets (or exceeds) the intent of the UDC as submitted.**
313

314 **The UDC requires all lighting to be contained on site at a maximum intensity of 20-FC and**
315 **that lighting at the property lines are not to exceed 0.2-FC in order to control glare and**
316 **spillover lighting. Also, the SOV districts require light poles not to exceed 20-ft in height**
317 **(including the base) and that all light sources are to be shielded with a full cut-off source**
318 **and directed down with a maximum one inch reveal.**
319

320 **The photometric plan meets (or exceeds) the intent of the SOV and UDC as submitted.**
321 **The overall building design represents an urban modern look and will be comprised**
322 **primarily of brick and Eldorado Stone European Ledge that provides for an image of**
323 **tightly stacked ledge pieces. The building incorporates canopies in select locations at**
324 **varying heights to create interest while the windows are trimmed to provide relief to the**
325 **elevations. Wood is being used as an architectural accent on all elevations; however,**
326 **wood is considered a secondary material and the north elevation exceeds the 10%**
327 **maximum allowed by the SOV. This will require a variance by the City Council. The**
328 **proposed elevations for the medical office indicates an overall building height of 22-ft.**
329 **with a parapet roof design that incorporates varied heights meeting the articulation**
330 **standards of the UDC. The building also has a portico supported by stone columns and is**
331 **articulated by wood accents at the main entrance.**
332

333 **The SOV district requires a minimum of four (4) architectural elements to be incorporated**
334 **in the design of the building. The color elevations depict several elements that meet this**
335 **requirement such as the portico at the entrance, decorative metal awnings, varied roof**
336 **heights, and recesses and projections that provide additional relief for the elevations.**

337 With the exception of the requested variances, the building elevations meet (or exceeds)
338 the intent of the SOV and UDC as submitted.

339
340 Mr. Gonzales explained the applicant is requesting the following variances to various
341 sections of the Unified Development Code: Article V, District Development Standards and
342 Article VIII, Landscape Standards as indicated below.

343
344 1. To allow for not meeting the 10-ft. landscape buffer requirements by allowing parking
345 spaces to be located within the buffer as established in Art. VIII, Sec. 5.7, A. as depicted in
346 the landscape plan submitted.

347
348 2. To allow for not meeting the 20 percent natural or quarried stone requirements
349 established in Art. V, Sec. 6.8 of the Scenic Overlay (SOV) District standards, as depicted
350 in the building elevations submitted.

351
352 3. To allow for not meeting the requirements for secondary materials and allowing an
353 exterior wood product to exceed 10% as a secondary material as established in Art. V,
354

355 Chairman Renfro asked if the Commission had any questions of staff. General discussion
356 took place concerning the landscaping buffer between staff and Commissioners. Mr.
357 Gonzales explained that the applicant met the minimum requirements for parking and
358 landscaping with the exception of 10-foot landscape buffer requirement.

359
360 Chairman Renfro asked the applicant to come forth and answer questions from the
361 Commission.

362
363 Jimmy Strohmeier
364 1620 Fair lakes Pointe
365 Rockwall, Tx 75087
366

367 Applicant came forward and stated his name and address. General discussion took place
368 concerning the proposed materials. Specifically the kind of wood that will be utilized. Staff
369 stated the applicant had met all recommendations by the Architectural Review Board.

370
371 Commissioner McCutcheon made a motion to pass Z2015-003 with staff
372 recommendations. Commissioner Jusko seconded the motion, which passed by a vote of
373 6-0 (Commissioner Conley absent).

374
375
376 10. SP2015-004

377 Discuss and consider a request by Jimmy Strohmeier of Stohmeyer Architects on behalf of the
378 owner Russell Phillips for the approval of a site plan for a 265 unit, condo development situated
379 on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of
380 Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County,
381 Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict of
382 PD-32, located south of the intersection of Summer Lee Drive and Sunset Ridge Drive, and take
383 any action necessary.

384
385 Planning manager, Ryan Miller, explained the site plan submitted by the applicant shows
386 the 7.58-acre tract of land being subdivided into two (2) lots, with Lot 1 being 5.32-acres
387 and Lot 2 being 1.92-acres. The proposed 265-unit condominium facility will be situated on
388 Lot 1 adjacent to Summer Lee Drive, and have a building footprint of 88,140 SF. According
389 to Planned Development District 32 (PD-32) a condominium development requires 1.5
390 parking spaces per unit with a total of 10% of the required parking being permitted to be
391 surface parking. Additionally, the Unified Development Code (UDC) requires one (1)
392 parking space per 300 SF of office area. For the proposed development this translates to

393 408 parking spaces (i.e. 265-Units @ 1.5 Parking Spaces/Unit = 398; 3,000 SF of Office
394 Space @ 1 Parking Space/300 SF of Office Area = 10). The site plan indicates that they will
395 exceed the required number of parking spaces by providing 419; with only 18 surface
396 parking spaces available (~4% surface parking).
397

398 With respect to the density and dimensional requirements contained in Planned
399 Development District 32 (PD-32) [Ordinance 10-21] and the UDC the applicant's plan, with
400 the adoption of the conditions of approval, is in conformance with all applicable
401 requirements.
402

403 Mr. Miller went on to explain that the Landscape Plan submitted by the applicant indicates
404 that a total of 26 canopy trees (i.e. three [3] Live Oaks, 13 Bald Cypress and ten [10]
405 Chinese Pistache) and 59 accent trees (i.e. 14 Redbud, ten [10] Mexican Plum, 24
406 Crapemyrtle and 11 Yaupon Holly) will be planted around the development. Additionally,
407 several landscaping beds containing shrubs, ground cover and perennials will be planted
408 adjacent to the surface parking areas. With the exception of a few minor corrections, the
409 Landscape Plan submitted by the applicant is in conformance with all applicable
410 landscaping requirements as stipulated by Planned Development District 32 (PD-32) and
411 by Article VIII, Landscape Standards, of the UDC. Additionally, no variances will be
412 required to be approved with regard to landscaping.
413

414 The applicant has been unable to submit a Treescap Plan, and has agreed to submit a
415 plan prior to the issuance of a grading permit. Additionally, the applicant has stated that
416 they intend to meet the current mitigation requirements prior to the issuance of a building
417 permit. These items have been added to the Conditions of Approval section of this case
418 memo.
419

420 Mr. Miller further explained that the Photometric Plan submitted by the applicant generally
421 demonstrates conformance to the requirements of Article VII, Environmental Performance,
422 of the UDC. Staff has identified a few areas of concern where the lighting values drop off
423 dramatically (e.g. 1.0-FC to 0.1-FC), and has asked the applicant to review the plan. The
424 applicant has stated that he intends to meet all the ordinance requirements, and will
425 review staff's concerns and resubmit a revised lighting plan if necessary. With the
426 exception of the areas pointed out by staff, the plan indicates conformance to the
427 requirements and guidelines stipulated by Planned Development District 32 (PD-32)
428 [Ordinance No. 10-21]. The lighting cut sheets submitted by the applicant show that they
429 will be utilizing the Amerlux Exterior D154-TS20, which was approved for use within
430 Planned Development District 32 (PD-32) by Case No. MIS2013-010 (approved by City
431 Council on December 2, 2013).
432

433 Mr. Miller proceeded to explain that the proposed building elevation submitted by the
434 applicant depicts a five (5) to six (6) story condominium complex that will range in height
435 from 72-feet to 86-feet, with the majority of the building height being between 62-feet and
436 77-feet (for the purposes of this ordinance the building height is calculated at 72-feet,
437 which is the height of the building from grade at the point closest to Summer Lee Drive --
438 this is in compliance with the height requirements of Ordinance No. 10-21). The structure
439 will incorporate a two (2) story-parking garage, with the first floor being located below
440 grade. The remaining four (4) stories of the building will house the proposed 265-condo
441 units. The exterior of the building will utilize a mix of three (3) part stucco and cultured
442 stone (Mountain Ledge by Eldorado Stone) that are similar to the materials used on the
443 Trend Tower and Harbor Heights Retail developments (i.e. Eldorado Stone and Dryvit
444 Stucco). In addition, the roof will be clad in a clay tile roofing (Boral Tejas Espana-Brazos
445 Blend) that is similar to the tile used on other buildings within the district. The building
446 elevations submitted by the applicant will require variances to the stone and
447 cementaceous material requirements as stipulated by Section 4.1, General Commercial
448 District Standards, of Article V, District Development Standards, of the UDC.

449 Mr. Miller also explained the City Council Waivers which according to Ordinance No. 10-21,
450 “(i)n order to provide flexibility and create high quality projects, an applicant for
451 development within the PD District [PD-32] may request a waiver of the following District
452 or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards,
453 (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased
454 Building Height in any Subdistrict.” In this case, the applicant is requesting a waiver to
455 the building height requirements for the first floor of a building as stipulated for the
456 subdistrict. According to the Interior Subdistrict the maximum building height is five (5)
457 stories at 75-feet, with the first floor being constructed to a commercial standard of 15-
458 feet. In this case, the building elevations submitted by the applicant show a ten (10) foot
459 first floor -- as measured from grade at the point closest to Summer Lee Drive --, and will
460 require a waiver. The overall building height is in conformance with the requirements of
461 Ordinance No. 10-21; being a five (5) story condominium complex that ranges in height
462 from 72-feet to 86-feet, with the majority of the building height being at 62-feet to 77-feet
463 (72-feet for the purposes of the height requirements established in Ordinance No. 10-21
464 [PD-32] -- height is measured from grade at the point closest to the Summer Lee Drive and
465 is maintain throughout the development).

466
467 With regard to granting waivers, Ordinance No. 10-21 states that “... (w)aivers may only be
468 approved by the City Council following a recommendation by the Planning and Zoning
469 Commission ... [and] (i)n order to approve a waiver, the City Council must find that the
470 waiver: Meets the general intent of the PD District or Subdistrict in which the property is
471 located; and, Will result in an improved project which will be an attractive contribution to
472 the PD District or Subdistrict; and, Will not prevent the implementation of the intent of this
473 PD District.”

474
475 Mr. Miller also noted that the applicant’s original submittal could have met the ordinance
476 requirements; however, the building was required to be lowered so that no “...floors used
477 for human occupancy [were] located more than 55-feet above the lowest level of fire
478 department vehicle access...” (Section 18-33, Article II; Code of Ordinances). If the
479 applicant did not lower the building the structure would have been classified as a High-
480 Rise Building, which would require different and more costly construction standards. This
481 became an issue due to the grade of the subject property, which falls 12-feet from the
482 grade adjacent to Summer Lee Drive extending southward. As a compensatory measure,
483 the applicant has incorporated a 12-foot floor height on the garage, which is visibly the
484 first floor on ~75% of the building (i.e. all areas not adjacent to Summer Lee Drive);
485 however, it is below grade at the point of the building closest to Summer Lee Drive.

486
487 Mr. Miller explained that the purpose of requiring first floors to be constructed to a
488 commercial standard of 15-feet was intended to add to the pedestrian nature of Planned
489 Development District 32 (PD-32). This requirement would create the appearance of
490 commercial storefronts for non-commercial buildings that were directly adjacent to a
491 sidewalk or street. In addition, the Interior District requires that buildings fronting onto
492 Summer Lee Drive be setback a minimum of 20-feet from the right-of-way. Furthermore,
493 taking the property’s grade differential into consideration and understanding that the
494 intent of the Interior Sub-district is “to provide an area that can function as either office,
495 residential, or senior living...”, the proposed development does not appear to change the
496 general objective of Planned Development District 32 (PD-32). Nor would it prevent the
497 implementation of the remaining Interior Subdistrict plan.

498
499 Mr. Miller briefed the Commission concerning variances; based on the applicant’s
500 submittal staff has identified the following variances:

501
502 Stone Requirements. According to Section 4.1, General Commercial District Standards, of
503 the UDC each exterior wall should incorporate a minimum of 20% stone (e.g. natural,
504 quarried or cultured). The building elevations submitted by the applicant show stone

505 percentages on each building façade ranging from five (5) percent to 16.07% (i.e. East:
506 14%; North: 16.07%; South: 5%; West: 10.4%).

507
508 **Masonry Material Requirements.** According to Section 4.1, General Commercial District
509 Standards, of the UDC exterior walls should be constructed utilizing a minimum of 90%
510 masonry materials, with a minimum of 50% of the masonry requirement permitted to be a
511 cementaceous product (e.g. stucco, Hardy Plan or similar material). The building
512 elevations submitted by the applicant indicate that each building façade will be 83.93% to
513 95% stucco (i.e. East: 86%; North: 83.93%; South: 95%; West: 89.6%).

514
515 It should be noted that variances similar to the ones requested by the applicant have been
516 approved throughout the Harbor District. The applicant has stated that the purpose of
517 requesting these variances is to maintain consistency with the development scheme
518 established within Ordinance No. 10-21 [PD-32] and established with the Trend Tower
519 development; however, approval of variances to the building material requirements is a
520 discretionary decision for the City Council pending a recommendation by the Planning
521 and Zoning Commission.

522
523 Mr. Miller also advised the Commission that on February 24, 2015, the Architectural
524 Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB,
525 having no issues with the proposed building elevations or site plan, recommended
526 approval of the applicant's request. In addition, the board stated that they had no issues
527 with the proposed variances, and that the increased stucco and cultured stone would
528 match other projects within Planned Development District 32 (PD-32).

529
530 Mr. Miller also explained that if the Planning & Zoning Commission chooses to approve
531 the applicant's request, the following conditions of approval should be adopted with this
532 case:

533
534 Prior to the issuance of a grading permit, a Treescape Plan shall be submitted and
535 approved by City staff. Additionally, any mitigation requirements shall be satisfied prior to
536 the issuance of a building permit;

537
538 A facilities agreement addressing the construction of Summer Lee Drive (situated on Lot
539 2) will need to be approved by City Council at the time of final plat and signed by the
540 applicant prior to final plat approval; and, Any construction or building necessary to
541 complete this Site Plan request must conform to the requirements set forth by the UDC,
542 the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city
543 adopted engineering and fire codes and with all other applicable regulatory requirements
544 administered and/or enforced by the state and federal government. Mr. Miller advised the
545 Commission that the applicant was present and available for any questions.

546
547 Chairman Renfro asked if there were any question from staff. Commissioner Logan asked
548 questions about the current zoning and general discussion took place of the proposed
549 use. Mr. LaCroix explained that PD32 is broken into sub-districts and residential uses are
550 included. Additionally this is a flexible sub-district planning district. The master concept
551 plan showed a building very similar to this, and the variance is due to the height of the
552 first floor. Commissioner Lyons questioned what the percentage of stone being used was.
553 Mr. Miller stated that stone percentage ranges from 5 to 16 percent and that the UDC
554 requires a minimum of 20 percent, however in this district several buildings had received
555 similar variances with respect to the stone requirements. Specifically Trend Towers and
556 Harbor Heights have received variances to the stone percentage requirement and to use
557 cultured stone in lieu of natural stone. McCutcheon questioned, concerning the proposed
558 lot line being divided. Staff explained the proposed lot line was being put in adjacent to
559 summer lee and there's artificial lot line where the property will be subdivided in the
560 future. If approved the property would need to be subdivided and the remainder property

561 would need to go through the same site planning process. A possible use for this
562 remainder property could be residential or possibly medical offices. It was explained that
563 property could not be subdivided until the roadway goes through because street frontage
564 must be established. No further questions were asked of staff.

565
566 Chairman Renfro asked applicant to come forward to speak.

567
568 Jimmy Strohmeier
569 (No address given)

570
571 General discussion with the applicant took place.

572
573 Russell Phillips
574 Sterling One Properties

575
576 Russell Phillips advised that at some point the condos could be sold, a requirement in
577 PD32 is for each individual unit to be constructed with separate utilities to allow them to
578 be sold separately. However at this time due to financing a condominium project is
579 difficult to get built unless they lease all the units. They may consider selling the units in
580 the future. Commissioner Fishman questioned size and price points. Mr. Phillips advised
581 the condos range from 700 to 1500 square feet and will be 1, 2, and 3 bedrooms. Price
582 range will be from \$200,000 to \$325,000. Chairman Renfro asked the applicant to explain
583 unit mix between the bedrooms. Mr. Phillips also explained 45% would be one bedroom,
584 50% two bedrooms and 5% one bedrooms and that was done through a market analysis of
585 demand of market place. Commissioner Logan questioned sale price/rental fees. Mr.
586 Phillips explained they wanted to go above what the average market is currently and
587 believes it will be around the \$1.65 ft. for rental fee. Mr. Phillips explained they had the
588 opportunity to review three different concept plans, and the proposed Tuscan style is the
589 most costly to build. Also the plan is to blend the aesthetics of existing building from the
590 Harbor. Mr. Phillips indicated that the plan is to sell it to one owner who can maintain it by
591 a strong group, as opposed to each individual unit being sold; he believes this would help
592 with the overall maintenance and at a good value.

593
594 It was discussed by staff that the ARB's findings established that the Tuscan style
595 matches other buildings in the district and that the variance were not causing it to have
596 any additional disparities in the district.

597
598 Chairman Renfro asked the applicant to discuss the possibility of boat and RV storage on
599 the site as he has received numerous phone calls and emails pertaining to that. Mr.
600 Russell stated that outside storage would not be allowed due to space concerns.

601
602 Chairman Renfro asked if the applicant intended to establish an HOA. Mr. Russell
603 indicated that PD32 requires an HOA be established and that it will be implemented from
604 day one.

605
606 Commissioner Lyons asked questions concerning where the HVAC condenser units would
607 be located. Mr. Russell stated HVAC units would be on the roof and be screened from all
608 sides. This is also a requirement of the UDC.

609
610 Chairman Renfro asked the Commission for any additional questions or comments. Mr.
611 LaCroix brought to the Commissions attention that Chief Point Dexter wanted to put on
612 the record there are still additional steps that need to be taken to meet fire requirements.
613 Chief Pointdexter stated they were still working through some issues and the applicant is
614 aware of them, such as location of fire lanes not meeting the requirements fire hydrants
615 not in the correct locations and additional information that needs to be submitted
616 concerning cross slope and slope of the fire lanes and information concerning hose

617 coverage. Chief Poindexter pointed out those issues needed to be addressed before
618 building permits can be obtained.

619
620 Chairman Renfro brought the agenda item back to discussion, and pointed out that his
621 residence was in a close proximity to the subject property and would abstain from the
622 vote.

623
624 Commissioner Lyons made a motion to approve the site plan with staff recommendations
625 and Chief Poindexters comments regarding the Fire Department's concerns.
626 Commissioner Fishman seconded the motion. A vote was taken, and the motion passed 4-
627 1, with Commissioner Jusko dissenting and Chairman Renfro abstaining (Commissioner
628 Conley absent).

629

630

631 V. DISCUSSION ITEMS

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633 11. Z2015-011

634 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a
635 text amendment to Article IX, Tree Preservation, Section 11.1, Tree fund administration, of the
636 Unified Development Code [Ordinance No. 04-38] for the purpose of modifying this section of the
637 code, and take any action necessary.

638

639 Planning Manager Ryan Miller gave a brief explanation of the item explaining that in the
640 last month, the City Council has voted to accept two (2) alternative tree mitigation plans
641 that allowed the applicants to pay the remaining tree credits in cash to the Tree Fund. The
642 additional revenue added to the fund as a result of these actions totals \$234,136.00. With
643 the current drought situation, it is not opportune to use this money to plant trees without
644 the irrigation and equipment (e.g. a large auger, etc.) necessary to properly install and
645 sustain the trees. In response to this situation staff has prepared an amendment to
646 Section 11.1, Tree Fund Administration, of Article IX, Tree Preservation, of the Unified
647 Development Code (UDC) that would expand how the funds could be allocated while
648 continuing to allow the City Council the flexibility of considering and approving an
649 alternative tree mitigation plan. Specifically, this amendment would allow for the funds
650 collected to be used for labor, equipment, and irrigation associated with installing and
651 sustaining landscaping. The proposal further defines the types of landscaping that
652 qualifies to be purchased with these funds. Mr. Miller stated he was available for any
653 questions.

654

655 Commissioner Fishman asked what percentage of the tree mitigation was going into the
656 fund. Mr. Miller explained there are several ways to satisfy tree mitigation requirements
657 per the current ordinance and that a cash payment was one way.

658

659 Commissioner Logan asked how much percentage of the money would go to trees versus
660 irrigation and equipment. Mr. Miller explained that as the ordinance is written now money
661 could be used for equipment for planting trees, and noted that at a certain point only so
662 much equipment will actually be needed.

663

664 No further discussion or comments concerning this item took place.

665

666 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

667

668 P2015-005: Lot 1, Block A, Hoardstroms Addition [Approved]

669 P2015-006: Lot 3, Block A, Blasé Addition [Approved]

670 Z2015-001: SUP for Jackson Automotive (2nd Reading) [Approved]

671 Z2015-002: SUP for Avis Rental Car (2nd Reading) [Approved]

672 Z2015-003: Hance Property Rezoning [AG to PD] [Postponed]

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Z2015-004: SUP for New Car Dealership (2nd Reading) [Approved]
Z2015-005: Landmarking of the Downtown Courthouse (1st Reading) [Approved]
Z2014-040: SUP for a Hotel in PD-32 (2nd Reading) [Approved]
SP2014-034: Variance/Waivers for a Hotel in PD-32 [Approved]

Planning Director Robert LaCroix provided brief update to the Commissioners concerning the outcomes of the above referenced cases at the City Council level. The Commission neither discussed nor took action concerning this agenda item.

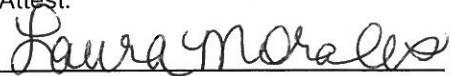
VI. ADJOURNMENT

The meeting adjourned at 7:37 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 12 day of May, 2015.



Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 31, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, and Annie Fishman. Absent were Commissioners Wendi Conley and Tracey Logan. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. P2015-011

Discuss and consider a request by Duane and Jennifer Piercy for the approval of a final plat for Lot 1, Block A, Piercy Place Addition being a 1.21-acre tract of land identified as Tract 21 of the R. Ballard Survey, Abstract 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated west of the intersection of Hartman Street and Renfro Street, and take any action necessary.

Chairman Renfro made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed with a vote of 5-0. Chairman Renfro noted Commissioners Wendi Conley and Tracey Logan were absent.

III. PUBLIC HEARINGS

2. Z2015-003

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on behalf of the owner Larry Hance for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) and General Retail (GR) 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.

Chairman Renfro indicated that the applicant has submitted a request to withdraw this case. Commissioner McCutcheon made a motion to accept the withdraw request for this item. Commissioner Lyons seconded the motion, which passed by a vote of 5-0 with Commissioners Logan and Conley absent.

3. Z2015-010

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary *[Requested Postponement to the April 28, 2015 Planning and Zoning Commission Meeting]*.

Chairman Renfro indicated that the applicant has requested that this item be postponed until the April 28th Planning & Zoning Commission Meeting. Having read the item into the record as required, no discussion took place concerning the item, and no action was taken.

63 4. Z2015-011

64 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text
65 amendment to Article IX, Tree Preservation, Section 11.1, Tree fund administration, of the Unified
66 Development Code [Ordinance No. 04-38] for the purpose of modifying this section of the code, and
67 take any action necessary.
68

69 Planning Manager, Ryan Miller, provided background information related to this agenda item.
70 He indicated that this is a city initiated request to amend the city's tree preservation ordinance
71 regulations to allow money received by developers for tree mitigation to be utilized for not only
72 the purchase of trees but also to help plant and irrigate the trees planted.
73

74 Chairman Renfro opened the public hearing and asked if anyone would like to come forth and
75 speak at this time. There being no one wishing to come forth and speak, he then closed the
76 public hearing.
77

78 Chairman Renfro asked for clarification as to why the suggested change to the ordinance
79 regulations includes omitting "utilizing either city staff or contract labor." Mr. Miller indicated
80 that the language is being struck in one area, but it will still be included in the regulations
81 elsewhere. Chairman Renfro clarified that money is now collected from developers in lieu of
82 donating actual trees. He expressed concerns regarding allocating funds to anything other than
83 actual trees. Mr. Miller explained that the funds would still be used to help mitigate trees – it will
84 just allow funds to also be used for equipment and labor necessary to plant those trees. Mr.
85 LaCroix indicated that this change would also allow for vegetation type material, other than
86 actual trees, to be purchased and installed as well as the contract or staff labor needed to plant
87 and transplant trees and vegetation. Chairman Renfro expressed concern about mixing funds
88 that will purchase actual trees, with the original intent having been to mitigate trees, with funds
89 that would be utilized for labor to plant the trees. He generally expressed that he feels approval
90 of this change may be going against the original intent of the tree mitigation ordinance.
91

92 Commissioner Lyons suggested that perhaps the fund could be broken up into percentages
93 where a certain percentage of the money could be utilized for actual trees and the other
94 percentage could be allocated to the labor for planting the trees. He suggested perhaps fifty
95 percent be allocated for purchase of actual trees.
96

97 Commissioner McCutcheon asked if the way this ordinance change is worded is similar to what
98 other city's ordinances are like. Mr. LaCroix indicated that over the last several years, we have
99 had less development; however, we have now been seeing an increase in development. So the
100 city is now being faced with receipt of a large number of trees. This change would allow the
101 council to use some of the funds for other things. With how the ordinance is now, the city could
102 possibly have to take possession of a large number of trees and maintain those trees until there
103 are places located to plant those trees. The city does not want to get into the business of
104 running a tree farm. This change will allow things run more efficiently. This change will allow
105 the city's Parks Department, who is responsible for planting and managing donated trees
106 associated with these regulations, to more easily manage the trees. Mr. LaCroix indicated that
107 city staff has been in charge of planting trees; however, this change would allow planting of the
108 trees to be contracted out.
109

110 Commissioner Jusko asked if the Parks Department does all of the landscaping and mowing for
111 the city. Mr. LaCroix indicated that some of it is done by the city, and some of it is contracted
112 out. Commissioner Jusko wonders if it would save cost if some of the money donated for tree
113 mitigation could be utilized to hire city personnel to do more of its own landscaping and
114 maintenance instead of contracting it out. Chairman Renfro expressed that doing that would be
115 out of the scope of these regulations.
116

117 Mr. LaCroix explained that city staff in the Parks Department cannot plant hundreds of trees
118 each year. Therefore, this change will allow things to be more efficient by allowing flexibility in
119 contracting out the labor to plant the trees. Mr. Miller clarified that if a developer came in and
120 was required to donate 100 trees and city staff did not have time or manpower to plant those 100
121 trees, they may die. This change would allow a contractor to be hired to plant the trees and
122 provide the needed irrigation to ensure those trees live. He suggested it may be difficult to place
123 percentages on the amount of the tree funds that could be used for purchase of trees versus

124 contract labor to plant those trees. Mr. Miller also explained that this change in the regulations
125 would allow the city to purchase vegetation, other than trees, such as perhaps annuals or
126 perennials.
127

128 Commissioner McCutcheon made a motion to approve. Commissioner Jusko seconded the
129 motion, which passed by a vote of 5-0 with Commissioners Logan and Conley absent.
130

131
132 IV. DISCUSSION ITEMS
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134 5. Z2015-012

135 Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner
136 Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow
137 for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land
138 identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
139 Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North
140 Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action
141 necessary.
142

143 Chairman Renfro asked applicant to come forth and speak.
144

145 Cindy Levandowski
146 131 Griffith Avenue
147 Fate, TX
148

149 Mrs. Levandowski indicated that she is here to propose opening a new boutique, which would be
150 located at 907 North Goliad Street. She explained the hours of operation and that the boutique
151 would be an upscale establishment offering clothing and items for ladies and babies. Deliveries
152 would be small, occur only during business hours and would occur at the rear of the building.
153 She will be the owner/operator of the store. She generally described the décor of the store as
154 well as the interior make-up of the store (four retail areas and three non-retail areas). She has
155 been a retail buyer for thirty-five years, and she is very customer-focused. She shared some of
156 her personal, past career experience and the cities in which she has lived in the past, explaining
157 that she currently lives in Fate.
158

159 There being no questions staff indicated the case will return to the Commission for public
160 hearing at the next scheduled meeting.
161

162 Commissioner Conley arrived to the meeting at this point (6:32 p.m.).
163

164 6. Z2015-013 (Ryan)

165 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on
166 behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District
167 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for
168 changes to the development standards contained in *Exhibit 'C'* of Ordinance 14-26 for 405.184-acres of
169 land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall
170 County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action
171 necessary.
172

173 Chairman Renfro asked applicant to come forth and speak.
174

175 Adam Buczek
176 8214 Westchester Drive, Suite 710
177 Dallas, TX 75225
178
179

180 Mr. Buczek came forth and provided the P&Z Commissioners with an overview of proposed
181 changes to this development (Breezy Hill). He explained that this is about a 400 acre Planned
182 Development subdivision. The subject property is 9.946 acres and would consist of 47
183 residential lots and 20 acres of Commercial. The overall, proposed, density would not be
184 changing (2.0 units per acre). Essentially, 20 additional residential lots are being requested to

185 be added to the overall PD. He went on to explain how the additional residential lots will be
186 added while still maintaining the original density. He explained the various lot sizes and
187 development standards that would be present in the overall PD. Windsor Homes will be their
188 affiliate, and they will be one of the builders. The projected price point of the homes would be
189 high-200's up to the mid 300'S. 2,400 to 3,000 square feet will be the estimated size of the
190 residential homes.

191
192 Commissioner Conley indicated that she believes this type of product (larger home with smaller
193 yards) is much needed in Rockwall because we currently do not have these.

194
195 Chairman Renfro indicated that he believes the concept plan visually looks like a large density (a
196 lot of lots). Discussion took place related to the overall density and the transition between lower
197 density and higher density placed homes within the neighborhood as one drives down the
198 street.

199
200 Mr. Buczek went on to explain that about 20.5 acres will end up being open space, park land and
201 trails. He explained that he has been working with Andy Hesser on the city's Parks Department
202 staff to obtain a \$400,000 grant from the State to help develop the trails and trail connections
203 and enhance the proposed open space.

204
205
206 Mr. Miller pointed out that the applicant does have to pay pro-rata equipment fees for the
207 purchase of parkland-related equipment and trails.

208
209 Mr. LaCroix explained that the PD is intended to be walkable and have trails to have connectivity.

210
211 There being no further questions or discussion, staff indicated the case will return to the
212 Commission for public hearing at the next scheduled meeting.

213
214 7. P2015-008

215 Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a
216 residential replat for Lots 6 & 7, Block K, Sanger Brothers Addition, being a 0.23-acre parcel of land
217 currently identified as the eastern ½ of Lot 3, Block K, Sanger Brothers Addition, City of Rockwall,
218 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential
219 Neighborhood Overlay (SRO) District, addressed as 808 Sam Houston Street, and take any action
220 necessary.

221
222 Chairman Renfro asked applicant to come forth and speak.

223
224 Teresa Dabney
225 2824 Misty Ridge
226 Rockwall, TX

227
228 Ms. Dabney came forth and explained that she would like to subdivide this larger lot into two,
229 separate lots. It was explained that this lot was previously brought forth with a requested four-
230 plex; however, at this time, the request is simply to subdivide the lot into two, separate lots.

231
232 There being no questions staff indicated the case will return to the Commission for public
233 hearing at the next scheduled meeting.

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236 8. P2015-012

237 Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of Ryan Joyce of
238 the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a preliminary plat for 79
239 single family residential lots, identified as Phase V of the Breezy Hill Subdivision, being a 25.597-acre
240 tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall
241 County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District
242 land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and
243 FM-552, and take any action necessary.

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Planning Manager, Ryan Miller, provided background information related to this case.

There being no questions staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

9. SP2015-005

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.566-acre parcel of land identified as Lot 10, 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 6525 FM-3097, and take any action necessary.

Senior Planner, David Gonzales, indicated prior to applicant coming forward there was a member of the Architectural Review Board that was present to go over the two applications.

ARB member came forth and gave brief explanation of outcome of recommendations after ARB met with the applicant.

Chairman Renfro asked applicant to come forth and speak.

Mike Whittle
7205 Ship Road
Rowlett, TX

Mr. Whittle came forth and gave brief explanation of request.

There being no questions staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

10. SP2015-006

Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site plan for a general office building on a 0.57-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.

Senior Planner, David Gonzales, explained to the Commission this item will be combined with SP2015-005.

11. SP2015-007

Discuss and consider a request by Maria Bonilla of Winkelmann and Associates, Inc. on behalf of Mark Matisse of MAKKO Goliad I, LP for the approval of a site plan for a grocery store and fuel center on a 11.28-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 the intersection of N. Goliad Street (SH-205) and E. Quail Run Road, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Kristina Conrad
1331 E Airport Fwy.
Irving TX

Ms. Conrad came forward and gave brief explanation of request.

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Chairman Renfro asked a question concerning the ARB's recommendation of materials, are they open to going back and making the recommended changes. Ms. Conrad advised they are already meeting with the architect to have something to show staff by the end of the week for a pre-submittal review.

Commissioner McCutcheon asked what the flow of the trucks would be. Ms. Conrad explained the plan is to bring the trucks thru Quail Run Road, and back into the loading dock. She further noted the loading dock will be screened from view.

General discussion took place concerning landscape plan that will be incorporated to screen from view the trash compactor as well as the overall landscape surrounding the store.

There being no additional questions, staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

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

- ✓ P2015-007: Lakeview Summit, Phase IV [Approved]
- ✓ Z2015-003: Hance Zoning Change [AG to PD] [Postponed]
- ✓ Z2015-007: 3920 E. IH-30 SUP for Truck Rental (1st Reading) [Approved]
- ✓ Z2015-008: Zoning Change [AG to SFE-2.0] (1st Reading) [Approved]
- ✓ Z2015-009: Blasé SUP for Residential Accessory Building (1st Reading) [Approved]
- ✓ Z2015-010: Townhome Zoning Change [PD-70 to PD] (1st Reading) [Postponed]
- ✓ SP2014-003: Medical Office Building [Approved]
- ✓ SP2014-004: Condominiums in PD-32 [Approved]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting.

No action was taken concerning this agenda item.

13. Planning and Zoning Commission Training Session: Site Plans

Chairman Renfro indicated that this item originated as a result of the last meeting. He explained that, just before the close of each meeting, he would like staff to discuss a specific topic related to the policies and protocols associated with the P&Z Commission. Tonight's topic will cover 'site plans.'

Mr. Miller, Planning Manager, then briefed the Commission on what site plans are, why they are required, when they are required, the objectives associated with reviewing site plans and what to look for when site plans are being reviewed. He also covered what to avoid when reviewing a site plan, what action can be taken, and what actions can be taken associated with variances or exceptions. Mr. Miller and Mr. LaCroix also described the options associated with making one motion versus making separate motions as well as making motions to deny items because the applicant is not meeting some of the city's technical requirements.

No action was taken following Mr. Miller's presentation.

V. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.

368 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
369 Texas, this 28 day of July 2015.

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Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 14, 2015
6:00 P.M.

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9 I. CALL TO ORDER

10 Chairman Renfro called the meeting to order at 6:02pm. Present were Chairman Renfro,
11 Commissioners Tracey Logan, Jonathan Lyons, Mike Jusko, John McCutcheon, Annie Fishman
12 and Wendi Conley. Staff members present were Director of Planning and Zoning, Robert
13 LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and
14 Zoning Coordinator, Laura Morales.

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17 II. CONSENT AGENDA

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19 1. P2015-012

20 Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of Ryan Joyce of
21 the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a preliminary plat for 79
22 single family residential lots, identified as Phase V of the Breezy Hill Subdivision, being a 25.597-acre
23 tract of land situated within the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall
24 County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District
25 land uses, situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and
26 FM-552, and take any action necessary.

27
28 Commissioner Jusko made motion to approve consent agenda. Commissioner Logan seconded
29 motion, which passed with a 7-0 vote.

30
31 III. PUBLIC HEARINGS

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33 2. Z2015-012

34 Hold a public hearing to discuss and consider a request by Cindy Levandowski on behalf of the owner
35 Terry Rowe for the approval of an amendment to a Specific Use Permit [*Ordinance No. 09-28*] to allow
36 for a *General Retail Store* within Planned Development District 50 (PD-50) for a 0.16-acre parcel of land
37 identified as Lot 1, Block 1, Henry Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
38 Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North
39 Goliad Corridor Overlay (NGC OV) District, addressed as 907 N. Goliad Street, and take any action
40 necessary.

41
42 Senior Planner, David Gonzales, gave explanation of case stating the applicant, Cindy
43 Levandowski on behalf of the owner Terry Rowe, is requesting a Specific Use Permit (SUP) to
44 allow for a *General Retail Store* for the property located at 907 N. Goliad Street. This property
45 has an existing SUP [*Ordinance No. 09-28*] that was approved in 2009 for a hair salon known as
46 Renda's Place. The property was site planned in 2007 and later amended (2009) providing
47 additional parking spaces and is considered sufficient for the proposed boutique. The property
48 is within Planned Development District No. 50, the North Goliad Corridor Overlay District, and has
49 an underlying zoning of Residential Office District.

50
51 Mr. Gonzales also talked of the merchandise to be sold, the hours of operation and the days the
52 boutique will be open and noted that the current SUP [*Ord. No. 09-28*] limits business hours
53 from 8:00 a.m. to 8:00 p.m. and was intended to be consistent with other hair salons in the RO
54 district. Since the proposed hours of operation for the boutique are within this time frame
55 (10:00 a.m. to 6:00 p.m. /Tue – Sat), it is not necessary to amend the hours of operation for this
56 establishment.

57
58 Mr. Gonzales further stated that should the request be approved, the existing SUP would be
59 amended to allow for the *General Retail Store* while keeping the use for a hair salon intact. A
60 request for a Specific Use Permit (SUP) is a discretionary act upon the Planning and Zoning
61 Commission and City Council.

62 Also Mr. Gonzales advised staff mailed ninety-eight notices to property owners within 500 feet
63 of the subject property and e-mailed two HOA organizations [Caruth Lakes & Lakeview Summit]
64 participating in the HOA/Neighborhood notification program that are within 1500 feet.
65 Additionally, staff posted a sign on the property as required by the Unified Development Code.
66 At this time, staff has received two notices "for" and one "opposed to" the zoning change
67 requested.

68
69 Mr. Gonzales further stated that should the Specific Use Permit [Ord. No. 09-28] be amended,
70 staff would offer the following additional conditions of approval:

- 71
72 1) Adherence to Engineering and Fire Department standards.
73
74 2) That all signage requires a separate permit and must conform to the standards established in
75 the North Goliad Overlay District.
76

77 Chairman Renfro asked applicant to come forth and speak. .

78
79 Cynthia Levandowski
80 131 Griffin Ave
81 Fate Tx
82

83 Chairman offered questions from applicant she had none. Chairman Renfro asked if anyone
84 would like to come forth and speak. There being no one indicating such, Chairman Renfro
85 closed the public hearing.
86

87 Commissioner McCutcheon made motion to approve with staff recommendations.
88 Commissioner Lyons seconded motion, which passed by a vote of 7-0.
89

90 3. Z2015-013

91 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg Company on
92 behalf of Breezy Hill 405, LTD for the approval of a zoning amendment to Planned Development District
93 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and allow for
94 changes to the development standards contained in *Exhibit 'C'* of Ordinance 14-26 for 405.184-acres of
95 land identified as Tract 7 & 7-1 of the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall
96 County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action
97 necessary.
98

99 Planning Manager, Ryan Miller, gave explanation of case stating the property was annexed in
100 2008 after three years of litigation that lead to the execution of a Chapter 212 Development
101 Agreement. In accordance with this agreement, the property was zoned to Planned
102 Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned
103 residential community that offered tracts of land designated for retail/office, residential, and
104 institutional land uses. The approval of this zoning change altered the existing 212
105 Development Agreement -- which originally permitted 810 single-family residential lots and did
106 not contain any retail acreage -- to include 658 single-family residential lots and a 59-acre tract
107 of land designated for general retail land uses. The retail tract of land is located at the northeast
108 corner of the intersection of FM-552 and John King Boulevard (see Exhibit 'A' to view the
109 original PD Concept Plan).
110

111 On October 1, 2012 the City Council approved an amendment to Planned Development District
112 74 (PD-74) modifying the concept plan to remove the school sites that were originally required
113 by the Facilities Agreement and adjust the lot mix accordingly [i.e. increasing the number of lots
114 from 658 to 691]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for
115 the purpose of incorporating two (2) additional phases (i.e. Phases IXA & IXB) and to reduce the
116 land designated as commercial/retail from 59.4-acres to 33.7-acres (see Figure 1 for the adjusted
117 lot mix).
118

119 Mr. Miller further explained that on March 13, 2015, the applicant submitted an alternate concept
120 plan depicting a reduction in the number of acres designated for retail land uses from 33.7-acres
121 to 19.49-acres for the purpose of amending Planned Development District 74 (PD-74) to include
122 an additional residential phase. With this submittal, the applicant has also submitted changes

123 to the development standards that include a modified lot mix that incorporates a new lot type,
124 Lot Type 'E' (i.e. 50-foot by 120-foot lots), for the proposed phase.
125

126 The proposed PD Concept Plan is depicted in Exhibit 'D' and a copy of the proposed changes to
127 the development standards is contained in Exhibit 'E'.

128 The 14.21-acres of land that the applicant is proposing to remove from the retail acreage will
129 establish a new phase of the Breezy Hill Subdivision that will contain 47 single-family homes.
130 The new phase will be located north of the remaining retail acreage, adjacent to Phase IIA.
131 These new homes will be constructed on 50-foot by 120-foot lots that will be a minimum of 6,000
132 square feet in size. The development standards for this new lot type (identified below in Figure
133 2 as Lot Type 'E') are taken directly from the zoning ordinance that regulates the Stone Creek
134 Subdivision (i.e. Planned Development District 70 [PD-70]) and are similar to the remaining lot
135 types in Planned Development District 74 (PD-74) with respect to the development standards.
136 The only major difference in this lot type will be the forward facing garages. This is due to the
137 difficulty of incorporating a 'J' swing driveway into a 50-foot lot.
138

139 Mr. Miller also stated that considering the proposed new lot type and the proposed changes to
140 the lot mix, the total number of single-family lots will be increased from 742 to 762. This
141 proposed change does not alter the existing residential housing density, which is (and
142 proposed to be) two (2) units per acre (i.e. currently the subdivision has 742 lots on ~379-acres,
143 and the applicant is proposing 762 lots on ~381-acres). With this being said, it is important to
144 note that the original Chapter 212 Development Agreement permitted the applicant 810 single-
145 family residential lots, and the proposed concept plan has a total lot count that is 48 lots less
146 than this number. With the exception of the proposed changes to the lot mix tables and
147 subsequent changes to accommodate the new lot type, the applicant is not requesting any
148 additional changes to Planned Development District 74 (PD-74).
149

150 The Future Land Use Map contained within the Comprehensive Plan designates the subject
151 property for Commercial land uses. Should the City Council approve the applicant's request,
152 the Future Land Use Map will be amended to reflect the proposed changes in land use from a
153 Commercial designation to a Low Density Residential designation.
154

155 Mr. Miller also advised that on March 27, 2015, staff mailed 33 notices to property owners and
156 residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney
157 Hollow and Breezy Hill Homeowner's Associations (HOA's), which are the only HOA's located
158 within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-
159 552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner
160 as required by the Unified Development Code (UDC). At this time no responses were received
161 by staff.
162

163 Mr. Miller further stated if the Planning and Zoning Commission recommends approval of the
164 applicant's request to amend Planned Development District 74 (PD-74) then staff would propose
165 the following conditions of approval:
166

167 1) The applicant shall be responsible for maintaining compliance with the conditions contained
168 within the Planned Development District ordinance;
169

170 2) By approving this zoning change, the City Council will effectively be approving changes to
171 the Comprehensive Plan and Future Land Use Map. Specifically, this will change the
172 designation of the subject property from a Commercial designation to a Low Density Residential
173 designation;
174

175 3) Prior to accepting a Final Plat for the proposed phase (i.e. depicted in purple of the PD
176 Concept Plan in Exhibit 'D') the applicant shall be required to administratively amend the PD
177 Site Plan in order to show all necessary entry features/signage, landscaping and hardscaping
178 proposed for the new phase;

179 4) Prior to accepting a Preliminary Plat for the proposed phase (i.e. depicted in purple of the
180 PD Concept Plan in Exhibit 'D') the applicant shall be required to administratively amend the
181 Preliminary Plat for Phase IXA & IXB to show the new street layout;
182

183 5) Prior to accepting a Preliminary Plat and/or a Planned Development Site Plan for the
184 remaining area designated as retail on the PD Concept Plan, a PD Development Plan must be
185 approved by City Council; and,
186
187 6) Any construction resulting from the approval of this zoning amendment shall conform to the
188 requirements set forth by the Unified Development Code (UDC), the International Building Code
189 (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and
190 with all other applicable regulatory requirements administered and/or enforced by the state and
191 federal government.
192
193 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak
194
195 Adam Buczek
196 Westchester Dr. Suite 710
197 Dallas, Tx 75225
198
199 Applicant came forward and gave slide presentation of request.
200
201 Chairman opened the floor for questions from commissioners, with no questions from the
202 Commission; Chairman Renfro opened the floor to the public.
203
204 Bob Wacker
205 806 Miramar
206 Rockwall, Tx 75087
207
208 Mr. Wacker stated he is in opposition due to lot sizes, feels it will bring value of his home down.
209 Also, overcrowding is a concern adding more houses will cause traffic issues.
210
211 Lowell Moons
212 19 Northridge Circle
213 Rockwall, Tx
214
215 Mr. Moons came forward and stated his concern is increasing volume of houses will increase
216 the impact of the flood runoff.
217
218 Chuck Nuytton
219 304 Wooded Trail
220 Rockwall, Tx 75087
221
222 Mr. Nuytton came forward and stated he has been a long time resident of Rockwall as well as
223 owning a business in Rockwall and feels this proposal does not keep with Rockwall's vision
224 posted on the City's website. He believes the developer needs to continue with the plan they
225 advertise of one and a half acre lots.
226
227 Mark Slater
228 18 S Ridge Circle
229 Rockwall, Tx 75087
230
231 Mr. Slater came forward and stated he moved to Rockwall in 1985 and the acre and half lots he
232 feels have been ideal. Stated what is being proposed is not what he moved into originally. He
233 feels traffic will be an issue as well.
234
235 Mathew Bryan
236 822 Calm Crest
237 Rockwall, Tx 75087
238
239 Mr. Bryan came forward and stated he was born and raised In Rockwall, but lived in Chicago 15
240 years where overcrowding was an issue. He moved back and bought an acre and a half lot in
241 Breezy Hill and is unhappy lots are getting smaller and smaller.
242
243 David Renels

244 302 wooded trail
245 Rockwall, Tx 75087

246
247 Mr. Renels came forward and stated he had similar concerns of that of his neighbors. He
248 purchased an acre lot and feels high density residential areas may add crime. Believes if the
249 developer is allowed to do this, the lot proposals in the future will continue to get smaller.

250
251 Mike Etley
252 812 Calm Crest Dr.
253 Rockwall, Tx

254
255 Mr. Etley came forward and stated he has only lived in his home two months and did not do
256 much research on the proposal, but after seeing presentation is concerned smaller lots will
257 decrease his current investment.

258
259 Bob Almond
260 22 N Ridge Circle
261 Rockwall, Tx

262
263 Mr. Almond came forward and stated his concern is with retention pond and additional runoff
264 this may cause is asking this be looked into.

265
266 Katherine Odom
267 303 wooded trail
268 Rockwall, Tx

269
270 Ms. Odom came forward and stated her concern is that there is too much development and it is
271 excavating all of Rockwall farm area and believes roads cannot take additional traffic. Believes
272 proper research has not been done concerning possible flooding and such that this will create.

273
274 Chairman Renfro thanked the residents for their comments and asked the applicant to come
275 forth with a rebuttal.

276
277 Mr. Buczek gave brief rebuttal of comments made by residents.

278
279 Chairman Renfro closed the public hearing and brought the case for discussion.

280
281 Commissioner Conley stated that due to her job, she feels there is a need for this size lot for
282 families looking for a transition home and there is not enough of this to offer in Rockwall. For
283 families that are trying to down size from larger lot homes, but do not want to give up the quality
284 of the home these size lots cater to that. Commissioner Conley went on to ask staff what makes
285 it a high density versus a low density. Planning Manager, Ryan Miller, advised that question
286 could be answered after discussion.

287
288 General discussion from staff took place concerning settlement agreement involving the
289 property.

290
291 Commissioner Logan stated concern if residents purchased home believing all development
292 would be one and a half acres based on the concept plan the developer had, once it's changed
293 what recourse do they have? Planning Manager, Ryan Mille, stated public hearing is the
294 recourse residents would have to voice their opinion.

295
296 Commissioner Lyons asked if Phase 9 has been built and sold. Mr. Buczek stated Phase 9 is
297 currently under construction and none has been sold. He further stated he believes 50 foot lots
298 are needed and he is in favor of proposal.

299
300 Commissioner Jusko stated he agrees with Commissioners comments thus far, stating these
301 size lots are needed for younger couples looking to move to Rockwall at a more affordable
302 price.

303

304 General discussion took place from staff concerning Commissioner Conley's question of
305 breakdown of low density versus high density.
306

307 Chairman Renfro asked if there was any additional discussion needed, with none taking place
308 Commissioner McCutcheon made motion for approval with staff recommendations.
309 Commissioner Jusko seconded motion. Motion passed with a vote of 6-1 with Commissioner
310 Logan dissenting.
311

312 Chairman Renfro allowed for a five minute break at 7:17 reconvened at 7:31 for public items
313

314 4. P2015-008

315 Hold a public hearing to discuss and consider a request by Michael Clark for the approval of a
316 residential replat for Lots 6 & 7, Block K, Sanger Brothers Addition, being a 0.23-acre parcel of land
317 currently identified as the eastern ½ of Lot 3, Block K, Sanger Brothers Addition, City of Rockwall,
318 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside
319 Residential Neighborhood Overlay (SRO) District, addressed as 808 Sam Houston Street, and take any
320 action necessary.
321

322 Senior Planner, David Gonzales, gave brief explanation of case stating that the objective of this
323 request is to replat an existing residential lot creating two (2) single family residential lots. The
324 10,000 sq. ft. residential lot will be subdivided creating two (2) 5,000 sq. ft. lots for the purpose
325 of constructing a single-family home on each site. The homes will be built under the SRO
326 District and SF-7 standards as established in the Unified Development Code. Conditional
327 approval of this plat by the City Council shall constitute approval subject to the conditions
328 below. With the exception of the recommendations of staff, this plat is in substantial compliance
329 with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.
330

331 Mr. Gonzales further stated that staff mailed thirty-eight notices to property owners within 200
332 feet of the subject property and a notice of Public Hearing was published in the Rockwall
333 Herald-Banner as required by law. At this time staff has received one notice "opposed to" the
334 residential replat requested.
335

336 Mr. Gonzales also stated that if the Planning & Zoning Commission and City Council choose to
337 approve the request for final plat, staff would recommend the following conditions of approval:
338

339 A) All the technical comments from the Engineering and Fire Departments shall be addressed
340 prior to the filing of this plat, including the following Planning Comments;

- 341 1. Adherence to Engineering and Fire Department standards.
342 2. Tie at least two corners to City monumentation (one indicated).

343 B) Any construction resulting from the approval of this final plat shall conform to the
344 requirements set forth by the Unified Development Code, the 2009 International Building
345 Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and
346 with all other applicable regulatory requirements administered and/or enforced by the state and
347 federal government.
348

349 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak.
350

351 Teresa Dabney
352 (No address given)
353

354 Applicant came forward and gave brief explanation of request.
355

356 Chairman Renfro asked if anyone would like to come forth and speak. There being no one
357 indicating such, Chairman Renfro closed the public hearing.
358

359 Commissioner McCutcheon made motion for approval. Commissioner Jusko seconded motion
360 which passed by a vote of 7-0.

361 IV. ACTION ITEMS

362 5. SP2015-005
363

364 Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site
365 plan for a general office building on a 0.566-acre parcel of land identified as Lot 10, Block 2, Alliance
366 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57)
367 for Commercial (C) District land uses, addressed as 6525 FM-3097, and take any action necessary.

368
369 Senior Planner, David Gonzales, gave explanation of case stating that Mike Whittle of Caruth
370 Lake Development has submitted an application for site plan approval of a 4,918 sq. ft. office
371 building. The proposed office building will be situated within the Alliance Addition Development
372 on a 0.566-acre parcel of land. The property is generally located at the N.E. quadrant of F. M.
373 3097 (Horizon Road) and Wallace Road and is zoned Planned Development No. 57 (PD-57)
374 District.

375
376 The proposed site will house a 4,918 sq. ft. single story office building. Although fronting
377 Horizon Road, the sites' design will provide access from Wallace Road and Andrews Drive by
378 way of a 24-ft Firelane and Public Access Easement. The parking ratio for an office building is
379 one (1) space per 300 sq. ft. This site requires sixteen (16) parking spaces and the applicant is
380 providing twenty-seven (27) parking spaces exceeding the City's standards. Also, the building
381 footprint meets the horizontal articulation requirements established in the Unified Development
382 Code (UDC).

383
384 The site plan meets (or exceeds) the intent of PD-57 and the UDC as submitted.

385
386 Mr. Gonzales further stated that the applicant has submitted a landscape plan indicating 10,537
387 sq. ft. of landscaping for the site which equates to an approximate total of 42% landscaping
388 coverage. The proposed landscape plan exceeds the 15% minimum required by the UDC for a
389 commercial development. The applicant is also meeting the standards established in PD-57 for
390 canopy and accent trees planted on site. The applicant is providing additional trees, shrubs,
391 and grasses throughout the site creating an aesthetically pleasing environment.

392
393 The landscape plan meets (or exceeds) the intent of PD-57 and the UDC as submitted.

394
395 Mr. Gonzales also explained that the UDC requires all lighting to be contained on site at a
396 maximum intensity of 20-FC and that lighting at the property lines are not to exceed 0.2-FC in
397 order to control glare and spillover lighting. Also, PD-57 requires light poles not to exceed 20-ft
398 in height (including the base) and that all light sources are to be shielded with a full cut-off
399 source and directed down with a maximum one inch reveal.

400
401 The photometric plan meets (or exceeds) the intent of PD-57 and the UDC as submitted.

402
403 The office building will incorporate Austin Stone with brick soldier course banding and brick
404 accents along the window sills. The roof will be comprised of a prefinished metal standing
405 seam canopy with gabled roof elements on the east and west corner bump-outs of the front and
406 rear façades. The arched entryway features an inset that introduces a shadowing effect that
407 may provide relief to the elevations. The proposed elevations for the office building indicates
408 an overall building height of 21-ft. 6 inches and thematically represents colors and materials
409 associated within the developed area of the PD.

410
411 The building elevations meet (or exceeds) the intent of the PD-57 and the UDC as submitted.

412
413 Mr. Gonzales further stated that on March 31, 2015, general discussion concerning the agenda
414 item took place between the Board Members and city staff. The board expressed concern with
415 the height of the pitched roof, and architectural elements of the building. To address these
416 concerns the board recommended the following:

- 417
418 1) Lower the height of the pitched roof and remove the gabled elements on the front
419 projections of each building. Also, recommended to incorporate a roof overhang around the
420 building.
421
422 2) Remove the canopy/overhangs located on the front windows.
423
424 3) Incorporate a portico at the main entrance to provide relief.

425
426 4) A second review of the changes made via e-mail.
427

428 Based on the plans submitted, the applicant has revised the buildings' elevations by lowering
429 the pitch of the roof and removing the canopy elements as requested; however, the applicant is
430 unable to incorporate the portico due to the building size limitation that will require the structure
431 to meet the fire code requirements for a 5000 sq. ft. or greater structure. Also, the building does
432 not portray an overhanging roof element as suggested by the ARB.
433

434
435 Mr. Gonzales further stated that based on the conversation with the ARB, they like original
436 submittal and would like to go forward with that. Mr. Gonzales stated applicant was present for
437 any questions.
438

439 Chairman Renfro had question as to different color stone. Mr. Gonzales, stated the stone, which
440 is Austin, stone did not change. The material will still remain the same.
441

442 General discussion took place concerning what original submittal and what changes were
443 made.
444

445 Chairman Lyons

446
447 Mike Whittle
448 7205 Ship Rd
449 Rowlett TX
450

451 Mr. Whittle came forward and stated he was pleased with ARB's recommendations and is
452 looking forward to providing a high end product.
453

454 Chairman Renfro made motion to approve with staff recommendation Commissioner Lyons
455 seconded motion, which passed with a vote of 7-0.
456

457 6. SP2015-006

458 Discuss and consider a request by Mike Whittle of Caruth Lake Development for the approval of a site
459 plan for a general office building on a 0.57-acre parcel of land identified as Lot 4, Block 2, Alliance
460 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57)
461 for Commercial (C) District land uses, addressed as 6540 Alliance Drive, and take any action
462 necessary.
463

464 Senior Planner, David Gonzales, stated for the record this case is the same as previous case,
465 but requires separate vote.
466

467 Chairman Lyons made motion for approval. Commissioner McCutcheon seconded motion,
468 which passed by vote of 7-0.
469
470

471 7. SP2015-007

472 Discuss and consider a request by Maria Bonilla of Winkelmann and Associates, Inc. on behalf of Mark
473 Matisse of MAKKO Goliad I, LP for the approval of a site plan for a grocery store and fuel center on a
474 11.28-acre tract of land identified as Lots 2 & 3, Block A, Quail Run Retail Addition, City of Rockwall,
475 Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for General Retail (GR) District
476 land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southeast
477 corner of the intersection of N. Goliad Street (SH-205) and E. Quail Run Road, and take any action
478 necessary.
479

480 Planning Manager, Ryan Miller, gave explanation of case stating that the subject property is an
481 11.28-acre tract of land situated at the southeast corner of the intersection of N. Goliad Street
482 (SH-205) and E. Quail Run Road and is zoned Planned Development District 5 (PD-5) for General
483 Retail (GR) District land uses (with the exceptions contained within Ordinance No. 00-28). The
484 property has been zoned for General Retail (GR) District land uses since Planned Development
485 District 5 (PD-5) was originally approved on September 4, 1973 under Ordinance No. 73-31.

486 According to the concept plan approved with this ordinance, the property was designation for a
487 Community Mini Mall Shopping Center.
488

489 Mr. Miller also explained that on October 2, 2000, the City Council approved Ordinance No. 00-
490 28, which amended the previous Planned Development District ordinance to allow for a Planned
491 Shopping Center (on less than 19-acres) and Neighborhood Convince Center, restaurant with
492 outdoor seating and drive-through facilities, pharmacy with drive-through facilities, and a retail
493 convenience store limited to six (6) gas pump dispensers on the subject property. Additionally,
494 the Planned Development District ordinance required site plan approval by the Planning and
495 Zoning Commission and City Council, which was required on all site plan cases prior to the
496 adoption of the current zoning ordinance (Ordinance No. 04-38). Submitted with the zoning
497 change application was a preliminary concept plan that showed the construction of a 62,999 SF
498 grocery store with attached retail store space estimated to be ±27,000 SF in size.
499

500 Mr. Miller further explained that a site plan (Case No. PZ2002-030-002) conforming to Ordinance
501 No. 00-28 was approved by City Council on April 15, 2002. This site plan showed the subject
502 property being subdivided into five (5) lots with a 61,508 SF grocery store and 8,900 SF of
503 attached retail space being constructed on one of the lots. As part of this site planning process,
504 the property was replatted and impact fees were paid. An outstanding tree mitigation balance of
505 691-inches was required to be satisfied as part of the approval of this site plan; however, no
506 building permit was submitted.
507

508 It was also explained by Mr. Miller that on March 13, 2015, the applicant, Maria Bonilla of
509 Winkelmann and Associates, Inc., submitted an application requesting approval of a site plan
510 for a 90,000 SF Kroger grocery store and gas station on the subject property. The gas station
511 will be located at the southeast corner of Quail Run Road and SH-205, and consist of a 352 SF
512 convenience store and a fuel canopy that will house six (6) gas pump dispensers. The
513 development will be accessible from two (2) access drives along Quail Run Road and one (1)
514 along Memorial Drive, and will not have direct access to SH-205. According to the Parking
515 Requirement Schedule in Article VI, Parking and Loading, of the Unified Development Code
516 (UDC) the proposed development will require 362 parking spaces (i.e. 90,000 SF/250 SF = 360
517 Parking Spaces; 352 SF/250 SF = 1.4 or ~ 2 Parking Spaces). The submitted site plan shows that
518 the development will incorporate 363 parking spaces and conform to all parking requirements.
519

520 With respect to the density and dimensional requirements contained in Planned Development
521 District 5 (PD-5) and the UDC the applicant's plan, with the adoption of the conditions of
522 approval, is in conformance with all applicable requirements with the exception of the
523 aforementioned variance to the parking area restrictions.
524

525 Mr. Miller also explained that according to the UDC, properties within the General Retail (GR)
526 District are required to provide a minimum landscape percentage of 15% (or net 10% with the
527 maximum landscaping credits) of the subject property's total square footage (i.e. 486,519 SF *
528 15% = 72,977 SF). The landscape plan provided by the applicant shows that ~28% of the total
529 site would be landscaped, which equates to 135,980 SF landscaping. Included in this
530 landscaping percentage is the N SH-205 OV District's landscape buffer requirements, which
531 include: 1) a 20-foot landscape buffer adjacent to SH-205, 2) four (4) accent trees (i.e.
532 'Tuscarora' Crape Myrtle and Texas Redbud) per every 100 linear feet of street frontage, 3) three
533 (3) canopy trees (i.e. Shumard Oak and Cedar Elm) per every 100 linear feet of street frontage,
534 and 4) an 18"-24" berm and shrub row (i.e. Pfitzer Juniper). In addition, the plan shows that one
535 (1) canopy tree (i.e. Texas Ash, Shumard Oak, and Southern Live Oak) will be planted for every
536 50 linear feet of frontage inside the ten (10) foot landscape buffers along Quail Run Road and
537 Memorial Drive. These same canopy trees are also utilized as plantings around the
538 drainage/detention pond located adjacent to Memorial Drive in the southeast corner of the
539 subject property.
540

541 Per the requirements of the UDC the applicant is showing a 30-foot landscape buffer adjacent to
542 the residential properties situated along the eastern property line. In this landscape buffer, the
543 landscape plan shows that one (1) canopy tree (i.e. Southern Live Oak) will be placed every 25-
544 feet adjacent to the residential properties and that a shrub row consisting of Pfitzer Juniper will
545 be planted along the entire eastern property line. Additionally, the applicant is proposing to
546 construct a precast masonry-screening wall in order to better screen the development from the

547 residential properties. According to the Article XI, Fences, of Chapter 10, Buildings and
548 Building Regulations, of the Municipal Code of Ordinances, "(p)recast solid fencing shall
549 require special approval by the Planning and Zoning Commission." By recommending approval
550 of this site plan, per the conditions of approval below, the Planning and Zoning Commission will
551 be approving the use of the proposed precast masonry screening fence (see the
552 Recommendations section of this case memo). With the proposed 30-foot landscape buffer and
553 the fire-lane that wraps around the building, the proposed grocery store will be approximately
554 60-feet from the residential properties located adjacent to the eastern property line.
555 With respect to the required landscape standards, the proposed landscape plan is in
556 conformance with all requirements of the UDC and Planned Development District 5 (PD-5).
557

558 Mr. Miller further explained that as stated above, under Case No. PZ2002-030-002 a Treescape
559 Plan was approved indicating an outstanding balance of 691-inches of trees needing mitigation.
560 This mitigation total was calculated under the previous tree mitigation requirements, which
561 preceded the current mitigation requirements that were adopted on June 21, 2004 by Ordinance
562 No. 04-38 and amended on June 15, 2009 by Ordinance No. 09-23. Staff has recalculated the
563 outstanding tree mitigation requirements under the current ordinance and determined that the
564 total outstanding tree mitigation balance for the subject property is 548-inches. The applicant's
565 landscape plans indicated that a total of 497-inches of trees will be planted as part of this
566 development leaving an outstanding balance of 51-inches of trees. The applicant has submitted
567 a letter stating that they intend to pay \$6,375.00 (i.e. 51-inches @ \$125.00/inch) into the Tree
568 Fund to satisfy the remaining tree mitigation.
569

570 The applicant has submitted a photometric plan and lighting cut sheets that demonstrate
571 conformance to all lighting requirements contained within Article 7, Environmental
572 Performance, of the UDC.
573

574 Also, Mr. Miller explained the building elevations submitted by the applicant show the grocery
575 store building utilizing a mixture of cultured stone veneer (i.e. Palo Pinto Cobble and Granbury
576 Cobble), architectural concrete block (i.e. Quik Brik), cast stone and stucco. The applicant will
577 be requesting a variance to the 20% natural or quarried stone requirement stipulated by the N
578 SH-205 OV District for the purpose of allowing the proposed cultured stone veneer. The
579 building will incorporate various architectural elements (e.g. canopies, recesses/projections,
580 outdoor patios, varied roof heights, etc.) to meet the articulation requirements stipulated by the
581 UDC; however, the applicant will be requesting a variance to the four (4) sided architectural
582 requirements stipulated for properties within the N SH-205 OV District for the purpose of
583 allowing the rear building elevation to be less ornate than the front and side elevations.
584 Additionally, the rear of the building will require variances to the horizontal/vertical articulation
585 requirements and to the minimum 20% natural, quarried or cultured stone material requirement.
586 The purpose of the requested variance is due to the façade's lack of visibility from a public
587 right-of-way. These variances are not uncommon for larger big-box developments (see the
588 Variance section of this case memo), but are a discretionary decision for the City Council.
589

590 The proposed convenience store and fuel center will utilize the same architectural concrete
591 block and cultured stone as the grocery store building. Both buildings will incorporate a
592 mansard roof utilizing the same colored standing seam metal roof as the grocery store. The
593 columns of the fuel canopy will be wrapped in the same masonry materials utilized on the
594 convenience store building. With the exception of the requested variances, the building
595 elevations for both buildings meet the requirements of the N SH-205 OV and the General
596 Commercial District as stipulated by the UDC and Planned Development District 5 (PD-5).
597

598 Mr. Miller further stated that according to Section 4.1.C.7 of Article V, District Development
599 Standards, of the UDC, buildings in excess of 80,000 SF are required to submit a plan
600 demonstrating that the building can be subdivide (reasonably) into multi-tenant spaces. The
601 applicant has submitted a plan indicating that the building could be subdivided into four (4)
602 tenant spaces with a service corridor leading to the loading docks. Staff has reviewed the plan
603 and determined that it does meet the requirements stipulated by the UDC.
604

605 Based on the applicant's submittal staff has identified the following variances:
606

- 607 (1) Building Materials.

608
609 (a) Masonry Material Requirements. According to Section 6.11.C.1 of Article V, District
610 Development Standards, of the UDC, each exterior wall that is visible from an open space or
611 public street should incorporate a minimum of 20% natural or quarried stone (i.e. excluding
612 cultured or cast stone). The applicant is requesting a variance to this requirement for the
613 purpose of utilizing cultured stone veneer (i.e. Palo Pinto Cobble and Granbury Cobble from
614 Texas Stone Design, Inc.) on all the exterior walls of the proposed grocery store and
615 convenience store. This variance will require a minimum of a ¾-majority vote to be approved by
616 the City Council.

617
618 (b) Stone Requirements. According to Section 4.1, General Commercial District Standards, of
619 the UDC, each exterior wall should incorporate a minimum of 20% stone (e.g. natural, quarried
620 or cultured). The building elevations submitted by the applicant show stone percentages on
621 each building façade ranging from two (2) percent to 23.9% (i.e. East: 2%; North: 23.9%; South:
622 20.6%; West: 20.2%). The rear elevation (i.e. East Elevation) is the only elevation that is less
623 than 20%. This variance will require a simple majority vote to be approved by the City Council.

624
625 (2) Building Form.

626
627 (a) Articulation Requirements. According to Section 4.1 of Article V, District Development
628 Standards, of the UDC, all the facades of a building are required to meet minimum vertical and
629 horizontal articulation requirements. In this case, the proposed grocery store building meets
630 the horizontal and vertical articulation requirements on three (3) of the four (4) sides of the
631 building. The only exception is the rear of the building in which the projections and off-sets are
632 not deep enough to meet the minimum requirements. This variance will require a simple
633 majority vote to be approved by the City Council.

634
635 (b) 4-Sided Architecture Requirements. According to Section 6.11.C.5 of Article V, District
636 Development Standards, of the UDC, buildings shall be designed so that they are architecturally
637 finished on all four (4) sides. This means that buildings are required to utilize the same
638 materials, detailing and features on all four (4) sides of the building. In this case, the only side
639 of the building that is not meeting this requirement is the rear of the building. This variance will
640 require a minimum of a ¾-majority vote to be approved by the City Council.

641
642 Mr. Miller stated that with respect to the requested variances, all of the variances are typical on
643 larger big-box developments. The one exception is the variance request for cultured stone in
644 lieu of natural or quarried stone. As part of this request, staff requested that at a minimum the
645 applicant utilize a cultured stone product that contains pigment throughout the product. This is
646 similar to the cultured stone products that have been granted in the Harbor District. While these
647 variances are typical of a larger development, variances in general require recommendation by
648 the Planning and Zoning Commission and discretionary approval by the City Council.

649
650 Mr. Miller further explained that on March 31, 2015, the Architectural Review Board (ARB)
651 reviewed the building elevations provided with the original submittal. The board expressed
652 concern that the building did not translate well in relation to comparable development within the
653 City and did not adhere to the overlay district requirements. The board members specifically
654 stated that the building lacked material variation, articulation, and architectural elements. Prior
655 to making a recommendation the board asked the applicant to reconsider the building in
656 relation to comparable development within the City and provide a product that better addressed
657 the City's requirements. The applicant has since provided staff with updated building
658 elevations that better address the ARB's comments and the City's codes. This project will be
659 re-reviewed by the board prior to the Planning and Zoning Commission meeting on April 14,
660 2015. Any recommendations from the board will be provided by the ARB Chairman prior to staff
661 presenting the case.

662
663 Mr. Miller also stated that should the Planning and Zoning Commission choose to recommend
664 approval to the City Council, then the following conditions of approval should be adopted with
665 this case:

666
667 1) All comments provided by the Planning, Engineering and Fire Department must be
668 addressed prior to the submittal of a building permit;

- 669
670 2) All proposed grading, drainage and utility improvements will need to adhere to the
671 Engineering Department's Standards of Design Manual.
672
673 3) Per the requirements of the N SH-205 OV District no light pole, pole base or combination
674 thereof shall exceed 20-feet. Additionally, all lighting fixtures shall focus light downward and/ or
675 be shielded;
676
677 4) Prior to the issuance of a building permit the applicant will need to satisfy all outstanding
678 tree mitigation;
679
680 5) A recommendation to approve this request by the Planning and Zoning Commission
681 constitutes acceptance of the precast masonry screening fence proposed to be constructed
682 with this development; and,
683
684 6) Any construction or building necessary to complete this Site Plan request must conform to
685 the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall
686 Municipal Code of Ordinances, city adopted engineering and fire codes and with all other
687 applicable regulatory requirements administered and/or enforced by the state and federal
688 government.

689 Chairman Renfro asked applicant to come forth and speak.

690
691 Kristina Conrad
692 1331 E Airport Fwy.
693 Irving TX
694

695
696 Ms. Conrad came forward and stated she would like to thank the ARB as well as City staff for
697 their recommendations throughout the process.
698

699 Chairman Renfro opened up for questions for commissioners.
700

701 Chairman Logan had question of precast panel fence versus masonry fence. Ms. Conrad
702 explained that due to type of soil in our area, precast fences provide more movement, which
703 allows for easier repair or replacement of panels.
704

705 Chairman Renfro gave additional comments concerning masonry fence.
706

707 Chairman Renfro asked for general discussion.
708

709 Commissioner McCutcheon made motion to approve with the variances and staff
710 recommendations. Commissioner Lyons seconded motion, which passed by a vote of 7-0.
711

712 V. DISCUSSION ITEMS
713

714 8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
715

- 716 ✓ Z2015-007: SUP for a U-Haul Facility (*2nd Reading*) [*Approved*]
- 717 ✓ Z2015-008: Zoning Change AG to SFE-2.0 (*2nd Reading*) [*Approved*]
- 718 ✓ Z2015-009: SUP for Detached Garage (*2nd Reading*) [*Approved*]
- 719 ✓ Z2015-010: Zoning Change PD-70 to PD for Townhomes [*Postponed*]
- 720 ✓ Z2015-011: Text Amendment to Article IX (*1st Reading*) [*Approved*]
- 721 ✓ P2015-011: Lot 1, Block A, Piercy Place Addition [*Approved*]

722
723 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
724 referenced cases. The Commission did not have any questions concerning this agenda item.
725

726
727 9. Planning and Zoning Commission Training Session Continued from 03/31/2015: Site Plans
728 Postponed for next work session
729

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VI. ADJOURNMENT

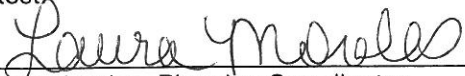
The meeting adjourned at 8:09 pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 28 day of July, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

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

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Wendi Conley, Tracey Logan, Johnny Lyons, Craig Renfro, Mike Jusko, John McCutcheon, and Annie Fishman. Staff members present were Planning and Zoning Director Robert LaCroix, Planning Manager Ryan Miller, and Senior Planner David Gonzales.

II. CONSENT AGENDA

1. P2015-013

Discuss and consider a request by Tony Rangel of Rangel Land Surveying Co. on behalf of Shawn Valk of Platinum Storage for the approval of a final plat for Lot 1, Block A, Platinum Storage Addition being a 5.549-acre tract of land identified as a portion of Tract 2 of the J. Cadle Survey, Abstract No. 65 and the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Corridor (IH-30 OV) Overlay District, located on the west side of Townsend Road south of E. IH-30 and north of SH-276, and take any action necessary.

Commissioner McCutcheon made motion to approve the Consent Agenda with staff recommendations. Commissioner Lyons seconded the motion, which passed unanimously with a vote of 7-0.

III. PUBLIC HEARINGS

2. Z2015-010

Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company for the approval of a zoning change from Planned Development District 70 (PD-70) for limited commercial/retail land uses to a Planned Development District for townhomes on a 10.142-acre tract of land being identified as a portion of a larger 164.812-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, being zoned Planned Development District 70 (PD-70), situated within the North SH-205 Overlay (N-SH205 OV) District, generally located at the northeast corner of the intersection of E. Quail Run Road and N. Goliad Street [N. SH-205], and take any action necessary.

Planning Manager, Ryan Miller, gave explanation of case explaining that the Planned Development District 70 (PD-70) [Ordinance No. 07-13] was approved by the City Council on April 2, 2007 under Case No. Z2007-006. The concept plan contained within the approved ordinance showed the subject property as being designated for residential land uses and being a portion of a future phase of the Stone Creek Subdivision. This designation was later changed to commercial/retail with limited General Retail (GR) District land uses by Case No. Z2009-018, which was approved on November 19, 2009. According to the case memo prepared for this case, the purpose of the zoning change was in response to the non-residential land uses (i.e. CVS Pharmacy and Fire Station No. 3) immediately adjacent to the subject property. This area was later enlarged from seven (7) acres to 8.402-acres by Case No. Z2011-016 [Ordinance No. 11-35], which was approved on August 1, 2011.

57 Mr. Miller further explained that the applicant, Noah Flabiano of the Skorburg Company, is
58 requesting to change the zoning of the 10.142-acre tract of land -- located north of the CVS
59 Pharmacy situated at the intersection of N. Goliad Street [N. SH-205] and Quail Run Road --
60 from Planned Development District 70 (PD-70) for limited General Retail (GR) District land
61 uses to a Planned Development District for townhomes. According to the concept plan
62 submitted by the applicant the development will consist of 52 townhomes situated on
63 individual lots that will be a minimum of 2,250 SF. The proposed gross densities for the
64 residential enclave will 5.13 units/acre; however, the applicant has requested that the
65 ordinance reflect 5.50 units/acre. With this being said, staff has limited the number of
66 units through the planned development district ordinance to a maximum of 52. The
67 development will also incorporate 2.43-acres of open space and 2.225-acres of floodplain,
68 which equate to approximately 34.93% of credited open space.

69
70 Also, the subdivision will have its primary access off Quail Run Road and provide a
71 secondary access point that will connect to the cross access easement that was dedicated
72 with the CVS Pharmacy, which is south of the subject property. This secondary access
73 point will provide access for residents to N. Goliad Street. It should be noted that this
74 development will be independent of the Stone Creek Subdivision and will not contain any
75 cross connection between the two subdivisions. A summary of the proposed density and
76 dimensional requirements is as follows:

77
78 The applicant has stated that the reason the change in zoning is being requested is the
79 fact that the subject property has limited visibility from N. Goliad Street and Quail Run
80 Road making it difficult to function as a commercial/retail property, and that due to the
81 adjacent non-residential land uses traditional single family housing is not an ideal use of
82 the property. A 100-year floodplain does buffer the property from the north (i.e. Phase 1 of
83 the Stone Creek Subdivision) and west (i.e. SH-205), and all properties to the south are
84 designated for non-residential land uses. The only adjacency to the Stone Creek
85 Subdivision is east of the subject property, which is currently vacant but schedule to be a
86 future phase of the development.

87
88 Mr. Miller also explained that currently, the Unified Development Code does not contain a
89 zoning district that addresses standards for townhomes. As a result, staff has prepared a
90 planned development district ordinance with an underlying zoning of Two-Family (2F)
91 District and has expressly prohibited accessory buildings, duplexes, guest
92 quarters/secondary living units, portable buildings, churches/houses of worship and day
93 cares with seven (7) or more children as permitted uses. Copies of the development
94 standards that will be contained within the planned development ordinance have been
95 included within the attached packet for the review of the Planning and Zoning Commission
96 and City Council. With this being said the proposed use and density is a discretionary
97 review for the City Council upon recommendation by the Planning and Zoning
98 Commission.

99
100 The Future Land Use Map contained within the Comprehensive Plan designates a portion
101 of the subject property for Commercial land uses and the remainder for Medium Density
102 Residential land uses. In this case, the applicant is proposing townhomes that will have a
103 density of 5.13 units per gross acre, which is consistent with the High Density Residential
104 designation (i.e. housing that exceeds three [3] units per acre). According to the Land Use
105 Policies contained within the Comprehensive Plan, "(h)igh density housing should be
106 used as a transitional use from commercial (or existing retail) uses, or where it will serve
107 as a logical extension of an existing high density development." The proposed
108 development would provide a transition of land uses from SH-205 and Quail Run Road
109 toward the existing and proposed phases of the Stone Creek Subdivision, which are
110 situated north and east of the subject property. Additionally, it is buffered on two (2) sides
111 by 100-year floodplain that restricts the view of the development. Should the City Council
112 approve the applicant's request, the Future Land Use Map will be amended to reflect the

113 proposed changes in land use from Commercial and Medium Density Residential
114 designations to a High Density Residential designation.
115

116 Mr. Miller also stated that on February 20, 2015, staff mailed 56 notices to property owners
117 and residents within 500-feet of the subject property. Staff also emailed notices to the
118 Stone Creek, Quail Run Valley, Lakeview Summit, Random Oaks/Shores, and the
119 Shores/Ray Hubbard Homeowner's Associations (HOA's), which are the only HOA's
120 located within 1,500 feet of the subject property. Additionally, staff posted a sign along
121 Quail Run Road, and advertised the public hearings in the Rockwall Harold Banner as
122 required by the Unified Development Code (UDC). Staff received six notifications in
123 opposition to the applicant's request. Additionally, staff received nine emails in
124 opposition to the applicant's request from property owners outside of the notification
125 area.

126
127 Mr. Miller further stated that if the Planning and Zoning Commission recommends
128 approval of the applicant's request to rezone the subject property from Planned
129 Development District 70 (PD-70) for limited commercial/retail land uses to a Planned
130 Development District for Townhomes staff would propose the following conditions of
131 approval:

- 132 1) The applicant shall be responsible for maintaining compliance with the conditions
133 contained within the PD Development Plan ordinance;
- 134 2) By approving this zoning change, the City Council will effectively be approving
135 changes to the Comprehensive Plan and Future Land Use Map. Specifically, this
136 will change the designation of the subject property from Commercial and Medium
137 Density Residential designations to a High Density Residential designation; and,
138 3) Any construction resulting from the approval of this zoning amendment shall
139 conform to the requirements set forth by the Unified Development Code (UDC), the
140 International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city
141 adopted engineering and fire codes and with all other applicable regulatory
142 requirements administered and/or enforced by the state and federal government.
143
144
145
146

147 Chairman Renfro opened the public hearing and asked applicant to come forth and speak.
148

149 Adam Buczek
150 Westchester Dr. Suite 710
151 Dallas, Tx 75225
152

153 Applicant came forward to discuss the request, and provided slide show showing the
154 Master Plan proposal. He stated that they had three (3) meetings with the HOA, which had
155 a large showing of residents. They were able to express their concerns and had a good
156 dialogue from these meetings. The proposed townhomes would be included in the Stone
157 Creek HOA to ensure long-term control. Windsor Homes would be the builder. No adverse
158 impact to the HOA will occur. To ensure townhomes remain for sale, deed restrictions
159 would restrict that no more than 20% of the townhomes can be leased at any one time, and
160 may not be leased for more than 12 consecutive months. After the expiration of the lease
161 of any townhome it must be occupied by owner. Also there will be no direct traffic into the
162 Stone Creek Subdivision. The applicant showed a short video of how visible the
163 development would be driving along York Street at a 300-foot distance from the subject
164 property. The video also showed traffic southbound on SH-205, and the applicant
165 explained that the tree line along this roadway would be preserved and continue to act as
166 a buffer. The tree line would essentially surround the site along three sides.
167

168 Chairman Renfro asked for questions from Commission. Commissioner Logan asked a
169 question concerning tree preservation. The applicant explained that the tree line on three
170 sides would be preserved as opposed to retail, which may choose to remove those trees.
171 Commissioner Logan questioned HOA dues, and how lease/sale would be
172 monitored/handled. The applicant stated that it would be a first come first serve basis and
173 the HOA would be in control. Commissioner Jusko asked why not reconfigure land as
174 premium lots and sell them. The applicant explained that the decision was based on
175 finances. Commissioner McCutheon questioned lease/sale percentage and deed
176 restrictions. Specifically if they have had used that model before. The applicant stated
177 they had. Commissioner Fishman asked if they would have their own amenities center.
178 The applicant explained it would be shared with Stone Creek. Commissioner McCutheon
179 asked a question concerning amenities and how it would be shared with the Stone Creek
180 Subdivision. How would that be handled and what all will be offered to the residents? The
181 applicant explained that the current Stone Creek amenities center, as well as, the future
182 city park would be offered. Trails would not have connection directly to York, sidewalk on
183 Quail Run will be used to connect the two (2) neighborhoods. Commissioner McCutheon
184 expressed concern about future connectivity through trails for the HOA. Commissioner
185 Logan asked a question concerning the adjacent floodplain and how viable the site was
186 for retail.

187
188 Chairman Renfro asked for additional questions from the Commission. There being none
189 Chairman invited the audience to come forward in support/opposition to the case, but that
190 all comments would be limited to three (3) minutes.

191
192 Penny Graham
193 127 Deverson
194 Rockwall, Tx 75087

195
196 Ms. Graham came forward and stated she had researched the zoning before buying her
197 home, and feels these townhomes will have a negative impact on her house value. Also,
198 she feels the townhomes are being forced on to the HOA and allowing the addition of the
199 townhomes residents to use the amenity center will create a congestion issue. She
200 attended the HOA meetings where applicant was present, but was never told retail was
201 also being added. She asked the Commission to please deny request.

202
203 Donna Adams
204 129 Crestview
205 Rockwall, Tx 75087

206
207 Ms. Adams came forward and stated her concern is over the additional duties the HOA will
208 have to endure if townhomes are forced on them.

209
210 Richard Patterson
211 578 Amherst Dr.
212 Rockwall, Tx 75087

213
214 Mr. Patterson came forward and stated he moved from China to Rockwall and looked at
215 many areas before deciding to buy in Stone Creek and although he appreciates open
216 communication the developer has provided, he does not agree with proposal. He is
217 concerned with the population density, and how amenities will be affected. Also, he is
218 concerned with traffic and how the development will impact his property value.

219
220 Jim Smith
221 609 Amherst
222 Rockwall, Tx 75087

223

224 Mr. Smith came forward and stated it is clear that residents are not embracing the
225 proposal after three (3) meetings they've had with the developer. He realizes the developer
226 is limited in many regards, however he does not feel that it justifies the change put on
227 them, (i.e. the proposed density area and potential to lower property values over time).
228 Additionally, this development does not have its own amenities to provide. High density
229 properties need a location with a large amenities center in a different area. Townhomes
230 would not be desirable without enough amenities. He believes in time the community will
231 suffer.

232
233 Shirley Smith
234 609 Amherst Dr.
235 Rockwall, Tx 75087

236
237 Ms. Smith came forward and stated empty nesters will be the selling point for these
238 townhomes, but she believes that it will not be selling point for older people due to all
239 bedrooms upstairs. This development will be undesirable to the HOA and create a burden
240 with respect to dues. Additionally, it will make it harder to sell her house with townhomes
241 being sold at a lower price. She also stated she is concerned with the retention and
242 detention ponds currently on the site and that the developer is not maintaining them.

243
244 Heather Camune
245 784 Barrymore Dr.
246 Rockwall, Tx 75087

247
248 Ms. Camune came forward and stated she is concerned with the high cost of HOA fees
249 and thinks that this development will negatively affect the selling point of her home. She
250 feels commercial areas are done so well in the city it should not be a threat from
251 developer.

252
253 Bob Whacker
254 806 Miramar Dr.
255 Rockwall, Tx 75087

256
257 Mr. Whacker came forward and stated his concern is the added traffic this will create. Also
258 he doesn't agree with forcing the HOA to maintain these townhomes. One (1) pool with no
259 clubhouse isn't enough to accommodate additional townhomes.

260
261 Steve Guthomson
262 671 Featherstone
263 Rockwall, Tx 75087

264
265 Mr. Guthomson came forward and stated he was concerned and fearful of taxes being
266 affected. The HOA will be burdened by the development.

267
268 Chairman Renfro asked if anyone further would like to speak. With no one (1) indicating a
269 desire to speak Chairman Renfro brought the applicant back to rebut on the
270 neighborhoods comments. The applicant spoke concerning the pool and stated he has not
271 witnessed the pool being overcrowded. Impact on pool would not be an issue.
272 Additionally, the townhomes would create less traffic than if the property was developed
273 with retail. Although the HOA dues may seem high it includes all front lawn maintenance
274 and amenities.

275
276 Chairman Renfro asked for questions. The applicant stated that he feels when the CVS
277 came in it restricted what could be built on the subject property. Renfro agreed that it is
278 illogical to assume that the HOA will enforce the rental requirement and evict tenants or

279 check to make sure they are in compliance every 12 month. He feels there is a lot of room
280 for error and that this might not be feasible.

281
282 McCutheon asked if the HOA has been handed to residents. The developer stated that he
283 will be in charge of the HOA until construction is complete.

284
285 Commissioner Conley asked a question concerning retail being brought in as well as if the
286 applicant could clarify what retail would be offered as an alternative. Additionally, Conley
287 expressed a need for such a product, but asked if the HOA dues were too high. The
288 applicant explained that with the high price homes that are currently being built these
289 dues would not be uncommon. Due to the trails, city park, future elementary schools, and
290 other amenities it was an ideal situation for future residents.

291
292 Chairman Renfro asked for additional comments from the applicant. With none being
293 offered the item was brought back to commission.

294
295 Commissioner Conley stated that she was struggling with this decision due to a need for
296 townhomes in the community.

297
298 Commissioner Jusko expressed a desire for such a product, but feels this is not the
299 proper location for such.

300
301 Commissioner Logan stated that the product was very beautiful, but feels that the adjacent
302 residents bought into their homes under the current master plan and that the change may
303 not be warranted.

304
305 Commissioner McCutheon expressed a need for this type of product, but looking at the
306 map he feels it does not belong there. He does appreciate what they want to do and the
307 approach, but feels that all in all he does not see how putting this product on the subject
308 property is the best use of it. Due to it being retail this long, he feels this is how it needs
309 to stay.

310
311 Commissioner Lyons expressed concern with the price range and layout of the product,
312 and doesn't feel it targets the buyers that would be interested in paying the proposed HOA
313 dues. He also agrees with the opinions relating to the master plan, that it is zoned retail
314 and it should stay as that.

315
316 Commissioner Fishman is living in that part of town and expressed a need for retail in that
317 area. She believes most people want that and that people that bought in that area knew it
318 was retail.

319
320 Chairman Renfro expressed that although flexibility is something that the Commission is
321 open to, it is in favor of keeping it commercial.

322
323 Applicant came forward and stated he believed the majority appeared to be in favor of
324 denying the request and therefore he asked if the case could be withdrawn to save time.

325
326 Planning Director Robert LaCroix explained the withdrawal process stating it would be up
327 to the applicant to formerly withdraw.

328
329 Chairman Renfro closed public hearing.

330
331 Commissioner McCutheon made motion to accept the withdraw request and
332 Commissioner Conley seconded the motion. The motion to withdraw passed unanimously
333 with a vote of 7-0.

334

335 IV. DISCUSSION ITEMS

336
337 3. Z2015-014

338 Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorburg
339 Company on behalf of the owner Lonnie Gideon Estate for the approval of a zoning change from
340 an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10)
341 District land uses, on a 29.192-acre tract of land identified as a portion of Tract 1-01 of the S. R.
342 Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural
343 (AG) District, situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at
344 the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take
345 any action necessary.

346
347 Chairman Renfro asked applicant to come forth to speak.

348
349 Cole Franklin
350 8214 Westchester Dr. Suite 710
351 Dallas, Tx 75225

352
353 The applicant came forward and discussed the current projects in Rockwall. The subject
354 property at John King Boulevard and Quail Run Road is currently zoned Agricultural (AG)
355 District. The applicant explained the proposed concept plan and zoning requirements.
356 Additionally, an amenities center would be included in the development.

357
358 The P&Z having no questions, no discussion took place on this item.

359
360
361 4. P2015-015

362 Hold a public hearing to discuss and consider a request by Bradley G. Bischof for the approval of
363 a residential replat creating Lot 26, Block C, Harbor Landing, Phase 2, being a 0.46-acre parcel of
364 land currently identified as Lots 21 & 22, Block C, Harbor Landing, Phase 2, City of Rockwall,
365 Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single family land
366 uses, addressed as 320 & 322 Port View Place, and take any action necessary.

367
368 Chairman Renfro asked applicant to come forth and speak.

369
370 Bradley Bischof
371 320 Portview Place
372 Rockwall, Tx 75032

373
374 The applicant came forward and gave brief explanation for the request stating that he
375 currently put a house on the market but the lender will not buy the house unless both lots
376 are platted as one.

377
378 The P&Z having no questions, no discussion took place on this item.

379
380
381 5. P2015-017

382 Discuss and consider a request by Ashley Malone on behalf of Lay Construction, LLC for the
383 approval of a final plat for Lots 1 & 2, Block 1, HJG Plaza Addition being a 2.064-acre tract of land
384 identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall
385 County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV)
386 District, located on the east side of SH-205 [S. *Goliad Street*] north of the intersection of SH-205
387 and Yellow Jacket Lane, and take any action necessary.

388
389 Chairman Renfro asked applicant to come forth and speak.

390

391 Ashley Malone
392 (No address given)

393
394 Ms. Malone came forward and gave brief explanation of request.

395
396 The P&Z having no questions, no discussion took place on this item.

397
398 6. SP2015-009
399 Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan
400 Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion
401 of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No.
402 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for
403 General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, located
404 on the north side of Summer Lee Drive, and take any action necessary.

405
406 This item was combined with Case No. SP2015-017.

407
408 7. SP2015-010
409 Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg
410 Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office
411 building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the
412 E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned
413 Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the
414 Scenic Overlay (SOV) District, located on the north side of Summer Lee Drive, and take any
415 action necessary.

416
417
418 Chairman Renfro asked applicant to come forth and speak.

419
420 Cameron Slown
421 4360 Delmar Avenue
422 Dallas TX

423
424 Mr. Slown came forward and gave brief explanation of request.

425
426 The P&Z having no questions, no discussion took place on this item.

427
428 8. SP2015-011
429 Discuss and consider a request by Ben McMillian of Ben McMillian Properties, LLC for the
430 approval of a site plan for a general retail store, photography studio and office building situated on
431 two (2) parcels of land being 0.43-acres identified as Lots 19A & 19B of the Amick Addition, City
432 of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
433 Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take
434 any action necessary.

435
436
437 Senior Planner, David Gonzales, gave brief summary of item and stated ARB did approve.

438
439 Ben McMillian
440 304 San Jacinto
441 Rockwall, TX

442
443 Mr. McMillian came forward and gave brief explanation of request.

444
445 The P&Z having no questions, no discussion took place on this item.

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9. SP2015-012

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC for the approval of a site plan for a general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Ed Copleand
(No address given)

Mr. Copeland came forward and gave brief explanation of request.

The P&Z having no questions, no discussion took place on this item.

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

- ✓ P2015-012: Breezy Hill, Phase V [Approved]
- ✓ P2015-008: Lots 6 & 7, Block K, Sanger Brothers Addition [Approved]
- ✓ Z2015-011: Text Amendment to Article IX, Tree Preservation, of the UDC (2nd Reading) [Approved]
- ✓ Z2015-012: 907 N. Goliad Street SUP (1st Reading) [Approved]
- ✓ SP2015-007: Kroger Site Plan [Approved]

Robert LaCroix gave a summary of City Council actions for the above mentioned items.

The P&Z having no questions, no discussion took place on this item.


V. ADJOURNMENT

Meeting was adjourned at 8:09 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 30 day of June, 2015.



Craig Renfro, Chairman

Attest:


Laura Morales

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 12, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:04pm. Present were Chairman Renfro, Commissioners Tracey Logan, Craig Renfro, Mike Jusko, John McCutcheon, and Annie Fishman. Absent were Commissioners Wendi Conley and Johnny Lyons. Staff members present were Director of Planning and Zoning, *Robert LaCroix*, Planning Manager, *Ryan Miller*, Senior Planner, *David Gonzales*, and Planning and Zoning Coordinator, *Laura Morales*.

II. CONSENT AGENDA

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

2. P2015-017

Discuss and consider a request by Ashley Malone on behalf of Lay Construction, LLC for the approval of a final plat for Lots 1 & 2, Block 1, HJG Plaza Addition being a 2.064-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. *Goliad Street*] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

3. P2015-018

Discuss and consider a request by Justin Bosworth of Wier & Associates, Inc. on behalf of Gary Volovnik of Allen Foods, Inc. the approval of a replat Lot 3, Block B, Rockwall Technology Park Phase III Addition being a 38.932-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park Phase III, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 3055 Discovery Boulevard & 3370 Springer Road, and take any action necessary.

Commissioner Renfro withdrew Item #3 P2015-018 from the consent agenda at the applicant's request. Commissioner McCutcheon made a motion to pass consent agenda items #1 and #2. Commissioner Logan seconded the motion. A vote was taken and passed unanimously by all Commissioners present, with Commissioner Conley and Commissioner Lyons absent.

III. PUBLIC HEARINGS

4. Z2015-014

Hold a public hearing to discuss and consider a request by Cole Franklin of the Skorborg Company on behalf of the owner Lonnie Gideon 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 29.192-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 northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

Planning Manager, Ryan Miller, provided information related to this agenda item explaining that on April 17, 2015, the applicant submitted an application requesting to rezone a 29.192-acre tract of land from an Agricultural (AG) District to a Planned Development District for a single-family, residential subdivision that will consist of 72 single-family lots, an amenities center and open space areas. The property, which was annexed into the City on March 16, 1998 by *Ordinance No. 98-10*, is located at the northeast corner of E. Quail Run Road and John King Boulevard and is currently vacant agricultural land

Mr. Miller explained that the land uses adjacent to the subject property are as follows:

62 **North:** Directly north of the subject property is the City's corporate boundaries followed by
63 a single family, residential development that is situated within Rockwall County.

64
65 **South:** Directly south of the subject property is John King Boulevard, which is designated
66 as a P6D (*principal, six [6] lane, divided roadway*), and a portion of E. Quail Run Road, which is
67 designated as a M4U (*minor, four [4] lane, undivided roadway*) according to the City's Master
68 Thoroughfare Plan. Beyond these roadways are the remaining tracts of land that are part of a
69 larger 62.192-acre tract of land that incorporates the subject property. All the properties are
70 vacant agricultural land that are zoned Agricultural (AG) District.

71
72 **East:** Directly east of the subject property are several single-family homes situated on
73 estate lots, and zoned Agricultural (AG) District. Beyond these properties is a vacant 76.577-
74 acre tract of land, zoned Agricultural (AG) District, and owned by the Rockwall Independent
75 School District (RISD) [*identified as Tract 14-11 of the J. M. Gass Survey, Abstract No. 88*].

76
77 **West:** Directly west of the subject property is a vacant 45.318-acre tract of land zoned
78 Agricultural (AG) District. Beyond this tract of land is John King Boulevard.

79
80 Along with the application, the applicant has submitted a concept plan and development
81 standards for the proposed residential subdivision. The concept plan shows the layout of the
82 subdivision, which will have access drives on John King Boulevard and E. Quail Run Road. The
83 development will consist of 45, 80' x 125' lots (*eight [8] of which will have a depth of 150-feet*)
84 and 27, 100' x 150' lots, and have a gross residential density of 2.46 units/acre. The subdivision
85 will incorporate 2.79-acres of open space (~9.56%) that will be adjacent to John King Boulevard
86 and E. Quail Run Road, and provide a buffer between the houses and the adjacent
87 thoroughfares. An amenities center will be provided to service the 72-lot subdivision.

88
89 Additionally, the applicant has agreed to incorporate the same anti-monotony standards that
90 were incorporated in Planned Development District 70 (PD-70) [*i.e. the Stone Creek subdivision*]
91 and Planned Development District 74 (PD-74) [*i.e. the Breezy Hill subdivision*]. *Copies of the*
92 *proposed PD Concept Plan and PD Development Standards have been provided in the attached*
93 *packet for the City Council and Planning & Zoning Commission's review.*

94
95 Mr. Miller further explained that the Future Land Use Map, contained within the Comprehensive
96 Plan, designates the subject property for *Low Density Residential* land uses. According to the
97 Comprehensive Plan, "(l)ow density residential is defined as less than two (2) units per acre;
98 however, a density up to two and one-half (2.5) units per gross acre may be allowed within a
99 residential Planned Development District that includes the dedication and/or development of
100 additional amenities exceeding the minimum standards for residential Planned Developments."
101 The additional amenities are described as: 1) Parks and Open Space, 2) Golf Course, 3)
102 Neighborhood Amenity/Recreation Center, 4) Integration of Schools into the Community Fabric,
103 5) Development of Trails and Parks in Floodplains, and 6) Development of Municipal Parks and
104 Recreation Facilities. Additionally, the Planned Development District standards contained
105 within the Unified Development Code (UDC) require a minimum of 20% of the gross land area be
106 dedicated to open space.

107
108 Mr. Miller also stated that in this case, the concept plan shows a total of 2.79-acres of open
109 space (~9.56%), which represents roughly half the compulsory amount required for this
110 development. Staff has calculated that the applicant would need an additional 3.05-acres of
111 open space to be in compliance with the Planned Development requirements. This would
112 equate to a reduction of approximately 13, 80' x 125' lots. The plan does indicate that the
113 development will incorporate an amenities center that could satisfy the additional amenity
114 requirement, and justify the disparity in the open space; however, the requested gross
115 residential density is 2.46 units/acre, and any additional density over two (2) units per acre is a
116 discretionary decision for the City Council based on the amenities provided by the proposed
117 development. It should also be noted that the applicant has agreed to include a ten (10) foot
118 sidewalk along John King Boulevard per the recommendations of the *John King Boulevard*
119 *Design Concept Plan* contained within the Comprehensive Plan. This has been included in the
120 proposed Planned Development District ordinance.

122 If the City Council chooses to grant the applicant's request, no changes to the Future Land Use
123 Map would be required because the proposed density is in conformance with the range
124 designated for the *Low Density Residential* designation (i.e. 2-2.5 units/acre).
125

126 Mr. Miller also noted that on April 24, 2015, staff mailed 19 notices to property owners and
127 residents within 500-feet of the subject property. Staff also emailed a notice to the Stoney
128 Hollow and Dalton Ranch Homeowner's Associations (HOA's), which are the only HOA's located
129 within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of John
130 King Boulevard and E. Quail Run Road, and advertised the public hearings in the Rockwall
131 Harold Banner as required by the Unified Development Code (UDC). At the time this case memo
132 was drafted no responses were received by staff.
133

134 If the Planning and Zoning Commission chooses to recommend approval of the applicant's
135 request to rezone the subject property from an Agricultural (AG) District to a Planned
136 Development District, then staff would propose the following conditions of approval:
137

- 138 1) The applicant shall be responsible for maintaining compliance with the conditions contained
139 within the *Planned Development District* ordinance; and,
- 140 2) Any construction resulting from the approval of this *zoning amendment* shall conform to the
141 requirements set forth by the Unified Development Code (UDC), the International Building
142 Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire
143 codes and with all other applicable regulatory requirements administered and/or enforced
144 by the state and federal government.
145

146
147 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak.
148

149 Cole Franklin
150 8214 Westchester Dr.
151 Dallas, Tx 75225
152

153 Mr. Franklin came forth and presented a slide show of the proposal. The slide show included the
154 property's location, proposed concept plan with detail of the proposed density and lot mix,
155 future land use plan designation, zoning request information, development standards,
156 requirements, projected price points, and an Amenity Center concept.
157

158 Chairman Renfro asked for discussion or questions from the commissioners. Commissioner
159 Logan had question concerning the detention pond and reason for the proposed variance.
160 Planning Director Robert LaCroix gave brief explanation.
161

162 Chairman Renfro opened the public hearing and asked if anyone would like to come forward
163 and speak.
164

165 Nicholas Grant
166 1569 Quail Run
167 Rockwall, Tx
168

169 Mr. Grant came forward and stated his opposition and concern that the request submitted
170 already required variances which he thought seemed premature and in disregard of the intent of
171 the Overlay District ordinances. Mr. Grant also stated that the concept plan diagram although
172 not to scale appears to show the proposed Amenity Center and three lots within the 50 foot
173 John King Landscape Buffer.
174

175 Mr. Grant also stated that he is concerned with the building standards and masonry
176 requirements, which he feels does not conform to city's architectural standards. He stated he
177 expects that if the request is approved it be fully evaluated by city staff, and that any variances
178 be out of necessity and not just convenience or profit.
179

180 Tim Turner
181 1691 E. Quail Run
182 Rockwall, Tx

183
184 Mr. Turner expressed desire to keep only large low-density lots as shown on the master plan. He
185 also stated that he was concerned with the buffer provided when this many lots are crammed in
186 one area. Also of concern is the proposal of building an amenity center at John King, which he
187 feels is one of the busiest roads and will inevitably affect traffic flow in the area.
188

189 Kristy Utley
190 1815 E Quail Run Rd
191 Rockwall, Tx
192

193 Ms. Utley came forward and stated she had the same concerns already expressed by her
194 neighbors and stated her desire to keep the same land pattern for this area by only allowing
195 larger lots with a diversity of homes. She also stated a concern with the location of where the
196 amenity center is proposed to be built.
197

198 Doug Utley
199 1815 E Quail Run Rd.
200 Rockwall, Tx
201

202 Mr. Utley stated he feels the bigger the lots the better.
203

204 Chairman Renfro asked applicant to come forth for rebuttal and answer additional questions.
205

206 Adam Buczek
207 8214 Westchester, Suite 710
208 Dallas, Tx 75225
209

210 Mr. Buczek came forward and explained that the proposal was trying to achieve the larger lots
211 that the residents want; however, it being a 29-acre tract of land and not a 400 acre master plan
212 like Stone Creek and Breezy Hill, it is difficult to meet the development standards stipulated by
213 the Planned Development District ordinance. He also explained that with the utility concerns
214 that the residents have, there is currently no sewer provided for the property and will require the
215 utilities to be extended to the property.
216

217 Chairman Renfro asked whether the proposal was meeting the setback requirements that the
218 resident stated earlier. Mr. Miller gave brief explanation of what the setback requirements for
219 this area would be explaining the overlay district requires residential properties to be setback
220 30-feet if they are facing onto John King Boulevard. In this case, no properties are facing
221 directly onto John King Boulevard and the setbacks would be 20-feet per the PD Ordinance.
222 Additionally, they are providing a 50-foot landscape buffer off John King Boulevard. Chairman
223 Renfro asked if the 2.46-acre flex space included the proposed amenity center. The applicant
224 stated it would.
225

226 Chairman Renfro asked staff to explain the overall strategy and what the original intent was for
227 this property in order to be able to clarify this request when he was presenting to the City
228 Council. Additionally, he asked what the original intent of Comprehensive Plan showed and if it
229 merits changing the Future Land Use contained in the . Planning Director Robert LaCroix gave
230 an explanation of what the Comprehensive Plan refers to, including the ability to mix housing
231 types together, which has been done in the Stone Creek and Breezy Hill Subdivisions.
232 Additionally, Mr. LaCroix stated that in the future the surrounding land will be developed in
233 similar manner according to the Comprehensive Plan.
234

235 Chairman Renfro closed the public hearing and asked if the Commission for direction or
236 questions.
237

238 Commissioner Jusko motioned to approve the case with staff recommendations. Commissioner
239 Fishman seconded the motion. A vote was taken and the motion was passed unanimously by all
240 Commissioners present, with Commissioner Conley and Commissioner Lyons absent.
241

242
243 5. P2015-015

244 Hold a public hearing to discuss and consider a request by Bradley G. Bischof for the approval of a
245 residential replat creating Lot 26, Block C, Harbor Landing, Phase 2, being a 0.46-acre parcel of land
246 currently identified as Lots 21 & 22, Block C, Harbor Landing, Phase 2, City of Rockwall, Rockwall
247 County, Texas, zoned Planned Development District 8 (PD-8) for single family land uses, addressed as
248 320 & 322 Port View Place, and take any action necessary.
249

250 Senior Planner, David Gonzales, explained the objective of this request is to combine two
251 residential parcels (Lots 21 & 22) of the Harbor Landing Phase 2 Addition into one larger 20,000
252 sq. ft. residential parcel (Lot 26). It should be noted that in 1987 the City of Rockwall entered
253 into a settlement agreement with the plaintiffs in regards to a dispute concerning the height
254 restrictions established in Planned Development No. 8 (PD-8) District for certain lots identified
255 to be in Blocks B and C of the Harbor Landing Phase 2 Addition. Lots 21 and 22 are located in
256 Block C and meet this criterion. The court order establishes "maximums" for roof top
257 elevations, pad elevations, and house height for each lot and is referenced as "Exhibit C" in
258 your packet.
259

260 Mr. Gonzales further stated that since a home has been built on Lot 21, it is the City's
261 recommendation that the property owner adhere to the courts order in perpetuity for the more
262 restrictive maximums established for the roof top elevations, pad elevations, and house height
263 on what is designated and currently known as Lot 22. Conditional approval of this plat by the
264 City Council shall constitute approval subject to the conditions below. With the exception of the
265 items listed in the Recommendation section of this case memo, this plat is in substantial
266 compliance with the requirements of the Subdivision Ordinance in the Municipal Code of
267 Ordinances.
268

269 Mr. Gonzales stated that staff mailed thirty-nine (39) notices to property owners within 200 feet
270 of the subject property and a notice of Public Hearing was published in the Rockwall Herald-
271 Banner as required by law. At the time this report was drafted, staff has received one (1) notice
272 "For" the residential replat requested.
273

274 If the Planning & Zoning Commission and City Council choose to approve the residential replat
275 request, staff would recommend the following conditions of approval:
276

277 A) All the technical comments from the Engineering and Fire Departments shall be addressed
278 prior to the filing of this plat, including adherence to the following Planning Department
279 comments;
280

281 B) Any construction resulting from the approval of this final plat shall conform to the
282 requirements set forth by the Unified Development Code, the 2009 International Building Code,
283 the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with
284 all other applicable regulatory requirements administered and/or enforced by the state and
285 federal government.
286

287 Chairman Renfro opened the public hearing and asked the applicant to come forward.
288

289 Brad Bischof
290 320 Portview Place
291 Rockwall, Tx
292

293 The applicant came forward and gave brief explanation concerning the reason for the request.
294

295 Chairman Renfro asked if anyone in the audience would like to speak on this matter. With no
296 one coming forward Chairman Renfro closed the public hearing and brought the item back to
297 the Commission. Commissioner McCutcheon made motion to approve the case with staff
298 recommendations. Commissioner Jusko seconded the motion. A vote was taken and the
299 motion was passed unanimously by all Commissioners present, with Commissioner Conley and
300 Commissioner Lyons absent.
301

302
303 IV. ACTION ITEMS
304

305 6. SP2015-009)

306 Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Stan
307 Lowrance, DDS for the approval of a site plan for a medical office building on a 0.75-acre portion of a
308 larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, City of
309 Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail
310 (GR) District land uses, situated within the Scenic Overlay (SOV) District, located on the north side of
311 Summer Lee Drive, and take any action necessary.

312
313 Planning Manager, Ryan Miller, gave a brief explanation of the item. The subject property is a
314 2.5877-acre tract that will be subdivided into three (3) parcels of land (*i.e. two [2] 0.75-acre*
315 *parcels and one [1] 1.0877-acre parcel of land*). All of the proposed parcels are currently zoned
316 Planned Development District 9 (PD-9) for General Retail (GR) District land uses. The purpose
317 of the applicant's request is to layout the development of two (2) medical office buildings on two
318 (2) of the three (2) newly created parcels of land. The remaining parcel will remain vacant.

319
320 For a matter of record keeping, the applicant has requested that the two (2) buildings have
321 individual case numbers assigned to them and run as separate cases. The companion site plan
322 case has been processed as *Case No. SP2015-010*.

323
324 Mr. Miller explained that the proposed use (*i.e. a medical office building*) is consider to be
325 permitted *by-right*, and will not require any additional approvals by the Planning and Zoning
326 Commission. Both office buildings will be approximately 4,900 SF (*i.e. ±4,900 SF & ±4,860 SF*),
327 situated on individual 0.75-acre parcels of land, and be accessible from one (1) of the two (2)
328 access drives that will be located off of Summer Lee Drive. The submitted site plan, building
329 elevations, landscape plan, and photometric plan conform to the technical requirements
330 contained within the Unified Development Code (UDC) and Planned Development District 9 (PD-
331 9). Additionally, no tree mitigation is required for the development of the subject property.

332
333 Mr. Miller further explained that on April 28, 2015, the Architectural Review Board (ARB)
334 reviewed the proposed site plan and building elevations. The ARB, stated that the proposed
335 design of the buildings blended in well with the aesthetics of the area; however, they
336 recommended that the applicant consider extending the eaves outward to highlight the roofline
337 of the building and align the metal canopies to create uniformity in the building appearance.
338 Since the recommendations have been made, the applicant has submitted building elevations
339 that show compliance with the board's recommendations.

340
341 The site plan submitted by the applicant meets all the technical criteria stipulated the UDC and
342 Planned Development District 9 (PD-9). Should the Planning and Zoning Commission choose to
343 approve the applicant's request, then the following conditions of approval should be adopted
344 with this case:

- 345
346 1) All comments provided by the Planning, Engineering and Fire Department must be
347 addressed prior to the submittal of a building permit;
- 348
349 2) Any construction or building necessary to complete this *Site Plan* request must conform to
350 the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall
351 Municipal Code of Ordinances, city adopted engineering and fire codes and with all other
352 applicable regulatory requirements administered and/or enforced by the state and federal
353 government.

354
355 Chairman Renfro asked applicant to come forward and speak.

356
357 Cameron Slown
358 2316 Delmar Ave.
359 Dallas, Tx

360
361 The applicant came forward. With no questions from commissioners the Chairman asked for a
362 motion. Commissioner Logan made motion to approve and Commissioner Jusko seconded
363 motion. A vote was taken and the motion passed unanimously by all Commissioners present,
364 with Commissioner Conley and Commissioner Lyons absent.
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7. SP2015-010

Discuss and consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Greg Young of Hall and Lee Land Company, LLC for the approval of a site plan for a medical office building on a 0.75-acre portion of a larger 2.5877-acre tract of land identified as Tract 4-9 of the E. Teal Survey, Abstract No. 207, 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, located on the north side of Summer Lee Drive, and take any action necessary.

Planning Manager, Ryan Miller, stated that this case was companion site plan to the previous case. The subject property that is a 2.5877-acre tract that will be subdivided into three (3) parcels of land (*i.e. two [2] 0.75-acre parcels and one [1] 1.0877-acre parcel of land*). All of the proposed parcels are currently zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses. The purpose of the applicant's request is to layout the development of two (2) medical office buildings on two (2) of the three (2) newly created parcels of land. The remaining parcel will remain vacant.

For a matter of record keeping, the applicant has requested that the two (2) buildings have individual case numbers assigned to them and run as separate cases. The companion site plan case has been processed as *Case No. SP2015-009*.

The proposed use (*i.e. a medical office building*) is consider to be permitted *by-right*, and will not require any additional approvals by the Planning and Zoning Commission. Both office buildings will be approximately 4,900 SF (*i.e. ±4,900 SF & ±4,860 SF*), situated on individual 0.75-acre parcels of land, and be accessible from one (1) of the two (2) access drives that will be located off of Summer Lee Drive. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 9 (PD-9). Additionally, no tree mitigation is required for the development of the subject property.

On April 28, 2015, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB, stated that the proposed design of the buildings blended in well with the aesthetics of the area; however, they recommended that the applicant consider extending the eaves outward to highlight the roofline of the building and align the metal canopies to create uniformity in the building appearance. Since the recommendations have been made, the applicant has submitted building elevations that show compliance with the board's recommendations.

The site plan submitted by the applicant meets all the technical criteria stipulated the UDC and Planned Development District 9 (PD-9). Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Chairman Renfro called for discussion. Commissioner McCutcheon made motion for approval with staff recommendations and Commissioner Jusko seconded the motion. A vote was taken and the motion passed unanimously by all Commissioners present, with Commissioner Conley and Commissioner Lyons absent.

8. SP2015-011

Discuss and consider a request by Ben McMillian of Ben McMillian Properties, LLC for the approval of a site plan for a general retail store, photography studio and office building situated on two (2) parcels of

427 land being 0.43-acres identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall
428 County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District
429 land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary
430

431 Senior Planner, David Gonzales, explained that the applicant is requesting approval of a Site
432 Plan for the purpose of new construction of a 3,600 sq. ft. *General Retail Store* which also
433 incorporates an office and photography studio uses on the subject properties. The subject
434 project currently consists of two parcels of land and will require a final plat in order to combine
435 the two (2) lots prior to the release of a building permit. The properties are within Planned
436 Development District No. 50 (PD-50) and the North Goliad Corridor Overly (NGC OV) District, has
437 an underlying zoning of Residential Office (RO) District, and is generally located at 503 N. Goliad
438 Street.
439

440 Mr. Gonzales explained that the proposed use for a *General Retail Store* was approved via SUP
441 Ord. No. 15-03 in January of this year; however, the office and photography studio are uses
442 permitted by right. The site will incorporate eleven (11) parking spaces and have two (2) points
443 of access [one (1) along North Goliad and one (1) along North Alamo] in order to circulate traffic.
444 Also, the site plan indicates the parking spaces to be located behind the front façade of the
445 building (at the rear of the property) meeting the requirements of PD-50 and the RO district.
446

447 The submitted site plan, building elevations, landscape plan, and photometric plan conform to
448 the technical requirements contained within the Unified Development Code (UDC) and Planned
449 Development District No. 50 (PD-50), with the exception of the conditions as listed in the
450 Recommendations portion of this report. Additionally, the balance for tree mitigation for the
451 removal of the 18" Elm will be satisfied based on the landscape plan submitted.
452

453 Mr. Gonzales stated that the NGC OV district establishes design standards to guide the new
454 construction of buildings, streetscapes, and architectural styles to be consistent with the
455 existing historical residential homes and businesses located along the corridor. Building
456 elevations have been submitted as part of the site planning process and reviewed by the
457 Historic Preservation Advisory Board (HPAB) to assure consistency with the architectural styles
458 and the standards of the district. On April 16, 2015, the HPAB unanimously approved the
459 buildings elevation and materials and is forwarding a recommendation of approval to the
460 Planning and Zoning Commission.
461

462 Mr. Gonzales further stated that the site plan submitted by the applicant meets all the technical
463 criteria stipulated by the UDC, NGC OV, and PD-50. Should the Planning and Zoning
464 Commission choose to approve the applicant's request, then the following conditions of
465 approval should be adopted with this case:
466

- 467 1) All comments provided by the Planning, Engineering and Fire Department must be
468 addressed prior to the submittal of a building permit including the following Planning
469 comments.
470
- 471 2) Any construction or building necessary to complete this *Site Plan* request must conform to
472 the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall
473 Municipal Code of Ordinances, city adopted engineering and fire codes and with all other
474 applicable regulatory requirements administered and/or enforced by the state and federal
475 government.
476

477 Commissioner McCutcheon made motion to approve the case with staff recommendations and
478 Commissioner Fishman seconded the motion. A vote was taken and the motion was passed
479 unanimously by all Commissioners present, Commissioner Conley and Commissioner Lyons
480 absent.
481

482
483
484 9. SP2015-012
485 Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings,
486 LLC for the approval of a site plan for a general retail store on a 0.91-acre tract of land identified as
487 Tract 36 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas,

488 zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the
489 east side of SH-205 [S. *Goliad Street*] north of the intersection of SH-205 and Yellow Jacket Lane, and
490 take any action necessary

491
492 Senior Planner, David Gonzales, explained that the applicant is requesting approval of a Site
493 Plan for the purpose of new construction for a 6,889 sq. ft. *General Retail Store*. The property is
494 zoned *Commercial (C) District* and is within the *SH-205 Overlay (SH205 OV) District*, has an
495 underlying zoning of *Residential Office (RO) District*, and is generally located on the east side of
496 S. *Goliad Street* north of the intersection of SH-205 and Yellow Jacket Lane.

497
498 The proposed use for a *General Retail Store* is a use permitted by right. The site will incorporate
499 a total of thirty-seven (37) parking spaces and have one (1) point of access along South Goliad;
500 however, access will also be available from the adjacent property to the south by way of a 24-ft.
501 Fire lane and Public Access Easement in order to circulate traffic.

502
503 Mr. Gonzales further explained that the submitted site plan, building elevations, landscape plan,
504 and photometric plan conform to the technical requirements contained within the *Unified*
505 *Development Code (UDC)* and the *SH-205 Overlay (SH205 OV)*, with the exception of the
506 conditions as listed in the Variance and Recommendations sections of this report. Additionally,
507 the balance for tree mitigation will be satisfied based on the landscape plan submitted.

508
509 Mr. Gonzales also stated that the applicant is requesting a variance to the *Unified Development*
510 *Code, Article V, Section 4.1 General Commercial District Standards*, to allow for not meeting the
511 Horizontal Articulation requirements as established in *Art. V, Sec. 4.1, C.1.a.* and as depicted in
512 the Building Elevations as submitted. The code reads as follows:

513
514 *C. Building articulation.*

515
516 1. *Requirements.* Facades shall meet the following minimum standards for articulation:

517
518 a. *Horizontal articulation.* No building wall shall extend for a distance equal to three times the
519 wall's height without having an offset of 25 percent of the wall's height, and that new plane shall
520 extend for a distance equal to at least 25 percent of the maximum length of the first plane.

521
522 Although the applicant has provided an offset (bump-out) on each wall, the offsets do not meet
523 the technical definition for horizontal articulation. The variance requested by the applicant for
524 not meeting the horizontal articulation requires a simple majority vote in the affirmative of all
525 council members present for approval.

526
527 Mr. Gonzalez advised that on April 28, 2015, the Architectural Review Board (ARB) reviewed the
528 proposed building elevations for the site. General discussion concerning the agenda item took
529 place between the Board Members and city staff. The board expressed concern with the lack of
530 horizontal and vertical articulation for the building as well as their desire to retain the pilaster
531 elements at the corners. To address these concerns the board recommended that the applicant
532 increase the horizontal and vertical projections of the front entry element and to lower the
533 cornice of the pilaster to be in line with the lower (main) parapet.

534
535 The applicant has revised the front elevation by increasing the horizontal and vertical
536 projections, which meets the ARB's concern for articulation on the front façade; however, the
537 pilaster elements are not on the revised elevations, and therefore do not meet the ARB's overall
538 recommendation. It should be noted that the applicant's revised plans indicate vertical
539 elements on each wall that meet the intent of the UDC with regard to vertical articulation;
540 however, a variance to the horizontal articulation is still required.

541
542 The ARB requested to review the revised elevations via e-mail. At the time of this report, staff
543 has not received comments from the ARB members.

544
545 Mr. Gonzalez further explained that the site plan submitted by the applicant meets all the
546 technical criteria stipulated by the UDC, NGC OV, and PD-50, with the exception of the variance
547 requested and the items listed below. Should the Planning and Zoning Commission choose to

548 approve the applicant's request, then the following conditions of approval should be adopted
549 with this case:

550
551 1) All comments provided by the Planning, Engineering and Fire Department must be
552 addressed prior to the submittal of a building permit and to include the following Planning
553 comments.

554
555
556 2) Any construction or building necessary to complete this *Site Plan* request must conform to
557 the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall
558 Municipal Code of Ordinances, city adopted engineering and fire codes and with all other
559 applicable regulatory requirements administered and/or enforced by the state and federal
560 government.

561
562
563 Chairman Renfro asked applicant to come forward and speak.

564
565 Jennifer Castillo

566
567 The applicant came forward and gave a brief explanation of the request.

568
569 Commissioner McCutcheon questioned if the articulation was meeting the requirements.
570 General discussion took place concerning the articulation requirements.

571
572 Roger Nims

573
574 Mr. Nims came forward and stated he was representing the owner and that the property was
575 specifically bought to build this building. Mr. Nims further stated that he would work with staff
576 to try and meet the requirements while conforming to the square footage constraints of the site.

577
578 Commission McCutcheon made motion to approve SP2015-012 for general retail store without
579 the variance request and Commissioner Jusko seconded the motion. A vote was taken and
580 passed unanimously by all Commissioners present (Commissioner Conley and Commissioner
581 Lyons absent).

582
583 General discussion then continued concerning the articulation and elevation requirements, and
584 the requested variance.

585
586 Chairman Renfro made motion to remand the variance request back to ARB for further review.
587 Commissioner McCutcheon seconded motion. A vote was taken and the motion passed
588 unanimously by all Commissioners present, with Commissioner Conley and Commissioner
589 Lyons absent.

590
591 V. DISCUSSION ITEMS

592
593 10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

594
595 P2015-013: Lot 1, Block A, Platinum Storage Addition [Approved]
596 Z2015-012: SUP for 907 N. Goliad Street (2nd Reading) [Approved]
597 Z2015-013: Amendments to PD-74 (1st Reading) [Denied]

598
599 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
600 referenced cases at the City Council meeting The Commission did not have any questions
601 concerning this agenda item.

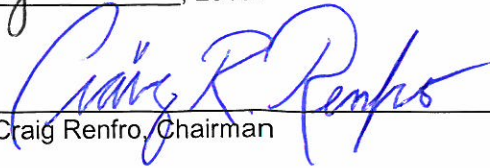
602
603 VI. ADJOURNMENT

604
605 Meeting adjourned at 7:58 p.m.

606
607

608 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
609 ROCKWALL, Texas, this 24 day of May, 2015.

610
611
612
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618



Craig Renfro, Chairman

Attest:



MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 26, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Wendi Conley, Tracey Logan, Jonathan Lyons, Mike Jusko, John McCutcheon, and Amy Fishman. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the May 12, 2015 Planning and Zoning Commission meeting.

Chairman Renfro made motion to approve consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 7-0. Chairman Renfro noted all Commissioners were present.

III. APPOINTMENTS

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

IV. PUBLIC HEARING ITEMS

3. P2015-014

Hold a public hearing to discuss and consider a request by Jay Bedford of A.J. Bedford Group, Inc. for the approval of a residential replat creating Lots 6, 7, & 8, Block A, Grady Rash Subdivision, being a 3.727-acre tract of land currently identified as Lots 1, 2, 4, & 5, Grady Rash Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family Residential (SF-10) District, addressed as 1 Soapberry Lane, 2 Soapberry Lane, 4 Soapberry Lane, & 5 Soapberry Lane, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of case stating that the Grady Rash Subdivision is comprised of a total of five residential lots. The objective of this request is to eliminate one residential lot by re-platting Lots 2, 4, & 5 by absorbing all of Lot 1 as laid out on said plat and creating Lots 6, 7, & 8. All lots within the subdivision can be accessed by a 50-ft private drive and utility easement known as Soapberry Lane. The replat will also establish various easements that are not identified on the current plat. Mr. Gonzales added that conditional approval of this plat by the City Council shall constitute approval subject to the conditions contained in the case memo, and with the exception of these items the plat is in substantial compliance with the requirements of the Subdivision Ordinance in the Municipal Code of Ordinances.

Mr. Gonzales further stated that the Texas Local Government Code (TLGC) requires notice to be mailed to all property owners within 200 feet of the subject property *and only within the subdivision*; therefore, staff mailed one notice to the property owner of Lot 3, Block A, Grady Rash Subdivision as required by statute. A notice of Public Hearing was published in the Rockwall Herald-Banner as required by law. Staff did not receive any notice regarding the residential replat request.

Chairman Renfro opened the public hearing and asked applicant to come forth and speak.

Bob Rash
Soapberry Lane
Rockwall, TX 75807

Mr. Rash came forward and Commissioner McCutcheon asked him to give brief a reason for the replat. The applicant gave brief explanation and background of the case.

63 Chairman Renfro asked if anyone would like to come forth and speak. There being no one indicating
64 such, Chairman Renfro closed the public Hearing.

65
66 Commissioner Lyons made motion to approve P2015-014. Commissioner Fishman seconded the
67 motion, which passed by a vote of 7-0.
68

69 V. ACTION ITEMS
70

71 4. SP2015-012

72 Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Rockwall Ice Cream Holdings, LLC
73 for the approval of a variance to horizontal articulation requirements as stipulated by Article V, District
74 Development Standards, of the Unified Development Code in conjunction with an approved site plan for a
75 general retail store on a 0.91-acre tract of land identified as Tract 36 of the B. J. T. Lewis Survey, Abstract
76 No. 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-
77 205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. Goliad Street] north of the
78 intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.
79

80 Senior Planner, David Gonzales gave brief explanation of the item stating that the applicant is
81 requesting approval of variances related to not meeting the articulation standards of the Unified
82 Development Code. A site plan for the proposed location was approved by the Planning and Zoning
83 Commission on May 12, 2015; however, the Planning Commission did not take action on the
84 variances requested at that time. Instead, the Planning Commission remanded the elevations back
85 to the Architectural Review Board for a subsequent review and recommendation based on the
86 changes presented to P&Z at the May 12, 2015 meeting. Mr. Gonzales stated the ARB met earlier in
87 the evening and reviewed the proposed changes and recommended approval of revised elevations.
88 Mr. Gonzales closed by stating the variance request would go before the city council at their next
89 regularly scheduled meeting.
90

91 Chairman Renfro asked applicant to come forth and speak.

92
93 Ed Copeland
94 (No address given)
95

96 Mr. Copeland came forward and gave brief explanation of the proposed changes.
97

98 Chairman Renfro opened for questions. Commissioner McCutcheon asked why signage was only
99 done on one side of the building and not both. Mr. Copland explained it is there branding and all
100 their stores are built that way. Planning Director, Robert LaCroix, added that currently there is a
101 white building next to this property that would impair visibility from this side.
102

103 Commissioner Lyons asked a question concerning the stone color, and general discussion took
104 place. Mr. LaCroix stated the applicant would be required to provide a mock up and staff would
105 inspect it prior to the construction of the building.
106

107 Staff advised the Commission to address the variances in two separate motions.
108

109 Commissioner Logan made motion to approve the variance to the horizontal articulation standards.
110 Commissioner Conley seconded the motion, which passed by a vote of 7-0.
111

112 Chairman Renfro made motion to approve the variance to the vertical articulation standards.
113 Commissioner Jusko seconded the motion, which passed by a vote of 7-0.
114

115 VI. DISCUSSION ITEMS
116

117 5. Z2015-017

118 Hold a public hearing to discuss and consider a request by Jonathan Hake of Cross Engineering
119 Consultants, Inc. on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of
120 a Specific Use Permit for *Commercial Amusement/Recreation (Outside)* to allow a baseball training facility
121 to be constructed on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No.
122 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205
123 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the
124 intersection of Airport Road and John King Boulevard, and take any action necessary.

125
126 Senior Planner David Gonzales gave an explanation of the case stating the applicant has submitted
127 a conceptual site plan to allow a baseball training field on the subject property. The subject
128 property is located at the northwest quadrant of Airport Road and John King Boulevard, across from
129 the Leon Tuttle Athletic Complex.

130
131 Chairman Renfro opened for questions of staff. Commissioner McCutcheon asked how the
132 proposed lights would be in comparison to the City's lights in terms of brightness since the city is
133 exempt from the standards. The proposed lights will need to be shielded and fully cut-off.
134 Additionally the property to the east is a daytime facility and therefore does not pose an issue with
135 regard to the light.

136
137 Planning Director, Robert LaCroix, added that surrounding area is zoned commercial.

138
139 Commissioner Jusko inquired about the time constraints, asking how long the lights will stay on,
140 Mr. Gonzales stated it would be a question for the applicant. Mr. LaCroix, stated staff will find out
141 how long the City complex stays open and report back to the Commission.

142
143 There being no further questions staff indicated the case will return to the Commission for public
144 hearing at the next scheduled meeting.

145
146 6. Z2015-018

147 Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the approval of a
148 zoning change from a Single Family Estate 2.0 (SFE-2.0) District to a Single Family Estate 1.5 (SFE-1.5)
149 District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of
150 Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the
151 SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Old Quail Run Road, and take any action
152 necessary.

153
154 Planning Manager, Ryan Miller, provided background information related to this case.

155
156 There being no questions staff indicated the case will return to the Commission for public hearing at
157 the next scheduled meeting.

158
159 7. P2015-020

160 Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a
161 replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified
162 as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
163 Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad
164 Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

165
166 Chairman Renfro asked the applicant to come forth and speak.

167
168 Caprice Michelle
169 406 N. Goliad Street
170 Rockwall, TX 75087

171
172 The applicant gave a brief explanation of the case.

173
174 Planning Manager, Ryan Miller, further explained that the applicant was request a variance to the
175 access easement requirements of Planned Development District 50 (PD-50). General discussion
176 concerning the access easement took place.

177
178 There being no further questions staff indicated the case will return to the Commission for action at
179 the next scheduled meeting.

180
181
182
183 8. P2015-021

184 Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owners G. Kent
185 and Kay Loy Smith for the approval of a final plat for Lots 1-4, Block A, Breezy Hill Estates being a 7.873-

186 acre tract of land identified as Lots 10-13, Breezy Hill (Unrecorded), Rockwall County, Texas, situated within
187 the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located on property currently addressed as 575
188 Breezy Hill Lane, and take any action necessary.

189
190 **Chairman Renfro asked applicant to come forward.**

191 **Jay Bedford**
192 **301 N. Alamo Road**
193 **Rockwall, TX 75087**

194
195
196 **Mr. Bedford came forward and gave brief explanation of the request.**

197
198 **There being no questions staff indicated the case will return to the Commission for action at the**
199 **next scheduled meeting.**

200
201 9. SP2015-014

202 Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center on behalf of the
203 owner Robert Vernon for the approval of a site plan for an office building on a 0.32-acre tract of land
204 identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County,
205 Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses,
206 situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action
207 necessary.

208
209 **Chairman Renfro asked the applicant to come forward to speak.**

210 **Joanne Vuckovic**
211 **1010 Ridge Road**
212 **Rockwall, TX 75087**

213
214
215 **Applicant came forward and gave brief explanation of request.**

216
217 **There being no questions staff indicated the case will return to the Commission for action at the**
218 **next scheduled meeting.**

219
220 10. Discuss and consider amendments to the natural and/or quarried stone requirement stipulated by the
221 overlay district standards contained in Article V, *District Development Standards*, of the Unified
222 Development Code, and take any action necessary.

223
224 **Planning staff discussed natural stone requirements, with the Commission. General discussion took**
225 **place. Commission indicated staff should research other cities and come back with information at**
226 **the following meeting.**

227
228 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 229
230 ✓ P2015-015: Lots 21 & 22, Block C, Harbor Landing, Phase 2 [Approved]
231 ✓ P2015-017: Lots 1 & 2, Block 1, HJG Plaza Addition [Approved]
232 ✓ Z2015-014: Gideon Tract (1st Reading) [Tabled]

233
234 **Planning Director Robert LaCroix provided a brief update about the outcomes of the above**
235 **referenced cases at the City Council meeting. The Commission did not have any questions**
236 **concerning this agenda item.**

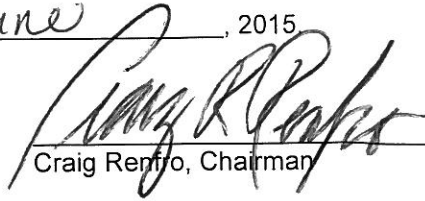
237
238 12. Planning and Zoning Commission Training Session

239
240 **Planning manager Ryan Miller gave presentation of site plans.**

241
242 VII. ADJOURNMENT

243
244 **Meeting adjourned at 7:31 p.m.**

246 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
247 Texas, this 9 day of June, 2015.



Craig Renfro, Chairman

248
249
250
251
252
253 Attest:
254 Laura Morales
255 Laura Morales, Planning Coordinator
256

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 9, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:02pm. Present were Chairman Renfro, Commissioners Tracey Logan, Jonathan Lyons, Mike Jusko, John McCutcheon, and Amy Fishman. Commissioner Wendi Conley was absent. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the May 26, 2015 Planning and Zoning Commission meeting.

2. P2015-020

Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary. (Rescheduled)

3. P2015-022

Discuss and consider a request by Mike Whittle on behalf of Rockwall Rental Properties, LP for the approval of a replat for Lot 11 & 12, Block 2, Alliance Addition, Phase 2 being a 1.420-acre parcel of land currently identified as Lots 1 & 10, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 6505 & 6525 FM-3097, and take any action necessary.

Commissioner Logan made motion to approve the consent agenda excluding P2015-020, which will be rescheduled to the following P&Z meeting. Commissioner McCutcheon seconded motion, which passed by a vote of 6-0, with Commissioner Conley absent.

III. PUBLIC HEARINGS

4. Z2015-017

Hold a public hearing to discuss and consider a request by Jonathan Hake of Cross Engineering Consultants, Inc. on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a Specific Use Permit for *Commercial Amusement/Recreation (Outside)* to allow a baseball training facility to be constructed on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave an explanation of the case explaining that the applicant, Jonathan Hake of Cross Engineering Consultants, Inc., is requesting a Specific Use Permit (SUP) to allow for a Commercial Amusement/Recreation and more specifically a private baseball training facility on a 6.00-acre tract of land that is zoned Commercial District. The property is located at the northwest quadrant of Airport Road and John King Boulevard, across from the Leon Tuttle Athletic Complex. The properties adjacent to this site are non-residentially zoned.

Mr. Gonzales further explained that the applicant has submitted a conceptual site plan indicating an indoor facility, a practice field, and a full sized baseball field that will provide

62 consumer based recreational activities for the general public. The indoor facility will be
63 equipped with batting cages, practice cages, virtual video cages, concessions, arcade games, a
64 workout facility, a meeting room, a pro shop and business office. The baseball field and
65 practice fields will be available for rental, select team use, and tournament play.
66

67 Also, as a part of the SUP request, the applicant provided a photometric plan in order to
68 establish generally acceptable lighting levels for the purpose of containing the spill over
69 lighting and glare for the sports complex. The City's outdoor lighting regulations do not have
70 standards associated with a sports complex in terms of the maximum intensity measured at the
71 property line or for the maximum height of light pole standards. The photometric plan
72 submitted by the applicant establishes an illumination level for the site that is generally not to
73 exceed an average of 50-FC in order to provide the necessary lighting for the ball fields.
74 However, the photometric plan does indicate area's beyond the property line that exceed the
75 City's standard of 0.2-FC for a typical development. The highest reading calculated beyond the
76 property line is 3.8-FC and is located at the center of the north property line and approximately
77 9-ft from this property line. This particular reading drops dramatically to 1.0-FC at
78 approximately 28-ft from the property line and continues to decline reaching 0.2-FC at
79 approximately 120-ft from the property line. The light pole standards to be installed are
80 measured to have a maximum overall height of 50-ft. The site will incorporate a total of nine 9
81 50-ft height light poles for the ball fields (3 – practice field & 6 – main ball field). In comparison,
82 the light poles installed at the Leon Tuttle Athletic Complex have an overall height of 70-ft and
83 have approximately twenty 20 light poles.
84

85 The photometric plan submitted for the lighting of the baseball complex does have merit based
86 on adjustments that may reduce the intensity of the lighting, the proximity to vacant
87 undeveloped property and the Leon Tuttle Athletic Complex; however, a request for an SUP is a
88 discretionary act upon the Planning and Zoning Commission and City Council.
89

90 Mr. Gonzales stated that fifteen notices were mailed to property owners within 500 feet of the
91 subject property and also posted a sign on the property as required by the Unified Development
92 Code. No notices "for" or "against" the zoning change requested were received.
93

94 Mr. Gonzales explained staff's recommendations if the Planning & Zoning Commission should
95 approve the Specific Use Permit, are as follows:
96

- 97 1) That adherence to Engineering and Fire Department standards is required.
- 98
- 99 2) That the lighting levels are generally not to exceed the levels established in the approved
100 photometric plan for this site in order to contain spill over lighting and glare on adjacent
101 properties considered to be acceptable levels, and that the illumination will generally not
102 exceed an average of 50-FC as indicated on such plan.
- 103
- 104 3) That the heights for the lighting pole standards are not to exceed a maximum overall height
105 of 50-ft (includes pole, base, fixtures, etc.).
- 106
- 107 4) That submittal and approval of a site plan (to include approval of a photometric plan),
108 engineering plans, and final plat are required prior to issuance of a certificate of occupancy.
- 109
- 110 5) That written clearance from the Federal Aviation Administration (FAA) shall be provided to
111 the City indicating approval of the maximum height for the light pole standards, the
112 maximum intensity regarding glare produced from the lighting, and any other requirement
113 deemed necessary for the safety of air traffic to and from the Rockwall Municipal Airport.
- 114
- 115 6) That the City Council reserves the right to review the Specific Use Permit (SUP) any time
116 after the effective date of this ordinance.
117

118 Chairman Renfro opened the floor to questions for staff. Commissioner McCutcheon asked for a
119 comparison of light fixtures from the ones being proposed to those at the adjacent Tuttle Field.
120 Mr. Gonzales stated he believes they will be different, but stated what will be used will be flood
121 lighting LED lighting that are used for sports facilities. Chairman Renfro asked regarding the
122

123 photometric plan, asking if the applicant is choosing not to exceed the 50-foot max height, or
124 could they go higher in this district. Mr. Gonzales advised they have submitted plan depicting
125 50-foot poles and that is currently the maximum height allowed.

126
127 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak.

128
129 Kenneth Smith
130 601 Development Drive
131 Plano, TX

132
133 Mr. Smith came forward. Commissioner Logan asked whether or not it would be a grass field.
134 Mr. Smith stated they are currently planning on designing it to be a turf field. Commissioner
135 Jusko had a question regarding the LED lighting and if it could be lowered. The applicant stated
136 that the lighting level would to stay within the 50-foot maximum requirement.

137
138 Chairman Renfro asked if anyone would like to come forth and speak. There being no one
139 indicating such, Chairman Renfro closed the public hearing.

140
141 Commissioner Lyons made motion to approve. Commissioner Jusko seconded motion, which
142 passed by a vote of 6-0, with Commissioner Conley absent.

143
144
145 5. Z2015-018
146 Hold a public hearing to discuss and consider a request by Herman Douglas Utley for the approval of a
147 zoning change from a Single Family Estate 2.0 (SFE-2.0) District to a Single Family Estate 1.5 (SFE-
148 1.5) District for a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract No.
149 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District,
150 situated within the SH-205 By-Pass (SH-205 BY OV) District, addressed as 1815 E. Old Quail Run
151 Road, and take any action necessary.

152
153
154 Planning Manager, Ryan Miller, gave presentation of the case explaining that the subject
155 property is a 4.502-acre tract of land identified as Tract 1 of the S. R. Barnes Survey, Abstract
156 No. 13. The applicant, Herman Douglas Utley, is requesting to rezone the property from a Single
157 Family Estate 2.0 (SFE-2.0) District to a Single-Family Estate (SFE 1.5) District for the purpose of
158 subdividing the property into two (2) acre parcels of land. On April 6, 2015, the City Council
159 approved a zoning change for the subject property from an Agricultural (AG) District to a Single
160 Family Estate 2.0 (SFE-2.0) District under *Case Number Z2015-008*. The Single Family Estate 2.0
161 (SFE-2.0) District requires a minimum lot size of two (2) acres or more; however, after
162 accounting for roadway dedication the remaining property was 3.94-acres and would prohibit
163 the Mr. Utley from subdividing the property. Currently, the subject property has an existing
164 single-family home constructed in the southeast corner. According to the applicant's original
165 letter provided with *Case No. Z2015-008*, the existing house will remain on one (1) lot and a new
166 single-family home will be constructed on the remainder lot.

167
168 Chairman Renfro opened the public hearing and asked the applicant to come forth and speak.

169
170 Doug Utley
171 1815 E. Quail Run Road
172 Rockwall, TX 75087

173
174 The applicant came forward and stated he had nothing more to add to Mr. Millers comments. No
175 questions were asked from the Commissioners.

176
177 Chairman Renfro asked if anyone would like to come forth and speak. There being no one
178 indicating such, Chairman Renfro closed the public Hearing.

179
180 Commissioner McCutcheon made motion to approve. Commissioner Lyons seconded motion
181 which passed by a vote of 6-0, with Commissioner Conley absent.

182
183

184 IV. ACTION ITEMS

185
186 6. P2015-021

187 Discuss and consider a request by Jay Bedford of A. J. Bedford Group, Inc. on behalf of the owners G.
188 Kent and Kay Loy Smith for the approval of a final plat for Lots 1-4, Block A, Breezy Hill Estates being a
189 7.873-acre tract of land identified as Lots 10-13, Breezy Hill (Unrecorded), Rockwall County, Texas,
190 situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located on property currently
191 addressed as 575 Breezy Hill Lane, and take any action necessary.
192

193 Senior Planner, David Gonzales, explained that the objective of this request is to establish a
194 subdivision within the City's Extraterritorial Jurisdiction (ETJ) by platting four (4) lots that
195 combine for a total of 7.873-acres. Although four (4) lots existed prior to this request, they were
196 not recorded as platted lots. The City's Subdivision Ordinance requires all lots or tracts of land
197 within the ETJ to be platted if the lot or tract of land is subdivided into parcels or tracts less
198 than 5-acres. Also, the Subdivision Ordinance requires all lots to have frontage along a public
199 street and is based on the City's zoning code for frontage. The proposed plat indicates Lots 3 &
200 4 does as not having frontage along a public street; therefore, approval of a waiver to this
201 standard is required by City Council in order for the proposed plat to be approved.
202

203 Mr. Gonzales further explained that the property is located in the northeast quadrant of F.M. 552
204 and Breezy Hill Road and is currently addressed as 575 Breezy Hill Lane. If the Planning &
205 Zoning Commission and City Council choose to approve the request for the final plat, staff
206 would recommend that all the technical comments from the Engineering and Fire Departments
207 be addressed prior to the filing of the plat, including the following Planning Comments;
208

209 1. Approval of a waiver by the City Council to the Subdivision Ordinance to allow Lots 3 & 4 (as
210 depicted on the proposed plat) to be platted without frontage on a public street.
211

212 2. Adherence to Engineering and Fire Department standards.
213

214 Mr. Gonzales stated he was open for questions and applicant was present for questions as well.
215

216 Chairman Renfro asked how would a future request for easements or right-of-way with these
217 lots having no frontage be handled. Mr. Gonzales explained that currently there is an access
218 easement providing entrance to the property but do to the subdivision ordinance it does require
219 a waiver.
220

221 Commissioner Lyons asked if addressing would be an issue with regard to the post office and
222 emergency services. Mr. Gonzales advised we do not address in the ETJ, but from a 911
223 standpoint and the post office the county would handle the addressing, but explained there is
224 an access easement.
225

226 Chairman Renfro asked applicant to come forth and speak.
227

228 Kent Smith
229 575 Breezy Hill Road
230 Rockwall TX 75087
231

232 The applicant came forward and gave background on the property and the reason for request.
233 He stated that he originally bought four (4) lots but is now downsizing. He also stated that he
234 has not had any issue with the road; emergency services as well as neighbors have always
235 used the existing access road.
236

237 Commissioner Jusko made motion to approve. Commissioner McCutcheon seconded motion
238 which passed by a vote of 6-0, with Commissioner Conley absent.
239

240
241 7. SP2015-014

242 Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center on behalf of
243 the owner Robert Vernon for the approval of a site plan for an office building on a 0.32-acre tract of land
244 identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County,

245 Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses,
246 situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action
247 necessary.
248

249 Senior Planner, David Gonzales, gave explanation of case stating that the applicant is
250 requesting approval of a site plan for the property located at 1010 Ridge Road for the purpose of
251 converting the existing structure to a residential/office use. The property is zoned Planned
252 Development No. 53 (PD-53) for Residential/Office (RO) District land uses. PD-53 allows
253 property owners the ability to convert their properties to low intensity commercial type uses.
254 The property is also subject to the standards of the Scenic Overlay District (SOV) District.
255

256 Mr. Gonzales further stated that the existing home is approximately 908 square feet. The
257 parking requirements in PD-53 allows for one parking space per 300 square feet of floor area for
258 general office uses. Other uses permitted within PD-53 are to adhere to the parking standards
259 established in the UDC. The applicant is proposing thirteen parking spaces for the
260 development. The site will be accessed via cross access and mutual access easements from
261 the adjacent north and south properties. The existing driveway at the front of the property
262 (along Ridge Road) will be removed. Also, the applicant will provide a 20-ft public access
263 easement to the rear of the property in order to provide cross access to the adjacent properties.
264 The applicant is to provide a minimum six foot tall wood fence and/or landscaping along the
265 west property line to provide screening for the adjacent residential properties.
266

267 Mr. Gonzales also explained that should the request be approved, staff would offer the following
268 conditions of approval:
269

- 270 1. Submittal and approval of a replat prior to issuance of a Certificate of Occupancy.
- 271
- 272 2. Submittal and approval of a separate building permit for any exterior signage.
- 273
- 274 3. Any construction or building necessary to complete this Site Plan request must conform to
275 the requirements set forth by the Unified Development Code, the 2009 International Building
276 Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and
277 with all other applicable regulatory requirements administered and/or enforced by the state and
278 federal government.
279

280 Chairman Renfro asked Commissioners if there were any questions for staff. Commissioner
281 McCutcheon asked a question concerning the building to the south and what would be done
282 with it. Mr. Gonzales advised that the building would be removed to put in the access drive,
283 which was part of a facilities agreement with the adjacent owner.
284

285 Commissioner McCutcheon made motion to approve. Commissioner Jusko seconded motion
286 which passed by a vote of 6-0, with Commissioner Conley absent.
287

288

289 V. DISCUSSION ITEMS

290

291 8. Z2015-016 (Ryan)

292 Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties
293 on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Agricultural (AG)
294 District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR)
295 District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey,
296 Abstract No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located
297 at the northeast corner of the intersection of Rochelle Road and SH-276, and take any action
298 necessary.
299

300 Chairman Renfro asked applicant to come forth and speak.

301
302 Craig Carney
303 (No address given)

304
305 Kenny Huff

306 (No address given)

307
308
309 Mr. Carney came forward and stated this proposal is for a 316-acre mixed commercial and
310 residential subdivision. The subdivision would contain 519 lots and will have two ponds used
311 as open space areas for hike, bike and walking trails. Additionally, no boating would be
312 allowed. The concept plan depicted access points to the east of property along Rochell Road.
313 Infrastructure improvements that will be required with this project include street, sewer, water
314 and lift station. Discovery Boulevard will eventually extend to Rochell Road, which is included
315 in the master plan and there will be sidewalk connectivity.

316
317 Mr. Carney also stated that it is there intent to donate land to the Boys and Girls Club for the
318 development of a recreational facility. The nine (9) acre commercial tract of land is planned to be
319 for hotels and neighborhood retail services.

320
321 Planning Manager, Ryan Miller, added a recap of applicant's proposal, and asked the
322 Commission to look over the uses that they are choosing to limit and allow by right. The plan
323 does show increased amenity of open space will be provided.

324
325 Chairman Renfro asked if they are the owners of the property. Mr. Carney stated they are under
326 contract.

327
328 Chairman Renfro asked a question concerning if the 42-acres that they are proposing to donate
329 to the Boys and Girls Club included the two ponds. Mr. Carney stated that the pond itself is not
330 included.

331
332 Commissioner Jusko asked what the Boys and Girls Club have in store for the donated
333 property. Mr. Carney advised they intend to have two (2) state of the art baseball fields with
334 artificial turf. Mr. Carney stated Mr. McVey could better explain what the Boys and Girls Club
335 were planning.

336
337 Stacey McVey
338 7218 Lakewood Street
339 Dallas TX

340
341 Mr. McVey came forth and stated they have met with the Boys and Girls Club and have seen
342 conceptual plans, which include six (6) baseball fields as well as a 35,000 square foot building.

343
344 Commissioner Logan had concerns with traffic flow.

345
346 (Commissioner Lyons left meeting at 7:12)

347
348 The applicant stated a new concept plan will be submitted clarifying the request and addressing
349 staff's comments.

350
351 Commissioner Fishman asked the applicant to explain what the hotel and retail area would
352 consist of. Mr. Carney stated it is envisioned that a hotel will be provided in the back northeast
353 corner of the property and that outdoor patio dining could take advantage of the views of the
354 lake.

355
356 Robert LaCroix explained that even if the proposed uses the applicant has identified are allowed
357 by-right that a PD Development Plan would be required.

358
359 Chairman Renfro asked the Commission if there were any other questions, the Commission had
360 no further questions.

361
362
363 9. Discuss and consider amendments to the natural and/or quarried stone requirement stipulated by
364 the overlay district standards contained in Article V, *District Development Standards*, of the Unified
365 Development Code, and take any action necessary.

366

367 Planning Director, Robert LaCroix, gave an update from previous meeting, stating that after
368 reviewing other city's ordinances that the current ordinance regulating stone was in line with
369 other city's regulations. In many cases, Rockwall's regulations proved to be more restrictive.
370 Additionally, other cities did not have regulations targeted at restricting cultured stone. Director
371 LaCroix walked the Planning & Zoning Commission through the proposed amendment.
372

373 Chairman Renfro stated that he was in favor of reviewing cases on a case-by-case basis.
374 General discussion concerning the proposed change occurred.
375

376 Commissioner McCutcheon made a motion to approve the ordinance as presented by staff and
377 send it to the City Council as a recommendation to change the current ordinance.
378 Commissioner Jusko seconded the motion, which passed unanimous of all commissioners
379 present by a vote of 5-0, with Commissioners Conley and Lyons absent.
380

381
382 10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 383
384 ✓ P2015-014: Lots 6, 7 & 8, Block A, Grady Rash Subdivision [Approved]
385 ✓ SP2015-017: Variance for Advance Auto [Approved]
386

387 Planning Director Robert LaCroix provided a brief update about the outcomes of the above
388 referenced cases. The Commission did not have any questions concerning this agenda item.
389

390
391 VI. ADJOURNMENT

392
393 Meeting adjourned at 7:48 p.m.
394

395
396
397
398 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
399 ROCKWALL, Texas, this 30 day of June, 2015.



Craig Renfro, Chairman

400
401
402
403
404
405 Attest:
406 
407 _____
408 Laura Morales, Planning Coordinator
409
410
411
412
413
414
415
416

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 30, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, and Annie Fishman. Absent were Commissioners Wendi Conley and Tracey Logan. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales

II. CONSENT AGENDA

1. Approval of Minutes for the April 28, 2015 Planning and Zoning Commission meeting.

2. Approval of Minutes for the June 9, 2015 Planning and Zoning Commission meeting.

3. P2015-019

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Doug Utley for the approval of a final plat for Lots 1 & 2, Block A, Utley Addition 4.49-acre parcel of land currently identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass Overlay (SH 205 BY-OV) District, addressed as 1751 & 1815 E. Old Quail Run Road, and take any action necessary.

4. P2015-020

Discuss and consider a request by Caprice Michelle of Rockwall Rustic Ranch, LLC for the approval of a replat for Lot 1, Block A, Rockwall Rustic Ranch Addition being a 0.53-acre parcel of land currently identified as Lot B, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 406 N. Goliad Street, and take any action necessary.

5. P2015-027

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a replat for Lot 3, Block A, Ridge/Summer Lee Addition being a replat of 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Oak Drive and Summer Lee Drive, and take any action necessary.

6. P2015-028

Discuss and consider a request by David Greer of Bannister Engineering on behalf of Ben McMillian of Ben McMillian Properties, LLC for the approval of a replat for Lot 1, Block A, Hazel and Olive Addition being a 0.421-acre tract of land composed of two (2) parcels of land identified as Block 19A & 19B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary

Commissioner Jusko made motion to pass consent agenda. Commissioner Lyons seconded motion, which passed with a vote of 5-0. Chairman Renfro noted Commissioners Wendi Conley and Tracey Logan are absent.

III. APPOINTMENTS

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

63
64 Planning Manager, Ryan Miller, stated this item will be discussed with the site plan during the
65 discussion item.
66

67 IV. PUBLIC HEARING ITEMS
68

69 8. Z2015-016

70 Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties
71 on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI)
72 District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District
73 land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract
74 No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the
75 northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.
76

77 Planning Manager, Ryan Miller, gave explanation of item stating that on June 2, 2015, the
78 applicant submitted an application requesting to rezone a 316.315-acre tract of land from a Light
79 Industrial (LI) District to a Planned Development District for a single-family, residential
80 subdivision and commercial/retail development. The proposed single family, residential
81 subdivision will consist of 560 single-family homes, an 11-acre public park and an amenities
82 center. The proposed nine (9) acres of commercial/retail land will be located at the northeast
83 corner of Rochell Road and SH-276. The subject property, which was annexed into the City on
84 June 15, 1998 by Ordinance No. 98-20, is currently vacant.
85

86 Mr. Miller further stated that along with the application, the applicant has submitted a concept
87 plan and development standards for the proposed residential subdivision and commercial/retail
88 tract of land.
89

90 Pertaining to the commercial/retail, the nine acre commercial/retail tract of land will be subject
91 to the General Retail (GR) District development standards and land uses contained within the
92 Unified Development Code (UDC); however, the applicant has requested that the following uses
93 be permitted by-right: 1) Hotel, Hotel (Full Service) or Motel (with a maximum of four [4] stories),
94 2) Restaurant (with Drive-Through or Drive-In), and 3) Retail Store (with more than two [2]
95 gasoline dispensers). Typically, these uses require a Specific Use Permit within the General
96 Retail (GR) District. Per the requirements of the PD Ordinance any development within the area
97 designated as commercial/retail will require a PD Development Plan, which is a discretionary
98 approval process for the City Council. Additionally, the applicant has agreed to prohibit some of
99 the land uses that are permitted within the General Retail (GR) District, but are not compatible
100 with the proposed adjacent residential subdivision.
101

102 The proposed residential subdivision will consist of 109, 80' x 120' lots; 77, 70' x 110' lots, and
103 374, 60' x 110' lots, which equals an average lot size of ~7,335 SF. The proposed gross
104 residential density is limited to less than 2.05 units/acre by the PD Ordinance. The subdivision
105 will also incorporate 24.8-acres of open space, an 11-acre public park that will serve Park District
106 No. 31, and 109.4-acres of floodplain. The total open space provided will be 90.5-acres
107 (~29.48%). Additionally, the development will include two (2) Soil Conservation Service (SCS)
108 ponds, which will be used as an additional amenity to the development. One (1) amenities
109 center will be provided to service the 560-lot subdivision.
110

111 Mr. Miller further explained that it should be noted that the development standards contained
112 within the PD Ordinance deviate from the requirements of the UDC and the Engineering
113 Department's Standards of Design and Construction Manual in the following ways:
114

- 115 1) The applicant is requesting a front yard building setback of 15-feet. Currently, none of the
116 residential zoning districts allow less than a 20-foot front yard building setback.
117 Additionally, the applicant is requesting to allow a ten (10) foot encroachment into the
118 required building setback when a property increases the front building setback to 20-feet.
119 Allowed within this encroachment would be sunrooms, porches, bay windows, balconies,
120 masonry clad chimneys, and similar architectural features. This is similar to the
121 encroachment allowed in Planned Development District 63 (PD-63) [the Somerset Park
122 Subdivision], which allowed for a ten (10) foot encroachment into a required 20-foot front

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yard building setback. While the applicant has stated it is their intent to provide front yard encroachments there is currently nothing in the PD Ordinance requiring them.

- 2) According to Section 4, Residential Parking, of Article VI, Parking and Loading, of the UDC, “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.” The applicant has requested that front entry garages be permitted to be located 20-feet from the front property line. This would create a minimum of a five (5) foot off-set between the front façade of the primary structure and the garage. Additionally, there is currently no requirement contained within the PD Ordinance that would require the applicant to provide a mix of J-Swing and/or front entry garages. This would allow the applicant to only utilize front entry garages.
- 3) According to the Engineering Department’s Standards of Design and Construction Manual, “(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City.” Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages in lieu of alleys. This requirement has been waived for other subdivisions throughout the City.

Also, in reviewing the proposed concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

- 1) Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development.

Mr. Miller also stated that according to the residential policies established by Resolution 07-03 contained within the Comprehensive Plan, “(t)o ensure that the maximum value accrues to both parks and homes, adjacent homes should directly face the park, whether or not there may be an intervening street ...” and that “(t)he subdivision and development process should include consideration of the way in which residential and non-residential lots are laid out – adjacency and accessibility to park and open space areas should be optimized in all types of development.” [1.d.vii & 1.d.x] Currently, the plan proposed by the applicant has lots that back to open space with a trail system running directly adjacent to the rear yards of these lots. Front loading the lots would allow the trail system to be located adjacent to the park and street, and would optimize the use of the open space.

- 2) Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs.

According to the Transportation section of the Comprehensive Plan, neighborhood streets should be designed to promote, “... safe, low speeds, and to encourage more walking, cycling, and social interaction...” and “(e)nhance walkability with an interconnected pattern of streets and continuous sidewalks, short blocks, and safe pedestrian crossings.” (Pages 50-55) On the plan submitted by the applicant, cul-de-sacs have been utilized to increase the lot layout in between Discovery Boulevard and SH-276. Removing these cul-de-sacs and creating through streets would increase the connectivity in the area while decreasing the block lengths of the proposed plan.

- 3) The applicant should consider incorporating a boulevard or other green space in the center of the development to provide a heightened sense of open space.

Resolution 07-03 states that, “(w)here possible, other green areas should also be utilized, such as landscaped medians, roundabouts, street islands, conservation areas and village greens to provide a heightened sense of open space ...” and that “(n)o lot of 12,000 SF or less should be further than 800-feet from a public park or open space corridor in order to benefit the property value premium.” [1.d.viii & 1.d.xii] The plan submitted by the applicant could incorporate a street extending from Discovery Boulevard to SH-276 that could utilize a boulevard to provide additional open space and meet the stated requirements. This has been incorporated in other subdivisions throughout the City (e.g. Stone Creek and Somerset Park) to achieve an enhanced streetscape.

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In addition, the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property as an Employment Center. According to the Comprehensive Plan, the purpose of this designation is to, "...provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions." The zoning change proposed by the applicant would require this designation to be amended to a Low Density Residential and Commercial designation.

Mr. Miller further stated that while the concept plan does conform the density and open space provision requirements cited within the Comprehensive Plan, it does not conform to the Future Land Use Map nor the residential policies and guidelines intended to "encourage the development of distinctive neighborhoods."

Mr. Miller also explained that on June 5, 2015, staff mailed 19 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Timber Creek Homeowner's Associations (HOA's), which is the only, HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of the intersection of Rochell Road and SH-276, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At this time one response in favor of the applicant's request was received by staff.

Mr. Miller further explained that if the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- 2) The concept plan shall be modified to meet staff's recommendations as stated in the Conformance to the Comprehensive Plan section of this case memo for the purpose of conforming to the residential policies and guidelines contained within the Comprehensive Plan;
- 3) The front yard setback be amended to conform to the typical 20-foot front yard building setback stipulated for residential zoning districts by Article V, District Development Standards, of the UDC.
- 4) The PD Ordinance shall be modified to conform to the residential parking requirements stipulated in Section 4, Residential Parking, of Article VI, Parking and Loading, of the UDC;
- 5) In accordance with Resolution 07-03, the applicant shall be required to submit an updated concept plan with the submittal of a Master Plat indicating the location of each product type and demonstrating conformance to the "housing tree" model (i.e. the largest lots and homes are located on the main entry or perimeter streets, and smaller lots and homes are located internal to the neighborhood);
- 6) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from an Employment Center designation to a Low Density Residential and Commercial designation; and,
- 7) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

244 Due to applicant not being present at the time staff was finished presenting the case, the item
245 was deferred until the applicant arrived.

246
247 Chairman Renfro came back to public hearing item as applicant arrived and asked applicant to
248 come forth and speak.

249
250 Stacey McVey
251 7218 Lakewood Blvd.
252 Dallas, Tx

253
254 Mr. McVey came forth and stated he would allow his engineer to give explanation of the request
255 but would be available for any questions.

256
257 Craig Carney
258 4588 Henton Dr.
259 Plano, Tx

260
261 Mr. Carney came forward and gave highlights of request, stating the abundance of open space
262 as well as the dedication of an 11 acre park, which represents 47 percent of total land mass. The
263 way the City calculates open space it would only allow for one-half of flood plain acreage to
264 count towards open space. Mr. Carney explained that due to the abundance of floodplain, it
265 would leave only 53 percent to configure a subdivision. He gave brief explanation of the lot
266 breakdown and how it will be configured utilizing cul-de-sacs and front entry garages. They
267 would consider creating a path thru the cul-de-sacs down to the open space to help connectivity
268 with regard to the streets and trails. Since last meeting they have added additional cross streets
269 to try to break up the long blocks. Due to the amount of floodplain, he feels the best use of the
270 land to be developed is residential and encourages the Commission to consider the zoning
271 change to make it single-family and commercial.

272
273 Chairman Renfro asked for questions from Commissioners. Commissioner Jusko asked what
274 material the garage doors would be. Mr. McVey came forth and explained the intent with the
275 garages is to have some j-swings that will not front the street. Some would be two car garages
276 with break in the middle. The material of the door would be stained wood possibly high end oak.
277 Mr. McVey stated that is reason for request for 15-foot house setbacks and 20-foot garage
278 setbacks is to create an articulated front facade.

279
280 Chairman Renfro asked if the streets going south towards SH-276 would have access to
281 subdivision. Planning Manager, Ryan Miller, stated that they do have an access point but would
282 need TxDot approval. Also Chairman Renfro asked questions concerning the amount of cul-de-
283 sacs being depicted on the concept plan (i.e. nine cul-de-sacs not seven). Mr. Carney did clarify
284 it is nine cul-de-sacs.

285
286 Commissioner Lyons asked staff what percentage of Light Industrial is still not developed within
287 the City. Mr. Miller stated he did not have an accurate number, but stated that in that area there
288 is vacant land to the west and north of IH-30 that is zoned Light Industrial and vacant.

289
290 Fire Marshall, Ariana Hargrove, stated a concern with the emergency access in some of the
291 phases. The concept plan shows secondary access routes for the Fire Department, and will not
292 the Fire Department cannot approve any emergency access through floodplain. Fire Marshall
293 Hargrove stated they have denied the request in the system.

294
295 Commissioner Fishman had questions for the Fire Marshall Hargrove concerning the
296 concentration of homes at the center of the development and if there is a reason for concern
297 with regard to the access to those homes. Fire Marshall Hargrove stated that there was no
298 concern at this time as long as Fire Department has roadway access. She went on to state that
299 the maximum block length for a dead end street is 600-feet.

300
301 Commissioner Fishman also asked staff if a boulevard would be established for connectivity,
302 per staff's recommendation, where would it be located. Mr. Miller stated when staff originally
303 talked to applicant they recommended that it extend from Discovery Boulevard to SH-276. The
304 issue is not that they are not providing enough open space; the issue is where it is located.

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Commissioner Jusko asked what the total length of the trails provided was. Mr. Carney stated there will be four miles of trail.

Commissioner Lyons asked if they tie into cul-de-sacs. Mr. Carney stated they would provide that if that was asked of them.

Chairman Renfro stated he was not in agreement with the 15-foot setback request, as well as the lack of access to the trail system from the cul-de-sacs. He went on to state that at that time he would not be willing to support the request the way it is being presented.

Chairman Renfro asked if there was anyone in the public who wanted to come forth and speak. With their being no one indicating such, Chairman Renfro closed the public hearing.

Commissioner Lyons stated he would not support the request at this time due to how it is being proposed.

Commissioner Jusko had no comment.

Commissioner McCutcheon stated that he would not support the request due to the way it is being proposed at this time.

Commissioner Fishman stated she has the same concerns and is also concerned about the concentration of homes depicted on the concept plan. She stated she likes the concept with regard to the lakes but feels it could work better. She also questioned where the community center would be located. Mr. Carney clarified the Boys and Girls Club is no longer part of the plan.

General discussion took place concerning setbacks and concentration of homes.

Commissioner Lyons proposed the item be tabled. Chairman Renfro and Commissioner McCutcheon stated they would not be in favor of tabling the item.

Planning Director, Robert LaCroix, added comments concerning other existing subdivisions with 15-foot front entry lots.

Commissioner Lyons made motion to table item. Commissioner Jusko seconded motion.

The motion passed by vote of 3-2, with Chairman Renfro and Commissioner McCutcheon dissenting, with Commissioners Conley and Logan absent.

V. DISCUSSION ITEMS

9. Z2015-015

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.

Chairman Renfro asked applicant to come forward and speak.

John Arnold
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, TX 75225

Mr. Arnold came forward and gave brief explanation of request.

365 There being no questions staff indicated the case will return to the Commission for action at the
366 next scheduled meeting.

367
368 10. Z2015-020

369 Hold a public hearing to discuss and consider a request by Wayne Mershawn of Mershawn Architects
370 on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) for a
371 church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land
372 identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall
373 County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay
374 (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of
375 John King Boulevard and SH-205, and take any action necessary.

376
377 Chairman Renfro asked applicant to come forth and speak.

378
379 Greg Wallace
380 3313 Ridge Road
381 Rockwall Tx

382
383 Mr. Mershawn came forward and gave brief explanation of request.

384
385 There being no questions staff indicated the case will return to the Commission for action at the
386 next scheduled meeting.

387
388 11. Z2015-021

389 Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the
390 George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an
391 Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition,
392 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-
393 205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take
394 any action necessary.

395
396 Chairman Renfro asked applicant to come forth and speak.

397
398 Sam Ellis
399 6969 Canyon
400 McKinney, Tx

401
402 Mr. Ellis came forward and gave brief explanation of request.

403
404 There being no questions staff indicated the case will return to the Commission for action at the
405 next scheduled meeting.

406
407 12. Z2015-022

408 Hold a public hearing to discuss and consider modifications to Article IV, *Permissible Uses*, and Article
409 V, *District Development Standards*, of the Unified Development Code for the purposes of creating a
410 standard for cultured stone, and adding standards for a *Portable Beverage or Food Facility*, and take
411 any action necessary.

412
413 Planning Manager, Ryan Miller, explained at the last council meeting there was a request to add
414 a provision for a portable beverage and food facility. The applicant requested to change the
415 code to add this use in, to accommodate a food trailer in PD-50. Currently, there is a portable
416 beverage facility, which allows snow cones stands by a SUP. These SUP's typically limit the
417 hours of operation for these uses. Council directed staff to bring the text amendment forward to
418 account for the provision of a portable beverage and food facility.

419
420 Mr. Miller also explained the text amendment would also include the cultured stone requirement
421 that Council directed staff to prepare.

422
423 There being no further questions staff indicated the case will return to the Commission for
424 action at the next scheduled meeting.

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13. MIS2015-003

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 and add a street cross section for a M3U (*minor arterial, three [3] lane, undivided roadway*) to Appendix 'D', *Thoroughfare Cross Sections*.

Planning Manager, Ryan Miller, stated that the City is looking at changing the City's Master Thoroughfare Plan and that they had provided a copy with the preliminary changes. This will come back to the Planning and Zoning Commission for work session at the next meeting.

14. P2015-023

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

There being no questions staff indicated the case will return to the Commission at the next scheduled meeting.

15. P2015-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

There being no questions staff indicated the case will return to the Commission at the next scheduled meeting.

16. P2015-025

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 3 of the Rockwall Downes Subdivision, consisting of 26 single family lots on a 8.559-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northwest corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

There being no questions staff indicated the case will return to the Commission at the next scheduled meeting.

17. SP2015-015

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District,

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located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Jimmy Strohmeier
1620 Fairlakes Pointe
Rockwall, Tx

The applicant came forward and gave brief explanation of the request.

Planning Manager, Ryan Miller, stated there maybe one or two variances associated with the request but that it will be brought back at the next meeting for action. Mr. Miller also stated that the Architectural Review Board reviewed the item earlier in the evening and made a recommendation that the east elevation (i.e. the flat white wall) could be better articulated through the use of windows, signage, etc. and that the applicant agreed to draw something up and present it to staff.

There being no questions staff indicated the case will return to the Commission for public hearing at the next scheduled meeting.

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

- ✓ P2015-021: Lots 1-4, Block A, Breezy Hill Estates [Approved]
- ✓ P2015-022: Lot 11 & 12, Block 2, Alliance Addition, Phase 2 [Approved]
- ✓ Z2015-014: Gideon Tract (AG to PD) (1st Reading) [Approved]
- ✓ Z2015-017: SUP for Crush-It-Sports (1st Reading) [Approved]
- ✓ Z2015-018: 1815 E. Old Quail Run Road (SFE-2.0 to SFE-1.5) (1st Reading) [Approved]
- ✓ MIS2015-002: LRE Emergency Manufactured Home [Approved]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting. The Commission did not have any questions concerning this agenda item.

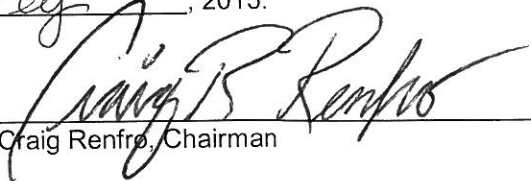
19. Planning and Zoning Commission Training Session: Planned Development Districts

Planning Manager, Ryan Miller, stated training session would be postponed to the meeting on July 14, 2015.

20. ADJOURNMENT

Meeting adjourned at 7:37 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of July, 2015.



Craig Renfro, Chairman

Attest: 

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 14, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:03p.m. Present were Commissioners Annie Fishman, John McCutcheon, Mike Jusko, Tracey Logan and Wendi Conley. Absent was Commissioner Jonathan Lyons. Also present were Planning Director, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the June 30, 2015 Planning and Zoning Commission meeting.

2. P2015-023

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.

3. P2015-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

4. P2015-025

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 3 of the Rockwall Downes Subdivision, consisting of 26 single family lots on a 8.559-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northwest corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Commissioner Fishman made motion to approve the consent agenda. Commissioner McCutcheon seconded the motion, which passed with a vote of 6-0. Chairman Renfro noted that Commissioner Lyons was absent.

Commissioner Lyons arrived at 6:08 p.m.

Chairman Renfro stated that Action Item number 9 was being moved to the front of the agenda.

9. Z2015-016

Discuss and consider a request by Stacey McVey of Double Eagle Properties on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI) District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract

62 No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at
63 the northeast corner of the intersection of Rochelle Road and SH-276, and take any action
64 necessary.
65

66 Planning Manager, Ryan Miller, explained that this case had been brought to the
67 Commission in the previous meeting, but recapped to the Commission the background of
68 the case explaining that on June 2, 2015, the applicant submitted an application requesting
69 to rezone a 316.315-acre tract of land from a Light Industrial (LI) District to a Planned
70 Development District for a single-family, residential subdivision and commercial/retail
71 development. The proposed single family, residential subdivision will consist of 507 single-
72 family homes, a 55.2-acre public park and an amenities center. The proposed nine (9) acres
73 of commercial/retail land will be located at the northeast corner of Rochell Road and SH-276.
74 The subject property, which was annexed into the City on June 15, 1998 by Ordinance No.
75 98-20, is currently vacant.
76

77 Along with the application, the applicant has submitted a concept plan and development
78 standards for the proposed residential subdivision and commercial/retail tract of land.
79 Commercial/Retail
80

81 Mr. Miller further explained that the nine (9) acre commercial/retail tract of land will be
82 subject to the General Retail (GR) District development standards and land uses contained
83 within the Unified Development Code (UDC); however, the applicant has requested that the
84 following uses be permitted by-right: 1) Hotel, Hotel (Full Service) or Motel (with a maximum
85 of four [4] stories) [limited to one (1) hotel/motel], 2) Restaurant (with Drive-Through or
86 Drive-In) [limited to three (3) restaurants], and 3) Retail Store (with more than two [2]
87 gasoline dispensers). Typically, these uses require a Specific Use Permit within the General
88 Retail (GR) District. Per the requirements of the PD Ordinance, any development within the
89 area designated as commercial/retail will require a PD Development Plan, which is a
90 discretionary approval process for the City Council. Additionally, the applicant has agreed
91 to prohibit some of the land uses that are permitted within the General Retail (GR) District,
92 but are not compatible with the proposed adjacent residential subdivision.
93

94 Mr. Miller also explained that the proposed residential subdivision will consist of 121, 80' x
95 120' lots; 127, 70' x 110' lots; and 259, 60' x 110' lots, which equals an average lot size of
96 ~7,600 SF. The proposed gross residential density is limited to less than 1.70 units/acre by
97 the PD Ordinance (~1.65 units/acre is depicted on the concept plan). The subdivision will
98 also incorporate 30.9-acres of open space, a 55.2-acre public park that will serve Park
99 District No. 31, and 65.2-acres of additional floodplain. The total open space provided will
100 be 96.6-acres (~31.5%) [floodplain counted at 1/2:1]. Additionally, the development will
101 include two (2) Soil Conservation Service (SCS) ponds (one [1] of which will be in the public
102 park), which will be used as an additional amenity to the development. One amenities
103 center will be provided to service the 507-lot subdivision.
104

105 Mr. Miller also stated that it should be noted that the development standards contained
106 within the PD Ordinance deviate from the requirements of the UDC and the Engineering
107 Department's Standards of Design and Construction Manual in the following ways:
108

- 109 1) According to Section 4, Residential Parking, of Article VI, Parking and Loading, of
110 the UDC, "(i)n single-family or duplex districts, parking garages must be located at
111 least 20-feet behind the front building façade for front entry garages, unless it is a J-
112 Swing garage where the garage door is perpendicular to the street." The applicant
113 has requested that front entry garages be permitted to be located 20-feet from the
114 front property line. This would create a minimum of a five (5) foot off-set between
115 the front façade of the primary structure and the garage; however, the applicant has
116 also included the option to allow a ten (10) foot encroachment to the front building
117 façade for architectural elements (e.g. front porches, sunrooms, etc.), which if
118 utilized would increase the off-set to 15-feet. As a compensatory measure, the
119 applicant has agreed to limit the number of front entry garages allowed for each
120 product type as follows: 1) Type A would require 60% J-Swing Drives/40% Front
121 Entry Drives, 2) Type B would require 67% J-Swing Drives/33% Front Entry Drives,
122 and 3) Type C would require 33% J-Swing Drives/67% Front Entry Drives.

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- 2) According to the Engineering Department's Standards of Design and Construction Manual, "(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City." Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages in lieu of alleys. This requirement has been waived for other subdivisions throughout the City.

In reviewing the original concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff recommended that the applicant incorporate the following recommendations to ensure conformance to the policies and guidelines established by Resolution 07-03:

- 1) Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development.
- 2) Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs.
- 3) The applicant should consider incorporating a boulevard or other green space in the center of the development to provide a heightened sense of open space.

Mr. Miller further explained that in response to these comments and the concerns raised by the Planning and Zoning Commission at their regularly scheduled meeting on June 30, 2015, the applicant has made the requested changes, which has resulted in a reduction of the number of lots from 560 to 507. This is a decrease in the total residential density from 1.82 units/acre to 1.65 units/acre. The new plan also includes a lot mix that is more even, and incorporates more of the larger Type A lots and less of the smaller Type C lots than the original plan. Additionally, the new concept plan indicates general conformance to the "housing tree" model (i.e. the largest lots and homes are located on the main entry or perimeter streets, and smaller lots and homes are located internal to the neighborhood), which is a requirement of Resolution 07-03. With the changes to the concept plan, the applicant has demonstrated congruence to the policies and guidelines established in Resolution 07-03 and the Comprehensive Plan.

With this being said, the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property as an Employment Center. According to the Comprehensive Plan, the purpose of this designation is to, "...provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions." The zoning change proposed by the applicant would require this designation to be amended to a Low Density Residential and Commercial designation. This has been added as a condition of approval for this case.

Mr. Miller further stated that if the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from an Employment Center designation to a Low Density Residential and Commercial designation; and,
- 3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

183 engineering and fire codes and with all other applicable regulatory requirements
184 administered and/or enforced by the state and federal government.

185 Mr. Miller stated applicant was present and was available for questions.
186

187 Chairman Renfro opened the public hearing and asked applicant to come forth and speak.
188

189 Craig Carney
190 4588 Henton Dr.
191 Plano, Tx
192

193 Mr. Carney came forth and gave slide presentation of request, which included the changes
194 made.
195

196 Chairman Renfro asked Commission for questions for applicant.
197

198 Commissioner Logan asked clarification of what front loaded lots meant. Mr. Miller clarified
199 that there is not 131 front loaded lots, lots along the boulevard are not front loaded, front
200 loaded are lots that have a street directly in front of the open space.
201

202 Chairman Renfro directed question to Fire Marshall, Ariana Hargrove, asked where access
203 would be from the southeast quadrant. Ms. Hargrove explained that proposal includes only
204 one way into that phase, therefor the fire department has noted those homes would have to
205 be fire sprinkler to meet the fire requirement.
206

207 Commissioner Logan had question regarding location of lines on floodplain, had it had been
208 cleared with FEMA. Mr. Miller stated that is not part of the zoning process but rather an
209 engineering process when a flood study is done.
210

211 Commissioner Lyons asked what builders would be involved. Mr. Carney stated developers
212 have not been identified at this time.
213

214 Chairman Renfro brought the item back to the Commission for discussion.
215

216 Commissioner Conley stated her concern was with the smaller lots in the entry next to the
217 commercial.
218

219 Commissioner McCutcheon stated he was pleased with improvements made, but still has
220 some concerns with how this area was currently planned, or thought to be versus what is
221 being proposed. If in the future across Rochelle something goes in that the neighborhood
222 feels does not belong, it may pose a problem.
223

224 Chairman Renfro stated comprehensive plan does need to be flexible, but feels if zoning is
225 changed and the Tech Park has sudden growth this zoning change may create an issue in
226 the future.
227

228 Chairman Renfro asked for Mr. Millers thoughts on his comment.
229

230 Mr. Miller stated currently the adjacent property is vacant and they would be required to
231 provide screening. It is currently Light Industrial and there are standards in place that would
232 require a certain separation to be provided between those two uses. At this point not
233 knowing what the adjacent property is going to be, it should not affect this particular
234 property and with such a large amount of floodplain Mr. Miller questioned the feasibility of a
235 Light Industrial development on the property.
236

237 Chairman Renfro stated his concern is for the property west of this one. Mr. Miller stated
238 there are standard in place for both uses that protect that property.
239

240 Planning Director, Robert LaCroix, reiterated that this property over the years initially was
241 AG land; the owner may or may not have agreed, nothing was said by him at the time the
242 zoning change took place by the City. Another part was zoned Light Industrial was in turn
243

244 rezoned back to AG for the purpose of residential development because of the infrastructure
245 and because of floodplain. That may have been the concern of protection of the park
246 property. Each Planned Development that comes before the Commission should be
247 considered on how the property can be used. It has been Light Industrial over ten years and
248 nothing has occurred on the property. It doesn't appear looking at the layout, at least
249 portions, are not configured to allow for large 30 or 40 tracts of land that are utilized for
250 industrial use. Looking at it today the way it is broken down to make it a viable true
251 industrial development, physically doesn't look like it can accommodate a large industrial
252 development. It would be something to consider if it is not a viable light industrial, what, can
253 it be a combined use with residential and commercial.

254
255 Chairman Renfro made motion to deny zoning change. Commissioner Jusko seconded the
256 motion, which passed by a vote of 5-2, with Commissioners Conley and Logan dissenting.

257
258 III. PUBLIC HEARINGS

259
260 5. Z2015-015

261 Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company
262 on behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an
263 Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District
264 land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract
265 No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the
266 east side of Breezy Hill Road north of FM-552, and take any action necessary.

267
268 Planning Manager, Ryan Miller, explained that On May 15, 2015, the applicant submitted an
269 application requesting to rezone a 93.00-acre tract of land from an Agricultural (AG) District
270 to a Planned Development District for a single-family, residential subdivision that will
271 consist of 231 single-family lots, an amenities center and open space areas. The property,
272 which was annexed into the City on February 4, 2008 by Ordinance No. 08-12, is located
273 northeast of the Breezy Hill Subdivision and is currently vacant agricultural land.

274
275 The land uses adjacent to the subject property are as follows:

276
277 North: Directly north of the subject property is the City's corporate boundaries followed by
278 a vacant tract of land situated within the City's Extraterritorial Jurisdiction (ETJ).

279
280 South: Directly south of the subject property is the City's corporate boundaries followed by
281 several single-family homes situated within the City's Extraterritorial Jurisdiction (ETJ).

282
283 East: Directly east of the subject property is the City's corporate boundaries followed by a
284 portion of Anna Cade Road, which is identified as a Minor Collector on the City's Master
285 Thoroughfare Plan. Beyond this thoroughfare are several single-family homes situated
286 within the City's Extraterritorial Jurisdiction (ETJ).

287
288 West: Directly west of the subject property is a strip of land that connects Breezy Hill Road
289 with the property directly north of the subject property and serves as a private access drive.
290 Beyond this is a vacant 91.011-acre tract of land, zoned Planned Development District 74
291 (PD-74) for single-family land uses, that is scheduled to be a future phase of the Breezy Hill
292 Subdivision.

293
294 Mr. Miller further stated that along with the application, the applicant has submitted a
295 concept plan and development standards for the proposed residential subdivision. The
296 concept plan shows that the subdivision will consist of 53, 80' x 125' lots; 62, 70' x 120' lots;
297 and 116, 60' x 120', which equals an average lot size of ~7,288 SF and a gross residential
298 density of 2.48 units/acre. Incorporated within the development will be 22.00-acres of open
299 space and an amenities center that will serve the 231 single-family lots. It should be pointed
300 out that the proposed PD Ordinance has similar standards as were approved in Planned
301 Development District 74 (PD-74) [i.e. the Breezy Hill Subdivision], and according to the
302 applicant will be constructed as future phases of the adjacent subdivision.
303

304 It should be noted that the development standards contained within the PD Ordinance
305 deviate from the requirements of the Engineering Department's Standards of Design and
306 Construction Manual in the following ways:
307

- 308 1) According to the Engineering Department's Standards of Design and Construction
309 Manual, "(t)he City Council may waive the residential alley requirement upon
310 determination by the Council, if it is in the best interest of the City." Currently, the
311 applicant is requesting to allow J-Swing and/or Front Entry garages that comply with
312 Article VI, Parking and Loading, of the Unified Development Code (UDC) in lieu of alleys.
313 This requirement has been waived for other subdivisions throughout the City when the
314 PD Ordinance conforms to the requirements stipulated by the UDC.
315

316 Mr. Miller also noted that in reviewing the proposed concept plan for conformance to the
317 policies and guidelines of the Comprehensive Plan, staff made the following
318 recommendations to the applicant:
319

- 320 1) Single-family lots adjacent to open space should be front loaded for the purpose of
321 maximizing the value of the adjacent single-family homes, preserving view corridors
322 along the streetscapes, and to better optimize the use of open space within the
323 development.
324

325 According to the residential policies established by Resolution 07-03 contained within
326 the Comprehensive Plan, "(t)o ensure that the maximum value accrues to both parks
327 and homes, adjacent homes should directly face the park, whether or not there may be
328 an intervening street ..." and that "(t)he subdivision and development process should
329 include consideration of the way in which residential and non-residential lots are laid out
330 - adjacency and accessibility to park and open space areas should be optimized in all
331 types of development." The proposed concept plan currently shows the majority of the
332 lots backing to open space, which the applicant has stated is necessary due to several
333 existing ponds situated on the property that limit the ability to lay lots out in a front
334 loaded format with regard to the street layout. Additionally, the applicant has indicated
335 a preference to allow the lots to back to open space as a selling point for the proposed
336 subdivision. The purpose of this requirement in the Comprehensive Plan is to increase
337 the availability of open space and park amenities while maintaining property values. In
338 this case, the proposed subdivision has direct proximity to the public park provided in
339 the Breezy Hill Subdivision that could satisfy the availability to the open space
340 requirement. As a compensatory measure staff has included a condition of approval
341 that would require the applicant to provide direct connectivity to the park, which could
342 be achieved through a trail system or the extension of Street K into the adjacent phase
343 of the Breezy Hills subdivision.
344

- 345 2) Increased street connectivity for safety and access can be achieved by removing
346 unnecessary cul-de-sacs.
347

348 According to the Transportation section of the Comprehensive Plan, neighborhood
349 streets should be designed to promote, "... safe, low speeds, and to encourage more
350 walking, cycling, and social interaction..." and "(e)nhance walkability with an
351 interconnected pattern of streets and continuous sidewalks, short blocks, and safe
352 pedestrian crossings." (Pages 50-55) On the original concept plan submitted by the
353 applicant, cul-de-sacs were utilized on Streets 'D', 'H', 'I' & 'J'. Since staff made this
354 recommendation, the applicant revised the plan to remove these cul-de-sacs for the
355 purpose of increasing street connectivity within the proposed development.
356

357 Mr. Miller further stated that the Future Land Use Map, contained within the Comprehensive
358 Plan, designates the subject property for Low Density Residential land uses. According to
359 the Comprehensive Plan, "(l)ow density residential is defined as less than two (2) units per
360 acre; however, a density up to two and one-half (2.5) units per gross acre may be allowed
361 within a residential Planned Development District that includes the dedication and/or
362 development of additional amenities exceeding the minimum standards for residential
363 Planned Developments." Additionally, the Planned Development District standards

364 contained within the Unified Development Code (UDC) require a minimum of 20% of the
365 gross land area be dedicated to open space.
366

367 In this case, the concept plan depicts a residential density of 2.48 units/acre, which is less
368 than the 2.5 units/acre permitted by the Low Density Residential land use designation. The
369 applicant is also showing 22.0-acres of open space, which exceeds the 20% open space
370 requirement stipulated by the UDC and Comprehensive Plan by 3.4-acres (18.6-acres open
371 space required). Additionally, the applicant has indicated that an Amenities Center will be
372 provided. Staff has also placed a condition of approval requiring connectivity between the
373 subject property and the adjacent public park, which should further increase the amenity
374 being offered by the proposed development.
375

376 Mr. Miller further explained that the Master Thoroughfare Plan contained with the
377 Comprehensive Plan shows two (2) Minor Collectors adjacent to the property at Breezy Hill
378 Road and Anna Cade Road. The applicant has stated that they are requesting a waiver to
379 the improvements of these roadways for the following reasons:
380

- 381 1) Anna Cade Road. The only portion of Anna Cade Road adjacent to the property is the
382 north/south portion along the eastern property line. The concept plan depicts only
383 emergency access being needed off this roadway. Additionally, the City has no plans to
384 improve the north/south portions of Anna Cade Road since the majority of this roadway
385 is located outside of the City's corporate boundaries in Rockwall County.
386
- 387 2) Breezy Hill Road. The concept plan shows that the applicant will not take access off
388 Breezy Hill Road, instead opting to circulate traffic back through the adjacent Breezy Hill
389 Subdivision. The purpose for this roadway alignment is to continue the requirements
390 that were established with the Breezy Hill Subdivision, which limited the applicant's
391 ability to access this roadway.
392

393 Currently, staff is in the process of reviewing and revising the Master Thoroughfare Plan,
394 and has recommended to the applicant that they provide an east/west connector that will
395 connect Anna Cade Road to John King Boulevard. Street A represents this Minor Collector
396 that will carry traffic from Anna Cade Road, through the subject property and the Breezy Hill
397 Subdivision, and down through the adjacent Life Springs Church property to John King
398 Boulevard. It is believed that this roadway is necessary to account for future growth within
399 the City's Extraterritorial Jurisdiction (ETJ) within Collin County.
400

401 The proposed zoning case does appear to conform to the majority of the Comprehensive
402 Plan's policies and guidelines with the exception of the proposed front loaded lot
403 requirement stipulated by Resolution 07-03. Additionally, the proposed land use does
404 conform to the Future Land Use map. With this being said, the proposed density and
405 conformance with the Master Thoroughfare Plan remain discretionary decisions for the City
406 Council.
407

408 Mr. Miller also stated that on June 26, 2015, staff mailed five notices to property owners and
409 residents within 500-feet of the subject property. Additionally, staff posted a sign along
410 Anna Cade Road, and advertised the public hearings in the Rockwall Harold Banner as
411 required by the UDC. The only responses received by staff were from property owner's
412 outside of the city limits.
413

414 The City does not show any Homeowner's Associations or Neighborhood Organizations
415 registered under the Neighborhood Notification Program within 1,500-feet of the subject
416 property.
417

418 Mr. Miller went on to state that if the Planning and Zoning Commission chooses to
419 recommend approval of the applicant's request to rezone the subject property from an
420 Agricultural (AG) District to a Planned Development District, then staff would propose the
421 following conditions of approval:
422

- 423 1) The applicant shall be responsible for maintaining compliance with the conditions
424 contained within the Planned Development District ordinance;

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- 2) The should provide connectivity to the adjacent public park located within the Breezy Hill Subdivision; and
- 3) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Chairman Renfro asked if there were questions from Commissioners for staff.

Chairman Renfro opened the public hearing and asked applicant to come forth and speak.

John Arnold
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, TX 75225

Mr. Arnold came forward and gave explanation of request with a slide presentation that included solutions and alternatives to issues and concerns residents have voiced.

Mr. Arnold stated he would like to continue getting feedback from residents and table the request at this time to give him the opportunity to make more changes from the responses of the residents.

Chairman Renfro asked staff if applicant is asking to table item would a vote still be needed. Mr. Miller stated it is up to the Commission to make a motion to table or to proceed with the public hearing or take it to a vote and make a recommendation on the original plan that was submitted.

Chairman Renfro opened the public hearing and asked if anyone wished to speak on this matter.

David Stubblefield
1550 Anna Cade
Rockwall, Tx

Mr. Stubblefield came forward and stated he is one of two neighbors to the north and owns a 160-acre tract of land. The other property owner is Chuck Sinks who owns a 200-acre tract of land. Mr. Sink's sole means of access to the property is via Breezy Hill Rd not Breezy Hill Lane. Mr. Stubblefield stated he felt that is somewhat deceptive from the way it is being displayed by developer. Breezy Hill Lane is a street thru the existing Breezy Hill development the proposal is that Breezy Hill road would dead end at this property. However that Breezy Hill Road presently continues and jogs around the southwest corner of this property and up the entire western side of this property. From the point where it ends on the north that becomes a private road, its 44 foot in width and that property is owned by Mr. Sinks. Mr. Sinks has told this developer he is not selling that strip of land. Mr. Stubblefield further stated that in addition he holds an easement to that strip of land and a right of first refusal and he has told developer he is not waiving his right of first refusal nor giving up the easement. Therefore, this development cannot access the existing Breezy Hill development absent some eminent domain. Mr. Stubblefield also stated he has been told by the developer that if the zoning change is approved the City will by eminent domain and take that 44 foot strip of land.

He further stated he is unhappy with developer wishing to table the item knowing they cannot move forward it will be a waste of city time as well as for the residents that came out in opposition. Also his concern is with traffic that will be dumped on Anna Cade Road which it cannot handle. A traffic analysis must be done. He feels the proposal is not in keeping with the existing community in the area.

486 Dixon Glaze
487 3015 Red Valley Run
488 Rockwall, Tx

489
490 Ms. Dixon came forward and expressed opposition to the proposed zoning change. Her
491 concerns included additional traffic onto Anna Cade Road as well as the loss of natural
492 creek corridors.

493
494 Carl Glaze
495 3015 Red Valley Run
496 Rockwall, Tx

497
498 Mr. Glaze came forward and stated he was part of an annexation a few years ago with the
499 City that annexed a strip of their property, and at that time were told the purpose of the
500 annexation was to maintain and protect the acreage in that area for only large lot
501 development. He feels this development is not consistent with that long-term plan for the
502 area.

503
504 Jennifer Tolbert
505 1232 Anna Cade
506 Rockwall, Tx

507
508 Ms. Tolbert came forward and stated she was speaking on behalf of herself, her husband,
509 and kids. She stated her husband did send email to staff stating his opposition to proposal.
510 Ms. Tolbert further stated her concern include schools being overcrowded, the impact it will
511 have on traffic as well as animal life. Ms. Tolbert also expressed concern over historical
512 stone house that is on the property being destroyed, wishes to preserve the history of
513 Rockwall by keeping it intact.

514
515 David Parson
516 702 Anna Cade
517 Rockwall, Tx

518
519 Mr. Parson came forward expressed opposition to the proposed zoning change stating he
520 feels it does not reflect the vision of Rockwall's small town feel and character. This proposal
521 does not keep in line with Rockwall's Comprehensive Plan.

522
523 David Plette
524 812 Anna Cade Rd
525 Rockwall, Tx

526
527 Mr. Plette expressed opposition to the proposed zoning change. He has concerns about
528 increased traffic on Anna Cade that he feels is too small a road and cannot handle it.

529
530 Jonathan Holloway
531 617 Camp Creek Rd.
532 Rockwall, Tx

533
534 Mr. Holloway provided slide show of stone house and gave brief history behind it. He
535 expressed concern for the preservation of this piece of Texas history.

536
537 Christine Rinner
538 414 Anna Cade Rd.
539 Rockwall, Tx

540
541 Ms. Rinner came forward and stated opposition for proposed development. She feels any
542 new development must be in keeping with surrounding area as stated in Rockwall's
543 Comprehensive Plan. She also stated that currently she uses Anna Cade to cross her cattle
544 across that street, with increased traffic she would have to load her cattle onto trailers to
545 cross the short distance.

546

547 Steven Rinner
548 414 Ana Cade Road
549 Rockwall, Tx

550
551 Mr. Rinner came forward and stated his opposition to the development. He has lived on
552 Anna Cade for the past 40 years and has seen growth in Rockwall, and although change in
553 the rural feel of Rockwall is inevitable he opposes this high density development that will
554 have a high impact on traffic that Anna Cade Road cannot handle.

555
556 Cyndi Knochel
557 11 Kimberly Ln.
558 Rockwall, Tx

559
560 Ms. Knochel came forward and stated her opposition to the proposal stating her reason for
561 moving to this area two years ago was for the open space it provided. This proposal will
562 eliminate what's left of the open space in the area where wildlife and nature is something
563 that makes living on her property special.

564
565 Melissa Sandlin
566 1571 Anna Cade
567 Rockwall, Tx

568
569 Ms. Sandlin came forward and stated she has lived in Rockwall for the last 18 years and has
570 seen many changes. Does not mind change but small time charm is getting lost with big
571 developers. Feels comprehensive plan will help prevent this type of proposed development
572 with high density homes that will rob Rockwall of the small town charm which is what drew
573 her to move here years ago. She is asking that the proposal be denied.

574
575 Glen Detgen
576 276 Camp Creek Rd.
577 Rockwall, Tx

578
579 Mr. Detgen came forward and stated his opposition for the proposed development. He is
580 concerned of the impact having such high density community so close to a community with
581 big lots and acreage. He added he agrees to all of the concerns his neighbors have shared.

582
583 Carrie Stewart
584 1795 Anna Cade
585 Rockwall, Tx

586
587 Ms. Stewart came forward and expressed her opposition at proposed development. She
588 feels adding such a high density community will change the diversity of rural, agricultural
589 and neighborhood that living in Anna Cade offers. She is also concerned with the additional
590 traffic it will cause.

591
592 Scott Flowers
593 334 Pleasant Acres Rd.
594 Rockwall, Tx

595
596 Mr. Flowers came forward and stated he is opposed to proposed development due to the
597 impact it will have on traffic on Anna Cade.

598
599 Doug Pritchard
600 362 Farm Lane
601 Rockwall, Tx

602
603 Mr. Pritchard came forward and stated he opposes the proposed development. He feels
604 estate lots would be more fitting on this property. He agrees with neighbors' concerns of
605 impact added traffic will have on Anna Cade Road.

606
607 Leonard Duncan

608 1043 Anna Cade
609 Rockwall, Tx

610
611 Mr. Duncan came forward and stated his opposition to the proposal. He is concerned with
612 developing a high density community in an estate lot area.

613
614
615 Tim Morris
616 1046 Anna Cade Rd.
617 Rockwall, Tx

618
619 Mr. Morris came forward and stated his opposition for proposed development. He sated he
620 is not against tract development but this development does not follow with the Estate Lot
621 properties that are in the area.

622
623 Bryan Sandlin
624 1571 Anna Cade
625 Rockwall, Tx

626
627 Mr. Sandlin came forward and stated he is against the proposal. He feels the right developer
628 will propose something that stays conforming to current with estate lots that are in the area.

629
630 Kevin Haddoy
631 16406 Anna Cade Road
632 Rockwall, Tx

633
634 Mr. Haddoy came forward and stated his opposition for the proposed development and does
635 not want the item to be tabled but instead denied.

636
637 Cliff Sevier
638 3041 Longhorn Ln
639 Rockwall, Tx

640
641 Mr. Sevier came forward and stated he is opposed to the proposal, he feels estate lots
642 should be what is developed and believes it would be what would sell.

643
644 Jason Smith
645 105 E. Kauffman St.
646 Rockwall, Tx

647
648 Mr. Smith came forward and stated he is an attorney and the administrator for The Riggs
649 Estate. He presented a brief history of Mr. Riggs (the previous owner) and the history of the
650 property and the Riggs family. He is for the zoning change, pointing out that the property
651 has been annexed and that the eras should be able to sell the property for development if
652 they wish.

653
654 Brandon Wolf
655 446 Farm Lane
656 Rockwall, Tx

657
658 Mr. Wolf came forward and stated his opposition for proposed development. He stated
659 although he appreciates executor's point of view, he does not feel original land owner would
660 agree with the developers proposal for this land.

661
662 Linda Morris
663 1046 Anna Cade
664 Rockwall, Tx

665
666 Ms. Morris came forward and stated she is against the proposal. She has lived in her current
667 home 45 years and feels this community is one of the most unique areas in Rockwall and
668 worries what will become of animal life if this high density development comes in.

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Robert Jackson
3060 Anna Cade Cir.
Rockwall, Tx

Mr. Jackson came forward and stated he agrees with everything his neighbors have come forward and stated and is asking for the proposal to be denied.

Adam Buzcek
8214 Westchester Ste 710
Dallas, Tx

Mr. Buzcek came forward and stated he feels this is a process and is willing to continue to take further comments from the residents to ensure concerns are addressed. He stated he is asking the Commission to allow him to move forward with the process of improving the plan and continue to work with the concerns of the residents. He further stated that the Riggs property is a unique property that can be preserved and the new proposal will be much lower density and will have bigger lots, he asked the item be tabled in order to provide the opportunity to offer that.

Planning Director, Robert LaCroix, advised Chairman Renfro if the Commission chose to allow the applicant to come back with a new proposal, the public hearing should stay open to allow the public to have input on new proposal.

Chairman Renfro closed the public hearing and opened the floor for questions to staff.

Chairman Renfro spoke briefly concerning the comprehensive plan, and the purpose it serves.

Commissioner Jusko made comment of residents needing to embrace change, but does not feel this product on this property at this time is what is fitting.

Commissioner Fishman stated her concern is for the increased traffic that would affect the quality of life as well as safety for these residents. She stated she would support a development that would stay consistent to the already existing homes, which this proposal does not.

Commissioner Conley stated concerns in regards to the stone house that was brought up by resident and feels more information needs to be found out about how to preserve it.

Commissioner Logan stated she also has concerns over the historic aspect of the stone house, asked staff if any information was known about it.

Planning Director, Robert LaCroix stated staff was unaware of the house until yesterday that a citizen called with question concerning process of land marking. Mr. LaCroix further stated if it something that would be pursued the Historic Board has a mechanism for looking into this, it is usually recommended for the property owner to come forward with a request, it is not something that is voluntarily looked into, but if the developer would like to pursue, it could be taken to the Historic Board who would make a recommendation to the Planning and Zoning Commission and it would then be forwarded to the City Council. He further explained it is a zoning process to have a property landmarked, and can be pursued if there is an interest in doing so.

Commissioner Logan also added that she feels after applicant has heard residents' concerns and is willing to address those issues; the applicant should be given the opportunity to come forward with a new proposal. She stated it is the right of the Riggs heirs to be able to develop the land that was inherited to them.

Commissioner McCutcheon added that if a development is going to go in to this property it needs to keep with current homes, should be transitional homes. He further stated the stone house needs to be researched further. He stated he is in favor of tabling the item to allow

730 the developer the opportunity to bring new proposal after having heard feedback from the
731 concerned citizens.
732
733 Chairman Renfro asked concerning access and right of way how eminent domain would
734 apply. Mr. Miller explained entitlement.
735
736 Commissioner Lyons stated he does not feel this development is right for this area, but is in
737 favor of allowing the developer to come back with different concept plan that will be more
738 fitting.
739
740 Commissioner Logan made motion to table the item. Commissioner Lyons seconded motion
741 to table, which passed by a vote of 4-3 with Commissioners Fishman, Logan and Lyons
742 dissenting.
743
744 Chairman Renfro made motion to deny. Commissioner McCutcheon seconded motion,
745 which passed with a vote of 6-1 with Commissioner Fishman dissenting.
746
747 Break taken at 8:41 p.m. Meeting brought back to order 8:57 p.m.
748
749
750 6. Z2015-020
751 Hold a public hearing to discuss and consider a request by Wayne Mershawn of Mershawn
752 Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit
753 (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-
754 acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of
755 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-
756 Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard
757 east of the intersection of John King Boulevard and SH-205, and take any action necessary.
758
759 Senior Planner, David Gonzales, explained that the applicant, Wayne Mershawn of
760 Mershawn Architects, is requesting a Specific Use Permit (SUP) to allow for an institutional
761 and community service use within an Agricultural (AG) District and more specifically a
762 Church development on an approximately 7-acre portion of a larger 28.881-acre tract of land.
763 The property is situated on the north side of John King Boulevard and is east of the
764 intersection of SH-205 and John King Boulevard. The property is also located within the SH-
765 205 By-Pass Corridor Overlay (SH 205 BY-OV) District. Should the SUP be approved, Life
766 Spring Church intends to develop an approximately 25,000 sq. ft. facility and may expand
767 the site in the future.
768
769 The surrounding properties to the north west and south are unplatted tracts of land and are
770 zoned AG districts. The property east of this location is zoned PD-74 and is a single family
771 residential subdivision known as the Breezy Hill Phase IV Addition. Although a Church on
772 its own may be considered an appropriate land use adjacent to the primarily single-family
773 residential uses east of this location, many of the uses permitted in non-residential zoning
774 districts (i.e. General Retail or Commercial) may not be considered appropriate; therefore,
775 the property should maintain its AG zoning classification supported by the SUP to allow for
776 a Church use. This will assure consistency with the Future Land Use Plan which has the
777 area designated for Low Density Residential (LDR) land uses.
778
779 Included in your packet is a legal description of the property and a conceptual site plan for
780 your review. The request for the SUP does have merit based on the surrounding properties
781 zoning classifications compatibility with a Church use; however, a request for an SUP is a
782 discretionary act upon the Planning and Zoning Commission and City Council.
783
784 Mr. Gonzales also noted that staff mailed six notices to property owners within 500 feet of
785 the subject property; however, there is no HOA/Neighborhood Organization within 1500 feet
786 participating in the notification program. Additionally, staff posted a sign on the property as
787 required by the Unified Development Code (UDC). Staff has received one notice "opposed
788 to" the zoning change request.
789

790 Mr. Gonzales further stated that should the Specific Use Permit be approved, staff would
791 offer the following conditions of approval:

- 792
- 793 1) That adherence to Engineering and Fire Department standards shall be required.
 - 794
 - 795 2) That the proposed conceptual site plan should be used only for the purpose of
796 establishing a boundary that will incorporate a 7.0-acre tract of land as depicted for church
797 purposes.
 - 798
 - 799 3) That future site plan submittal and approval shall be required, including
800 Architectural Review and adherence to all standards specified in the 205 By-Pass Corridor
801 Overlay district and other applicable sections of the Unified Development Code.
 - 802
 - 803 4) That submittal and approval of engineering plans, and final plat shall be required
804 prior to issuance of a Certificate of Occupancy.

805
806 Chairman Renfro opened public hearing and asked applicant to come forth and speak.

807
808 2313 Ridge Rd.
809 Rockwall, Tx

810
811 Chairman Renfro closed the public hearing brought it back to the commission for
812 discussion.

813
814 Commission Conley made motion to approve with staff recommendations. Commissioner
815 McCutcheon seconded motion, which passed with a vote of 7-0.

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818 7. Z2015-021

819 Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the
820 George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an
821 Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody
822 Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within
823 the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street
824 [SH-205], and take any action necessary.

825
826 Senior Planner, David Gonzales, explained that the applicant, Sam Ellis of Dallas Design
827 Build, is requesting a Specific Use Permit (SUP) to allow for an institutional and community
828 service use within an Agricultural (AG) District and more specifically a Day Care facility on a
829 1.940-acre tract of land. Currently, the property has a single family residence on site that
830 will be demolished. The property is situated on the west side of North Goliad Street, just
831 north of the intersection of North Lakeshore at 3011 N. Goliad. The property is also located
832 within the North SH-205 Corridor Overlay (N SH-205 OV) District. Should the SUP be
833 approved, Children's Lighthouse intends to develop an approximately 7,641 sq. ft. facility
834 thereby expanding their existing operation that is adjacent to this site.

835
836 Mr. Gonzales further stated that the surrounding properties to the east, west, and south are
837 primarily zoned Planned Development districts for a mix of single family residential and
838 non-residential properties. The property north of this location is zoned SFE-1.5 and has a
839 single family residential home on the site. Although a Day Care facility may on its own be
840 considered an appropriate land use in an AG zoning district with an SUP, a commercially
841 zoned property would allow other uses that may not be considered appropriate with regard
842 to the adjacent land uses; therefore, the property should maintain its AG zoning
843 classification supported by the SUP to allow for the Day Care facility. This will assure
844 consistency with the Future Land Use Plan which has the area designated for Medium
845 Density Residential (MDR) land uses.

846
847 Mr. Gonzales also stated that the request for the SUP does have merit based on the
848 surrounding properties zoning classifications compatibility with a Day Care facility use;
849 however, a request for an SUP is a discretionary act upon the Planning and Zoning
850 Commission and City Council.

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Mr. Gonzales further noted that staff mailed sixty-six notices to property owners within 500 feet of the subject property and has e-mailed five HOA/Neighborhood Organizations (The Shores/Ray Hubbard, Random Oaks/Shores, Stone Creek, Quail Run Valley, and Lakeview Summit) within 1500 feet that are participating in the notification program. Additionally, staff posted a sign on the property as required by the Unified Development Code (UDC). Staff has received two notices "in favor of" the zoning change request.

Mr. Gonzales stated that should the Specific Use Permit be approved, staff would offer the following conditions of approval:

- 1) That adherence to Engineering and Fire Department standards shall be required.
- 2) That future site plan submittal and approval shall be required, including Architectural Review and adherence to all standards specified in the North SH 205 Corridor Overlay district and other applicable sections of the Unified Development Code (UDC).
- 3) That the proposed conceptual site plan shall be used only for the purpose of establishing a general layout of the daycare facility as depicted on a 1.940-acre tract of land.
- 4) That the use for a daycare facility as requested shall allowed on the 1.940-acre tract of land.
- 5) That submittal and approval of engineering plans, and final plat shall be required prior to issuance of a Certificate of Occupancy.

Commissioner Logan had question as to why there is an existing house on an AG piece of land. Mr. Gonzales explained due to annexation.

Chairman Renfro opened the public hearing and asked applicant to come forth to speak.

Sam Ellis
6969 Canyon
McKinney, Tx

Mr. Ellis came forth and gave brief explanation of request.

Chairman Renfro asked if there was anyone who wished to come forth and speak.

Gary DeWoody

Came forward and explained why it was AG

Chairman Renfro closed public hearing.

Commissioner McCutcheon made motion to approve the item. Commissioner Jusko seconded the motion, which passed with a vote of 7-0.

8. Z2015-022

Hold a public hearing to discuss and consider modifications to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code for the purposes of creating a standard for cultured stone, and adding standards for a *Portable Beverage or Food Facility*, and take any action necessary.

Planning Manager, Ryan Miller, stated that on June 15, 2015, the City Council directed staff to initiate text amendments to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC). Specifically, the amendments address the following issues:

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1) Sec. 1.1 & 2.1.6, Art. IV, UDC. In response to an appointment with Chris Johnson, the City Council has directed staff to draft an amendment to the UDC allowing the operation of a Portable Beverage or Food Service Facility. Mr. Johnson has indicated that he would like to operate a trailer that offers food and beverages at 803 N. Goliad Street. Currently, the UDC does not allow the sale of food in association with a Portable Beverage Service Facility, which is only allowed by a Specific Use Permit within the Downtown (DT), General Retail (GR), Commercial (C), Heavy Commercial (HC) and Light Industrial (LI) Districts. In addition, the use is permitted by-right in the Heavy Industrial (HI) District. The proposed amendment would expand the current use to allow the sale of food and allow the use in a Residential Office (RO) District by Specific Use Permit (see Exhibit 'A').

2) Sec. 6, Art. V, UDC. At the direction of the City Council, the Planning and Zoning Commission reviewed the City's current stone requirements as stipulated by the Architectural Standards section of the overlay district requirements, and forwarded on a recommendation to the City Council. The City Council reviewed the amendment and directed staff to prepare the ordinance in conformance to the Planning and Zoning Commission's recommendation. The proposed amendment would allow the Planning and Zoning Commission to approve the use of cultured stone within the City's overlay districts (see Exhibit 'B').

Mr. Miller also noted that in accordance with Section 4.2 of Article XI, Zoning Related Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council..

Chairman Renfro opened up the public hearing asked if anyone wished to come forth and speak there being no one indicating such Chairman Renfro closed the public hearing.

Commissioner McCutcheon made motion to pass with staff recommendations. Commissioner Conley seconded motion, which passed with vote of 7-0.

IV. ACTION ITEMS

9. SP2015-015

Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, 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 IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Senior Planner, Ryan Miller, stated that on June 12, 2015, the applicant submitted an application for a site plan showing the proposed layout of a 6,800 SF restaurant on a 0.90-acre parcel of land. The subject property is located directly north of Trend Tower adjacent to the IH-30 Frontage Road and Sunset Ridge Drive, and is zoned Planned Development District 32 (PD-32) [Ordinance No. 10-21]. He added that according to Ordinance No. 10-21, the proposed use (i.e. a restaurant, 2,000 SF or more, without a Drive-Thru or Drive-In) is permitted by-right in the Summit Office Subdistrict, and will not require any additional approvals by the Planning and Zoning Commission. The submitted site plan, building elevations, landscape plan, and photometric plan conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 32 (PD-32) with the exceptions of the variances.

Notes:

- 1: Canopies, awnings, balconies and roof overhangs may encroach over the Build-to-Line.
- 2: 53 surface parking spaces are provided and 15 will be located in the Trend Tower garage. This will not put surface parking over the 20% maximum.

Based on the applicant's submittal staff has identified the following variances:

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1) Building Materials.

a) Stone Requirements. According to Section 6.6, IH-30 Overlay (IH-30 OV) District, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant is requesting to use an even mixture of burnished block (25%-39%), tile (29.5%-37%), metal and wood (22%-28%) to provide a building that both compliments and contrasts the adjacent architecture.

b) Masonry Material Requirements. According to Section 6.6, IH-30 Overlay (IH-30 OV) District, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials and a maximum of 10% secondary materials. The applicant is requesting a variance to this standard for the purpose of utilizing a mixture of burnished block, tile, metal and wood. The burnished block is the only masonry material being proposed for this building and ranges from 25%-39% of the exterior building facades. It should be mentioned that the masonry materials have been waived on other buildings within the district (e.g. Trend Tower, Spring Hill Suites, Hilton) in past site plan cases.

Mr. Miller further explained that on June 30, 2015, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB stated that the proposed design of the building complimented the district and would provide a nice contrast with regard to the adjacent architecture. They did recommend that the applicant consider providing an architectural element (e.g. windows, signage band, etc.) on the second floor façade on the eastern elevation. The applicant has submitted changes showing additional windows being added to this wall that demonstrate conformance to the ARB's recommendation.

Mr. Miller further noted that if the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The dumpster enclosure shall not encroach into any proposed or established easements on the site;
- 3) Prior to the issuance of a Certificate of Occupancy (CO) the applicant will be required to submit a Photometric Plan that conforms to Article VII, Environmental Performance, of the UDC; and,
- 4) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Chairman Renfro opened for questions from Commission.

Commissioner Lyons asked question for developer concerning where condenser would be located.

Cameron Slown
4316 Delmar Ave
Dallas, Tx

Mr. Slown came forth and stated he did not have answer to that question.

Commissioner McCutcheon made motion to approve with staff recommendations. Commissioner Jusko seconded the motion, which passed with a vote of 7-0.

V. DISCUSSION ITEMS

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10. Director's Report of post Council meeting outcomes of Planning & Zoning cases

- ✓ P2015-019: Lots 1 & 2, Block A, Utley Addition [Approved]
- ✓ P2015-020: Lot 1, Block A, Rustic Ranch Addition [Approved]
- ✓ P2015-027: Lot 3, Block A, Ridge/Summer Lee Addition [Approved]
- ✓ P2015-028: Lot 1, Block A, Hazel and Olive Addition [Approved]
- ✓ Z2015-014: Gideon Tract (AG to PD) (2nd Reading) [Approved]
- ✓ Z2015-017: SUP for Crush-It-Sports (2nd Reading) [Approved]
- ✓ Z2015-018: 1815 E. Quail Run Road (SFE 2.0 to SFE 1.5) [Approved]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting. The Commission did not have any questions concerning this agenda item.

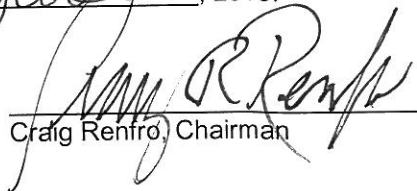
11. Planning and Zoning Commission Training Session: Planned Development Districts

Training Session will be postponed until the next scheduled meeting which will take place on July 28, 2015.

VI. ADJOURNMENT

Meeting was adjourned at 9:21 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 25 day of August, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

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

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Mike Jusko, Johnny Lyons, John McCutcheon, Annie Fishman, and Tracey Logan with Commissioner Wendi Conley absent. Staff members present were Director of Planning and Zoning, Robert LaCroix, Planning Manager, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. 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

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

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

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

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.

Commissioner Fishman made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 6-0. Chairman Renfro noted Commissioner Conley was absent.

III. APPOINTMENTS

- 62 7. Appointment with Architectural Review Board representative to receive the Board's
63 recommendations and comments for items on the agenda requiring architectural review.
64

65 The Architectural Review Board Representative came forth and stated the Board had
66 reviewed two projects: 1) a site plan for Life Springs Church off of John King Blvd and 2) a
67 site plan for the Ebby Halliday office building off of Ridge Road. He stated for the church
68 they are recommending re-examining the design along the public road frontage of John King
69 Blvd. The Board is also suggesting a canopy to be added to the façade as well as bigger
70 punched openings and windows. Also, they asked the applicant to incorporate other means
71 of articulation for the façade to avoid it looking too long. The recommendation also includes
72 incorporating more stone on certain parts of the elevation.
73

74 The representative further stated that for the Ebby Halliday office building off of Ridge Road,
75 the Board recommends that they make minor changes which include changing the façade
76 facing Ridge Road to remove the strips and adding more punched openings and windows on
77 the south façade of the building.
78

79 Chairman Renfro asked for questions from Commissioners. No discussion took place
80 concerning this item.
81

82
83 IV. DISCUSSION ITEMS
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85 8. Z2015-023

86 Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on
87 behalf of the owner James Syvrud for the approval of a zoning change from a Commercial (C) District to
88 a Planned Development District for townhomes, on a 9.24-acre tract of land identified as Tract 9 of the
89 D. Atkins Survey, Abstract No. 001, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
90 District, situated within the Scenic Overlay (SOV) District, located on the east side of Ridge Road north
91 of the intersection of W. Yellow Jacket Lane and Ridge Road, and take any action necessary.
92

93 Planning Manager, Ryan Miller, explained to the Commission that the applicant has submitted
94 letter requesting to withdraw this case, however it will have to be kept on the agenda since
95 advertisements were sent to the property owners within 500 feet of the subject property. Mr.
96 Miller advised the Commission that action will need to be taken at the next scheduled meeting to
97 officially accept the request to withdraw, but no discussion or action is needed at this time.
98

99 9. Z2015-024

100 Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on
101 behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an
102 Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land
103 uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187,
104 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of
105 Breezy Hill Road north of FM-552, and take any action necessary.
106

107 Chairman Renfro asked the applicant to come forth and speak. Additionally, he clarified that this
108 is not a public hearing and no public testimony would be taken. Planning Manager, Ryan Miller,
109 advised that the public hearing would take place on August 11 and that the City Council public
110 hearing would be held on August 17th.
111

112 John Arnold
113 Skorburg Company
114 8214 Westchester Dr, Suite 214
115 Dallas, TX 75225
116

117 Mr. Arnold came forward and gave slide presentation of the new proposal and stated it included
118 changes that were made after hearing the concerns of residents at the previous public hearing.
119 He spoke of traditional developments that they have been involved with in the City; such as
120 Breezy Hill and Stone Creek. He feels that these developments are high quality communities
121 that respect natural amenities and assets. Mr. Arnold also spoke of the importance of open

122 space in their developments, which they try to create for the enjoyment of their communities.
123 The new concept also includes a new road layout and preservation of the historic structure.
124

125 Mr. Arnold went on to explain that future land plan calls for 2.0 units per acre and the new
126 proposal does not have a lot under 100-foot wide and would be a good transition from Breezy
127 Hill to the larger lots on Anna Cade. The concept plan includes five, one acre lots facing Anna
128 Cade Road and the plan is also not showing a connection to Anna Cade Road. Only emergency
129 access will be provided and it will be gated off. The subdivision will also connect directly into
130 the adjacent Breezy Hill Subdivision and keep traffic off of Anna Cade Road and Breezy Hill
131 Lane.
132

133 Mr. Arnold further explained that the new proposal consist of 130 lots and a residential density
134 of 1.38 units per acre. The new proposed plan has 94 fewer lots or 42% less density than the
135 original plan. The 17.2-acres of open space does not conform to the Comprehensive Plan
136 requirement of 20% open space, but that they are willing to take out three lots in order to meet
137 that requirement.

138 Mr. Arnold went on to explain the focus will be on the amount of open space, ponds, and trees
139 and that the larger lots will provide the look of more open space.

140
141 Mr. Miller added that the City has initiated a traffic study with the participation of the developer
142 in order to look at Anna Cade and Breezy Hill Road, and it will also help determine what will be
143 needed for the future.
144

145 Mr. Miller also stated that staff recommended that they dedicate the strip of land in between the
146 minor collector and Anna Cade Rd. to the City as right of way. The purpose of this is to ensure
147 that access can be provided to Anna Cade Road in the future when Anna Cade is an improved
148 roadway. This will allow for traffic to properly circulate from east to west, and that portion can
149 be constructed by the City.

150 Mr. Miller added that the letters of opposition that were received from adjacent neighbors were
151 included in Commissioners packets; he further noted that letters received are from properties
152 outside of the notified area, and that these properties were within the county.
153

154 Chairman Renfro asked when the traffic study would be concluded. Mr. Miller stated there was
155 not a definite date but it is projected to be concluded by the end of August or the first of
156 September.
157

158 Chairman Renfro advised that this is not a public hearing but a work session, the public hearing
159 will be held August 11, 2015.
160

161 Commissioner Logan asked for clarification of where the east/west right of way is. Mr. Miller
162 provided clarification. The applicant does not want to connect to Anna Cade Road, therefore
163 staff has request that the applicant dedicate the right away to the City and when the east/west
164 connector is needed the City could construct that portion of the roadway.

165 Commissioner Logan also asked if the five lots that face Anna Cade would be in the City limit
166 but with no City adjacent street access. Mr. Miller stated they would have access to Anna Cade
167 Road which is a public roadway and that portion is within the City but it is a county road
168 currently.
169

170 There being no further questions staff indicated the case will return to the Commission for
171 action at the next scheduled meeting.
172

173 10. SP2015-016

174 Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker
175 of Life Springs Church for the approval of a site plan for a church on a seven (7) acre portion of a larger
176 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of
177 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass
178 Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the
179 intersection of John King Boulevard and SH-205, and take any action necessary.
180

181 Chairman Renfro asked applicant to come forth and speak.
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Rex Walker
2105 Berkdale
Rockwall, TX

Mr. Walker came forward and gave brief explanation of request.

There being no questions staff indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2015-017

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.

Michael Twichell
3624 Oak Lawn Ave
Dallas, TX 75219

Applicant came forward and gave brief explanation of request.

There being no questions staff indicated the case will return to the Commission for action at the next scheduled meeting.

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]

Planning Director Robert LaCroix provided a brief update about the outcomes of the above referenced cases at the City Council meeting. The Commission did not have any questions concerning this agenda item.

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

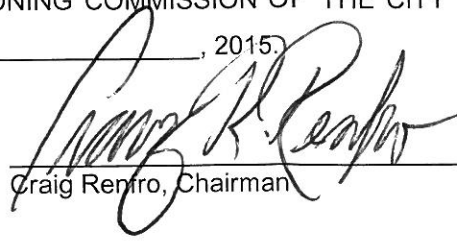
Planning Manager, Ryan Miller, stated this item would be postponed for the next scheduled meeting.

V. ADJOURNMENT

Meeting adjourned at 6:28 p.m.

242 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
243 Texas, this _____ day of _____, 2015.

244
245
246
247
248
249
250
251
252



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 11, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Mike Jusko, John McCutcheon, and Wendi Conley. Commissioners Annie Fishman and Johnny Lyons were absent. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the July 28, 2015 Planning and Zoning Commission meeting.

2. P2015-034

Discuss and consider a request by Joanne Vuckovic of the Pregnancy Resource Center for the approval of a replat for Lot 1, Block A, Pregnancy Resource Center being a 0.32-acre tract of land currently identified as Tract 21 of the B. J. T. Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

Commissioner McCutcheon made motion to approve the consent agenda. Commissioner Logan seconded the motion, which passed by a vote of 4-0. Chairman Renfro noted Commissioner Lyons would arrive late, and Commissioner Fishman was absent.

III. PUBLIC HEARINGS

3. Z2015-023

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 [*the Applicant has Requested that this Case be Withdrawn*].

Commissioner McCutcheon made motion to accept request to withdraw the case. Commissioner Jusko seconded the motion, which passed by a vote of 4-0 with Commissioner Fishman and Lyons absent.

4. Z2015-024

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 [*the Applicant has Requested that this Case be Withdrawn*].

Commissioner Logan made motion to accept request to withdraw the case. Commissioner Conley seconded the motion which passed by a vote of 4-0 with Commissioners Lyons and Fishman absent.

62 IV. ACTION ITEMS

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5. MIS2015-004

Discuss and consider the approval of a special request by David Smith on behalf of the owner Jose Contreras for a waiver to the Manufactured Home Replacement Minimum Standards as set forth in Exhibit 'C' of Planned Development District 75 (PD-75) [Ordinance No. 09-37] to allow a new manufactured home to be located within the floodplain on a 0.17-acre property identified as Lot 1376, Rockwall Lake Estates #2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 142 Rene Drive, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request explaining that on behalf of the owner the applicant, David Smith with the Rockwall Housing Development Corporation, has submitted a special request to the requirements stipulated for Manufactured Home Replacement Minimum Standards outline in Exhibit C of Planned Development District 75 PD-75 Ordinance No. 09-37. According to this section, if an existing property has a manufactured home situated on it then the property owner is eligible for a one time replacement of said manufactured home pending the replacement home meets the following criteria:

- 1) The replacement manufactured home shall be permanently affixed to a concrete foundation.
- 2) The replacement manufactured home shall have a minimum of a 3:12 roof pitch.
- 3) The replacement manufactured home shall be constructed of a minimum of 90% masonry materials on the exterior of the structure excluding windows and doors; including the skirting material. This includes Hardiboard lap siding, cemplank, lap siding, or a similar cementaceous durable lap siding material that has a minimum width of 6¼-inches.
- 4) The replacement manufactured home shall be a newer manufactured home and contain at least the same living space/square footage as the previous manufactured home

Mr. Miller further explained that the property at 142 Rene Drive currently has an older manufactured home on the subject property that sustained considerable damage with the flooding in Lake Rockwall Estates earlier this spring. The RHDC did attempt to allow the applicant to build on land owned by the RHDC, but according to Mr. Smith's email this proved to be economically infeasible. At this point, the property at 142 Rene Drive is eligible for a one time replacement subject to the requirements listed above; however, the property is located within the 100-year floodplain and does not meet the fire hydrant coverage requirements. Mr. Smith has indicated that the RHDC is willing to assist the owner of the property in removing the existing manufactured home and securing a new manufactured home that will meet all the above mentioned criteria with the exception of the masonry requirements; however, in doing this he is asking that the City Council grant the following waivers/variances: 1) waiver of the masonry requirements, 2) allow construction within a 100-year floodplain, and 3) grant a variance to the fire hydrant coverage requirements. To off-set construction within the floodplain Mr. Smith has stated that the new manufactured home will be on a 24-inch engineered manufactured home foundation, the flooding was measured at 18-20 inches. The finished floor elevation of the property is estimated to be around 516'-518', approximately four to six feet below the 100-year floodplain elevation. With this being said it should be mentioned that the applicant does have the ability to rehabilitate the current structure, which would exempt him from all the waivers and variances requested.

Mr. Miller also noted that according to Section C, Consideration of Special Request, of Exhibit C of PD-75, the City Council may consider special requests on a case-by-case basis for properties located within the Lake Rockwall Estates subdivision pending a recommendation from the Planning and Zoning Commission. The approval of any special request shall preempt any other underlying zoning restrictions stipulated by the zoning ordinance. Additionally, City Council does have the authority to grant a waiver/variance for allowing a manufactured home to be placed on the subject property.

Mr. Miller stated staff, as well as applicant is available to answer any questions.

123 Chairman Renfro asked Engineer staff member Amy Williams for her comments on the case.
124 Ms. Williams stated the request is not in compliance with Engineerings flood ordinance as
125 well as the National Flood Insurance Program that the City has agreed to abide by which
126 states no structure can be built on a floodplain and if there are, a flood study must be done
127 to prove they are not increasing the water surface up or down stream, and if they do prove
128 that, they have to be built two feet above the 100 year flood elevation which means this
129 structure would have to be eight feet in the air to meet compliance. Engineering flood
130 ordinance also states if any improvements are done fifty percent of value of the home has to
131 comply with the flood ordinance which is two feet above the 100 year flood elevation as well
132 as the flood study to prove that.

133
134 Chairman Renfro asked Fire Marshal Ariana Hargrove for her comments concerning the
135 case. Ms. Hargrove stated their main concern is that there is no fire protection there, and the
136 fire code states if a new structure is brought it must abide by the code requirement.
137 Therefore there will be two variances that will be necessary for this request, not only fire
138 hydrant coverage but fire flow coverage as well. Ms. Hargrove further stated there are no fire
139 hydrants on Renee.

140
141 Chairman Renfro asked if variances and allowances are granted for this subdivision, on a
142 case by case basis. Ms. Williams stated on a floodplain no allowances are allowed.

143 Mr. Miller stated variances on fire requirement have been allowed in the past and since
144 there is an existing structure currently that can be rehabbed the variance can be granted to
145 allow since they are bringing in a new and improved structure.

146
147 Chairman Renfro asked if variance is given and there is a flood in the future, that causes
148 loss of life or property, who would be responsible. Staff will speak with City attorney to find
149 out if there is a waiver of liability that the City could obtain if we were to allow a structure to
150 be put back on this property.

151
152 Chairman Renfro asked concerning inspection analysis that was included in their packet.
153 Mr. Miller stated that was requested by Building Inspection Department at the beginning to
154 access the damage at the time of the flooding.

155
156 Chairman Renfro asked if the Planning and Zoning Department was recommending this
157 request. Mr. Miller stated it was not making a recommendation but rather bringing it forward
158 to the Commission for their recommendation to take forward to City Council.

159
160 David Smith
161 702 N Goliad St.
162 Rockwall, TX 75087

163
164 Mr. Smith came forward and stated he is on the board of the Rockwall Housing Development
165 Corporation, and understands the concerns that have been brought forward. His concern is
166 that currently this structure is going to be rehabilitated by the property owner, Mr.
167 Contreras, and subsequently the structure will remain at its current level and be subject to
168 the same kind of flooding if a similar rain occurs again.

169
170 Mr. Smith further stated that in his personal opinion the structure does need to be replaced.
171 Mr. Contreras, owns all three of the lots and is very proud of his property, and wants to do
172 something but is financially unable to. That is why the RHDC is offering to help in any way
173 possible and the request in question is the far superior alternative to letting him rebuild the
174 structure. The proposal is to bring in the new structure at 3 feet higher than the existing
175 structure. The maximum water level that was reached in the flooding was 18 inches within
176 the structure; this would put it above the maximum level of water penetration that occurred
177 during the flooding. Also the new structure will be on an engineered manufactured
178 foundation, which would be far superior than going in and doing a rehab.

179
180 Mr. Smith also addressed concern of liability aspect stating a waiver could be designed
181 between Mr. Contreras and the City and he would be willing to cooperate with the City in
182 drafting if needed.

183

184 Mr. Smith further stated that although it is not a perfect fix it is a far better alternative than to
185 have property owner rehab the existing structure. The first thing that needs to be done is to
186 remove the existing trailer which is a 1981 model trailer house. The RHDC is going to assist
187 in that process. In terms of the replacement structure, the RHDC has been working with
188 property owner to find a newer structure as well as a few hundred square feet larger and it
189 will be on an engineered foundation.

190
191 Chairman Renfro stated his concern is that although the property owner knows the risk and
192 choosing to move forward, and is willing to give forward rights, it would be something that
193 will need to be discussed in great detail thru the City Attorney during City Council to be
194 prepared in the event of a future flood.

195
196 Mr. Smith also advised the Commission that the property owner's options are limited, if the
197 variance is not granted he would be forced to rehab as he is not able to sell since he is in a
198 floodplain, he bought the property under the assumption that it was not.

199
200 Commissioner Logan stated concerns with foundation, questioned if manufactured home
201 foundation is designed to support that load. If for some reason foundation fails and it is not
202 insured, her concern is how the property owner will handle that situation. Mr. Smith stated
203 foundation would be a piered foundation, can't add dirt that would allow it to be higher. Mr.
204 Smith stated currently property owner and his family are living in temporary trailers that the
205 City has provided, but are eager to move forward.

206
207 Commissioner Lyons arrived at meeting at 6:27 p.m.

208
209 Commissioner Logan questioned how much sense it would make to invest into getting in
210 debt with a new structure instead of rehabbing should another flood occur property owner
211 would lose property again as well be in debt for the new structure.

212
213 Mr. Smith stated with engineered foundation, the risk is much less as opposed to rehabbing
214 the existing structure that and the property owner is willing to take on that risk.

215
216 Commissioner Jusko, questioned whether it would be more sensible to allow rehabbing it as
217 opposed to allowing a new structure should a flood occur again. Mr. Smith stated property
218 owner does not have the ability to address all the existing repairs all at once and would be a
219 timely process as opposed to being able to move into a new structure that is ready for his
220 family as soon as it is brought in.

221
222 Commissioner McCutcheon stated concerns with liability would be handled by City Council
223 as well as City Attorney. He feels if the property owner is willing to take the risk that's
224 involved he should be given the right because the process of rehabbing will be extensive
225 and living in a trailer until then is not ideal, therefor he is leaning toward approving it and
226 allowing it to go forward to the City Council.

227
228 Chairman Renfro asked if it is a one-time replacement and it fails again what the outcome
229 will be of that. Mr. Smith advised should this happen again all involved are more informed
230 and educated and better equipped to remedy the situation.

231
232 Chairman Renfro asked what involved one time replacement. Mr. Miller stated the purpose
233 of the one-time replacement is to slowly move towards more permanent structures and is
234 allowed to allow them to upgrade with the idea that eventually they will move to a stick built
235 house.

236
237 Commissioner Conley stated her concerns are with existing fire if rehab took place due to it
238 not meeting the fire requirements.

239
240 Commissioner Jusko, stated concerns with allowing new structure instead of rehab.

241
242 Commissioner Conley asked should the structure be rehabbed would City inspectors be
243 required to inspect it thru that process. Mr. Miller stated they would.

244

245 Commissioner Lyons stated concerns with recommending a new structure without being
246 able to comply with all necessary codes.

247
248 Commissioner Lyons asked whether or not property owner knew at time of purchase if it
249 was in a floodplain and he was advised by Mr. Miller that property owner did not know at
250 time of purchase. Commissioner Lyons stated knowing that has swayed his opinion, and he
251 would recommend it moving forward.

252
253 Chairman Renfro made motion to approve with staff recommendations. Commissioner
254 McCuthcheon seconded motion which passed by a vote of 4-2 with Commissioner Jusko
255 and Commissioner Logan dissenting and Commissioner Fishman absent.

256
257

258 6. SP2015-016
259 Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex
260 Walker of Life Springs Church for the approval of a site plan for a church on a seven (7) acre
261 portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey,
262 Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
263 situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north
264 side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take
265 any action necessary.

266
267 Senior Planner, David Gonzales, gave brief explanation of request explaining that the
268 applicant is requesting approval of a Site Plan for the purpose of new construction of an
269 approximately 25,433 sq. ft. Church facility. The property is zoned Agricultural District and
270 has been granted a Specific Use Permit on August 3, 2015 to allow for a Church
271 development on the seven acre portion of the larger 28.811-acre tract of land. The property
272 is also within the SH-205 By-Pass Corridor Overlay District and is generally located on the
273 north side of John King Boulevard, east of the intersection of John King Boulevard and SH-
274 205.

275
276 Parking for a Church facility is calculated at one space per four seats in the sanctuary and
277 the proposed Church will require eighty parking spaces. The applicant is proposing a total
278 of 109 parking spaces, which includes five handicap parking spaces. The site will have two
279 points of access along Life Spring Drive, which is accessed via John King Blvd. Both points
280 of access are 24-ft Fire lane and Public Access Easements and are designed to provide
281 proper circulation of traffic and fire protection.

282
283 The submitted site plan, building elevations, landscape plan, and photometric plan conform
284 to the technical requirements contained within the Unified Development Code and the
285 SH205 By-Pass Overlay District, with the exception of the conditions as listed in the
286 Variance and Recommendations sections of this report. Additionally, the balance for tree
287 mitigation will be satisfied based on the landscape plan submitted.

288
289
290
291 1. The applicant is requesting a variance to the Unified Development Code, Article V,
292 Section 4.1 General Commercial District Standards, to allow for not meeting the Horizontal
293 Articulation requirements as established in Art. V, Sec. 4.1, C.1.a. and as depicted in the
294 Building Elevations as submitted. The code reads as follows:

295
296 C. Building articulation.

297 1. Requirements. Facades shall meet the following minimum standards for articulation:

298
299 a) Horizontal articulation. No building wall shall extend for a distance equal to three times
300 the wall's height without having an offset of 25 percent of the wall's height, and that new
301 plane shall extend for a distance equal to at least 25 percent of the maximum length of the
302 first plane.

303
304 Although the applicant has provided contrasting elements depicting offsets for the north
305 and south elevations, the offsets do not meet the technical definition for horizontal

306 articulation. The variance requested by the applicant for not meeting the horizontal
307 articulation requires a simple majority vote in the affirmative of all council members present
308 for approval.

309
310 2. The applicant is also requesting a variance to Article VIII, Landscape Standards of
311 the Unified Development Code as indicated below.

312
313 a) To allow for not meeting the screening standards as established in Art. VIII, Sec. 5.6
314 Screening from Residential Uses which requires a minimum 6-ft high masonry screening
315 fence. The applicant is requesting to allow a 6-ft cedar fence along the perimeter of the
316 property to provide screening from the Breezy Hill Phase IV subdivision. It should be noted
317 that there is an approximately 12-ft downward slope towards the development and that the
318 parking spaces are approximately 90-ft from the property line adjacent to the residential
319 development.

320
321 Mr. Gonzales further stated that on August 28, 2015, the Architectural Review Board
322 reviewed the proposed building elevations for the site. The board expressed concern with
323 the lack of horizontal and vertical articulation of the building and the colors presenting no
324 contrast based on the stone/stucco combination in the color rendering. To address these
325 concerns the board recommended that the applicant increase the horizontal and vertical
326 projections and more particularly, the north and south elevations in order to provide relief.
327 Furthermore, the board recommended the applicant reduce the amount of stone and
328 incorporate brick that would provide a contrasting element to the visual appearance of the
329 building. Finally, the board recommended the applicant incorporate window treatments and
330 canopies in the projecting elements of the primary entrance to the church.

331
332 The applicant has revised the elevations by incorporating window treatments and canopies
333 with tie backs in the tower elements of the primary entrance, the west elevation, and has
334 increased the vertical projections of the north and south facing elevations. In order to break
335 up the linear appearance of the north and south elevations, the applicant has incorporated
336 pilaster elements that provide massing and canopies with tie backs as an architectural
337 feature, the south elevation, while using a stacked stone rather than brick to provide
338 contrast and the appearance of depth.

339
340 Mr. Gonzales also explained that based on the applicant's revised plans, the pilaster
341 elements do not meet the technical definition for horizontal articulation of the north and
342 south elevations, therefore, a variance will be required.

343
344 The site plan submitted by the applicant meets all the technical criteria stipulated by the
345 UDC and SH205 BY-OV, with the exception of the variances requested and the items listed
346 below. Should the Planning and Zoning Commission choose to approve the applicant's
347 request, then the following conditions of approval should be adopted with this case:

348
349 1) All comments provided by the Planning, Engineering and Fire Department must be
350 addressed prior to the submittal of a building permit and to include the following Planning
351 comments;

352
353 a. All exterior signage requires submittal and approval of a separate permit through the
354 Building Inspections Department.

355
356 b. Submittal, approval, and filing of a final plat prior to the issuance of a Certificate of
357 Occupancy.

358
359 c. Approval of the variances requested from the City Council for not meeting the
360 horizontal articulation standards and requirements for screening from residential uses of
361 the Unified Development Code as noted in this report.

362
363 2) Any construction or building necessary to complete this Site Plan request must
364 conform to the requirements set forth by the UDC, the 2009 International Building Code, the
365 Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with
366

367 all other applicable regulatory requirements administered and/or enforced by the state and
368 federal government.

369
370 Mr. Gonzales advised the Commission staff, as well as applicants who are present, are
371 available for any questions.

372
373 Commissioner Logan had question as to why building appeared to be turned at about a 45
374 degree angle to the street if approaching from the south the flat side is what is visible. Mr.
375 Gonzales stated applicant can answer with greater detail but it is looking at the seven acre
376 portion and the way that it is oddly shaped, the applicant is using it as best as they can to
377 provide for parking and detention area that's necessary as well as to be able to circulate the
378 traffic.

379
380 Michael Mershawn
381 2313 Ridge Road.
382 Rockwall, TX

383
384 Mr. Mershawn came forward and stated it has to do with the grades the way it was chosen to
385 orient that, as well as future expansion and the way the services and ministries flow and this
386 is what would best fit his needs is reason for it to be layed out that way.

387
388 Chairman Renfro asked concerning hesitation to not meet all recommendations from the
389 Architectural Review Board after meeting with them. Mr. Mershawn stated they felt some
390 recommendations would not work. Some of the architectural elements they wanted added
391 on the back of the building there's an existing tree line, on the other side of the building
392 where variance for the fence is being asked for, there is a cedar tree line which is already a
393 natural landscape and he stated he didn't feel it was necessary to spend the money on
394 something that will not be seen very well. He further stated they did go back and added
395 some elements, but the hope was that they could compromise but did incorporate as much
396 as they could on the front of the building that faces John King that will be more visible.

397
398 Chairman Renfro asked if the Architectural Review Board wanted to see more horizontal
399 articulation. Mr. Gonzales stated that was correct and that is the reason they added
400 columns, windows and broke stucco on the side of the building.

401 Mr. Mershawn stated they tried to add the articulation to the sides that would be most
402 visible.

403
404 Rex Walker
405 Pastor of Life Springs Church
406 2105 Berkdale
407 Rockwall, TX

408
409 Mr. Walker stated the reason for requesting the variance of the masonry wall, is that Breezy
410 Hill elevation is twelve feet in the air, and even putting a 6 foot cedar fence is not going to do
411 anything for sound. There is an existing natural tree line that he is suggesting be kept to
412 block noise if that is a concern. Mr. Walker also stated concerning requirement to build
413 stone wall, there is an existing stone wall that Breezy Hill had to build, therefor building a
414 stone wall in front of another stone wall did not make sense.

415
416 General discussion took place concerning variance request with existing tree line as well as
417 elevation of Breezy Hill stone wall.

418
419 Commissioner Jusko asked if cedar fence will have masonry columns. Applicant stated no.

420
421 Commissioner McCutcheon asked concerning tree line is solely on owned property. Mr.
422 McShawn stated they are.

423
424 Commissioner Logan asked if south side wall meets articulation required by the
425 Architectural Review Board. Mr. Gonzales stated south, north
426

427 Chairman Renfro asked what other Architectural Review Board recommendations were not
428 met. Applicant stated only thing lacking was horizontal articulation.

429
430 Chairman Renfro asked what building could be used in the future should it no longer be a
431 church.

432
433 Commissioner Lyons asked concerning color rendering.

434
435 Commissioner Conley asked concerning height variances. Mr. Gonzales explained the fence
436 would be a sound barrier but property faces homes with back fences and tree line.

437
438 Chairman Renfro asked if in the future a commercial entity would come in what would
439 happen to the fence requirement. Mr. Gonzales explained it is currently zoned AG and it
440 would have to go to go thru a zone change in the future if a commercial request came in.

441
442 Mr. McShawn explained he feels fence is not cost worthy due to existing tree line and fences
443 that are provided in the back of the property.

444
445 Commissioner Logan asked concerning variance of fence to use rod iron fence, what would
446 be negative effect of just having natural tree line as opposed to fence. Mr. Gonzales
447 explained the purpose of the buffer is to screen from sound and headlights.

448
449
450 Commissioner Lyons stated he did not feel fence was necessary with existing slope.

451
452 Commissioner McCutcheon asked to north of property, will it be developed, will a fence be
453 placed to add separation. Mr. Gonzales stated that will be determined in the future.

454
455 Commissioner McCutcheon made motion to pass with staff recommendations to include
456 variances that include barrier, either natural or supplemented along east line of property.
457 Commissioner Jusko seconded motion which passed by a vote of 6-0 with Commissioner
458 Fishman absent.

459
460
461 V. DISCUSSION ITEMS

462 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 463
464
465 ✓ P2015-029: Lots 1, 2 & 3, Block A, Kroger 205 Addition [Approved]
466 ✓ P2015-031: Lot 13, Block 2, Alliance Addition, Phase 2 [Approved]
467 ✓ P2015-032: Lots 1, 2 & 3, Block A, Temunovic Addition [Approved]
468 ✓ P2015-033: Lot 1, Block A, Marriott Addition [Approved]
469 ✓ Z2015-016: Discovery Lakes (LI to PD) [Approved]
470 ✓ Z2015-020: SUP of Life Springs Church (2nd Reading) [Approved]
471 ✓ Z2015-021: SUP for Children's Lighthouse (2nd Reading) [Approved]
472 ✓ Z2015-022: Text Amendment to Article IV & V of the UDC [Approved]

473
474
475 Planning Director Ryan Miller provided a brief update about the outcomes of the above
476 referenced cases at the City Council meeting. Commissioner Lyons had question
477 concerning the Discovery Lakes case Z2015-016. Mr. Miller advised it had been approved by
478 City Council.

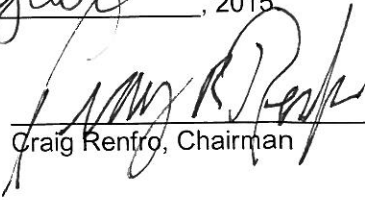
479
480 No further discussion took place concerning this agenda item.

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485 VI. ADJOURNMENT

486 Meeting was adjourned at 8:00 p.m.
487

488 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
489 ROCKWALL, Texas, this 25 day of August, 2015

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Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator

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

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00pm. Present were Chairman Renfro, Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, Tracey Logan and Annie Fishman. Commissioner Wendi Conley has resigned. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales

II. 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

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.

Commissioner McCutcheon made motion to pass the consent agenda. Commissioner Fishman seconded the motion which passed with a vote of 6-0.

III. APPOINTMENTS

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

Architectural Review Board representative came forward and gave brief summary of Children's Lighthouse expansion. Representative stated Board met with developer and came to an agreement that what is trying to be achieved is a four sided architecture which the current scheme does not comply with yet. Also discussed was for the expansion to match as closely as possible to existing building on site. Representative further stated that suggestions the Board gave were to add more articulation on the buildings north and south facades, especially the north facade as it is very visible from the street and borders residential street. In two weeks the Board will be reviewing the design to see if it complies with the four sided architecture that was recommended.

Chairman Renfro asked for questions from Commissioners. No discussion took place concerning this item.

IV. ACTION ITEMS

6. MIS2015-005 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,

2 Texas, zoned Single Family 7 (SF-7) District, addressed as 713 Hartman Street, and take any action
3 necessary.
4

5 Planning Director, Ryan Miller, gave brief explanation of case stating the subject property is just
6 outside the Historical District on Hartman in-between Renfro and Clark Street and is zoned SF7
7 The applicants, Duane and Jennifer Piercy, are requesting an exception to the masonry
8 requirements for the purpose of constructing a residential home that will have an exterior
9 cladding of 100% cementaceous lap siding to match adjacent properties. Mr. Miller explained
10 that according to the Unified Development Code the minimum masonry requirement for exterior
11 walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this
12 masonry requirement being permitted to be Hardy Plank, stucco or a similar cementaceous
13 material. Additionally, the code states that, exceptions to these requirements may be permitted
14 on a case-by-case basis by the city council upon submission and approval of elevation drawings
15 of the subject structure, and materials samples. The subject property is directly adjacent to the
16 Old Town Rockwall Historic District, which has several properties that have utilized
17 cementaceous, vinyl or wood siding in excess of 50%. Mr. Miller advised a representative for the
18 applicant is present to answer any question.
19

20 Chairman Renfro asked for any question or comments for staff or applicant.
21

22
23 Commissioner McCutcheon stated his opinion is that this structure will fit nicely in this area.
24

25 Commissioner McCutcheon made motion to approve with staff recommendations.
26 Commissioner Lyons seconded motion, which passed with a vote of 6-0
27
28

29 V. DISCUSSION ITEMS
30

- 31 7. SP2015-019 Discuss and consider a request by Nathan Colbert on behalf of Houston's Drive Inn, LLC
32 for the approval of an amended site plan to incorporate an ice machine in conjunction with an existing
33 retail store with gasoline sales on a 0.483-acre parcel of land identified as part of Lot 1 of the
34 Stonebridge Center, PH 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail
35 (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street
36 [SH-66], and take any action necessary.
37

38 Chairman Renfro asked applicant to come forth and speak.
39

40 Nathan Colbert
41 (No address given)
42

43 Applicant came forward and stated the request is for an outside vending machine at 715 W Rusk
44 which is a Shell gas station that has been in his wife's family since the mid 80's and they are
45 looking for ways to expand sales. Mr. Colbert further explained current structure does have brick
46 exterior and they will be matching that existing building as is with the same black awnings and
47 the same brick. He also stated he has reviewed what case manager David Gonzales has sent to
48 him concerning what the prerequisites would be and he will have everything current for
49 submittal by September 1st should anything need to be revised. He further stated the unit will
50 not have signage and the screening will match the current exterior. The site plan shows it will be
51 six to eight feet and that will be the size of the unit.
52

53 Mr. Colbert also spoke of existing code issues of outside storage, which has already been
54 addressed and have explained to employees as well as vendors to not leave anything outside.
55 The propane tank does have a permit with the City, and it will be moved under the awning when
56 current icebox is removed.
57

58 Commissioner McCutcheon asked staff if there would be an issue by taking a parking space
59 away. Senior Planner, David Gonzales, stated that based on occupancy and size of building,
60 there are sufficient spaces and would not cause an issue.
61

62 Commissioner McCutcheon also asked if building would have metal roof, and where would the
condensing unit be located. Applicant stated the unit is approximately nine and half feet tall and

2 the condensing unit will be on top and the brick facade would cover the sides and the awning
3 will cover the top.

4 Commissioner McCutcheon asked if this was designed to be hidden. Applicant stated it will be
5 up to the standard of Rockwall and feels it's a nice fit to the community
6

7 Commissioner Jusko asked if the city requires for outdoor propane container boxes to have
8 pillar to block any vehicle from possibly running into it. Fire Marshall, Ariana Hargrove, stated
9 cages that propane tanks are enclosed in, as well as propane cans have been tested to resist
10 such impact.

11 Commissioner Lyons asked if the request was approved would the existing ice machine be
12 removed. Applicant stated it would be removed.

13 There being no further questions staff indicated the case will return to the Commission for
14 action at the next scheduled meeting.
15

16 8. SP2015-020

17 Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj
18 Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2)
19 acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County,
20 Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205
21 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

22 Chairman Renfro asked applicant to come forth and speak.
23

24 Sam Ellis
25 6916 Echo Canyon
26 McKinney TX
27

28 Mr. Ellis came forward and gave brief explanation of request, stating they are looking to expand
29 the Children's Lighthouse as it has reached its full capacity and expansion will allow for
30 additional classrooms, as well as a gymnasium. They have purchased the property to the north
31 and intend in the future to submit a plat to replat it all into one lot. There is a creek that is located
32 in the back and a retaining wall will be built and continue existing drive to the north and utilize
33 the existing approach onto Goliad and also will demolish existing home on property. He further
34 stated the plan is to build it with the current style of existing structure which would be rock,
35 stone and stucco. The roof of the existing building is rebarred and they will be adding a few
36 canopies to the north and south facades to fit a more residential look. They have criteria to meet
37 since the gym will be inside and need the clear span height to be able to achieve it and would
38 like to build it a steel structure rather than a wood structure which would not allow to have the
39 gabled ends which is what the Architectural Review Board wanted but does not work for their
40 particular use.
41

42 Chairman Renfro asked for questions from Commissioners for staff or applicant.
43

44 Commissioner Jusko questioned tree mitigation as it is a heavily treed lot, which trees will be
45 removed. Mr. Ellis stated trees cape was done only two trees are considered protected and the
46 remaining which the majority are hackberries will be removed. There are several large pecan
47 trees, and on the back side that has 50 trees that will be saved.
48

49 Senior Planner, David Gonzales, showed slide photo show to provide the Commission a
50 perspective of what property currently looks like and how it will relate to new building coming in.
51

52 There being no further questions, staff indicated the case will return to the Commission for
53 action at the next scheduled meeting.
54

55 9. Director's Report of post Council meeting outcomes of Planning & Zoning cases
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- ✓ 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]

Planning Director Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting. Mr. Miller explained the case concerning the property on 142 Rene was tabled by the applicant. They are looking at different solutions at this point that may be a better compromise for all parties involved and are currently in the process of looking into that. They may be coming back to the Commission in the near future.


10. Planning and Zoning Commission Training Session: Planned Development Districts

Planning Director, Ryan Miller, advised training sessions will be postponed until the Commission is fully staffed.

VI. ADJOURNMENT

Meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 13 day of October, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 15, 2015
6:00 P.M.

I. CALL TO ORDER

Vice Chairman McCutcheon called the meeting to order at 6:00pm. Present were Commissioner Annie Fishman, Commissioners Mike Jusko, and Commissioner Johnny Lyons. Chairman Renfro and Commissioner Logan were absent, and one chair vacant. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the January 13, 2015 Planning and Zoning Commission meeting.
2. Approval of Minutes for the August 25, 2015 Planning and Zoning Commission meeting.

Commissioner Lyons made motion to approve the consent agenda. Commissioner Jusko seconded motion, which passed by a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

III. ACTION ITEMS

3. SP2015-019
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.

Senior Planner, David Gonzales, gave explanation of action item, stating request the applicant, Nathan Colbert representing Houston's Drive Inn, LLC, is requesting approval of an amended site plan for the addition of an ice vending machine. The structure is to be located adjacent to the Houston's Drive Inn convenience store, which is located at 715 W Rusk Street. The property is a 0.483-acre parcel of land, zoned General Retail (GR) District, and located within the SH-66 Overlay (SH-66 OV) District.

is for a structure housing the ice vending machine will be composed of brick (matching the existing building), it will incorporate a decorative roof top element, and it will be a 6-ft W X 12-ft L X 9-ft H. The structure totals 72 sq. ft. in area and does not exceed 5% of the primary buildings floor area. The existing convenience store is approximately 2,187 sq. ft. and requires a minimum of nine parking spaces. The current site plan indicates eleven parking spaces, which exceeds the City's standards. If approved, the amended site plan will effectively remove one parking space to accommodate the ice vending machine, leaving ten parking spaces for customer use. Thus, the structure does meet the outdoor sales and display requirements for a commercial use.

Vice Chairman McCutcheon had question pertaining to requirement of ballers in front of the machine. Mr. Gonzales stated it is not a requirement. Vice Chairman also question material of roof. Mr. Gonzales stated it would need to be masonry material to meet requirement.

62 Commissioner Lyons made motion to approve with staff recommendations. Commissioner
63 Jusko seconded the motion which passed with a vote of 4-0, with Chairman Renfro and
64 Commissioner Logan absent and one chair vacant.

65
66
67 4. SP2015-020

68 Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj
69 Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two
70 (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall
71 County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay
72 (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action
73 necessary.

74
75 Senior Planner, David Gonzales, indicated prior to applicant coming forward there was a
76 member of the Architectural Review Board that was present to go over the item.

77
78 Architectural Review member came forth and gave brief explanation of outcome of
79 recommendations after Architectural Review Board met with the applicant. The revised
80 elevations indicated stone columns along the rear, the addition of a lean-to standing seam
81 metal roof supported by cedar columns on the north and south elevations that projected 8-ft
82 from the building and creating a covered area. Also present was increased stone for the
83 north and south elevation, replacing the stucco, and incorporating a second stone product
84 used as a wainscot around the building. The stone and stucco applied to the new building
85 will match the adjacent Children's Lighthouse facility.

86
87 He further stated that after the Board reviewed the changes, the Board requested the
88 applicant change the north elevations' projecting element and provide articulation similar to
89 the quality presented on the front elevation. With these changes the Board recommended
90 approval of the variance to the horizontal articulation standards.

91
92 Mr. Gonzales gave explanation of item, stating The applicant is requesting approval of
93 certain variances as outlined below in conjunction with an approved site plan for the
94 purpose of new construction of an approximately 7,828 sq. ft. daycare facility on a two acre
95 parcel of land. The applicant intends to combine the proposed two acre property and the
96 existing Children's Lighthouse that is adjacent for the purpose of expanding the business
97 operations.

98
99 Mr. Gonzales further explained that the site plan submitted by the applicant meets all the
100 technical criteria stipulated by the UDC and N SH-205 OV, with the exception of the
101 variances requested and the items listed below. Should the Planning and Zoning
102 Commission choose to approve the applicant's request, then the following conditions of
103 approval should be adopted with this case:

- 104
105 1) All staff comments provided by the Planning, Engineering and Fire Department must
106 be addressed prior to the submittal of a building permit and to include the following
107 additional Planning comments;
- 108 a. Adherence to Engineering and Fire Department standards shall be required.
 - 109 b. All exterior signage requires submittal and approval of a separate permit through the
110 Building Inspections Department
 - 111 c. Submittal, approval, and filing of a final plat incorporating the existing Children's
112 Lighthouse located adjacent to the property identified in this request prior to the issuance of
113 a Certificate of Occupancy.
 - 114 d. All exterior light sources are not to exceed 0.2-FC along the property line. The
115 readings along the front property line (SH-205) as per the submitted plan exceed 0.2-FC at
116 the property line. Make necessary adjustments and provide an updated plan indicating
117 compliance.
- 118
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123 e. Approval of the variances requested from the City Council for not meeting the
124 standards established in the Unified Development Code are as follows:
125
126 a) the horizontal articulation standards,
127 b) the requirements for screening from residential uses,
128 c) by allowing parking spaces to encroach into the landscape buffer.

129
130 2) Any construction or building necessary to complete this Site Plan request must
131 conform to the requirements set forth by the UDC, the 2009 International Building Code, the
132 Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with
133 all other applicable regulatory requirements administered and/or enforced by the state and
134 federal government.

135
136 Mr. Gonzales explained that the four variances require recommendation from the
137 Commission and approval of City Council, four actions must be taken.

138
139 Vice Chairman Renfro asked applicant to come forth and speak.

140
141 Sam Ellis
142 6916 Echo Canyon
143 McKinney, TX

144
145 Mr. Ellis came forth and added comments concerning parking dedication.

146
147
148 Commissioner Lyons made motion to approve site plan with staff recommendation.
149 Commissioner Jusko seconded motion, which passed by a vote of 4-0, with Chairman
150 Renfro and Commissioner Logan absent and one chair vacant.

151
152 Commissioner Jusko made motion to approve Variance A with staff and ARB's
153 recommendations. Commissioner Fishman seconded motion, which passed with a vote of 4-
154 0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

155
156 Commissioner Lyons made motion to approve Variance B with staff recommendations.
157 Commissioner Fishman seconded motion, which passed with a vote of 4-0, with Chairman
158 Renfro and Commissioner Lyons absent and one chair vacant.

159
160 Commissioner Fishman made motion to approve Variance C with staff recommendations.
161 Commissioner Lyons seconded the motion, which passed with a vote of 4-0, with Chairman
162 Renfro and Commissioner Logan absent and one chair vacant.

163
164
165 IV. DISCUSSION ITEMS

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167 5. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

168
169 ✓ MIS2015-005: Masonry Exception for 713 Hartman Street *[Approved]*

170
171 Planning Director Ryan Miller provided a brief update about the outcomes of the above
172 referenced cases at the City Council meeting.

173
174 No action was taken concerning this agenda item.

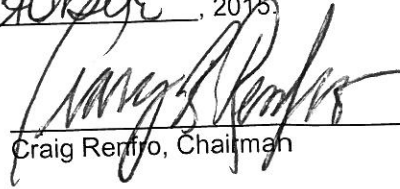
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177 V. ADJOURNMENT

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179 The meeting adjourned at 6:28 p.m.

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184 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
185 ROCKWALL, Texas, this 13 day of October, 2015.

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Craig Rerrro, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 29, 2015
6:00 P.M.

I. CALL TO ORDER

Commissioner Jusko called the meeting to order at 6:04 pm. Present were Chairman Renfro, Commissioners Johnny Lyons, Annie Fishman, and Tracey Logan with one seat vacant. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the September 15, 2015 Planning and Zoning Commission meeting.

2. P2015-036

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owners Scott and Leslie Milder for the approval of a replat for Lot 1, Block A, Our House Addition being a 0.75-acre tract of land currently identified as Blocks 24A & 24C, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 803 N. Goliad Street, and take any action necessary.

3. P2015-037

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Collins Hartzog of Rockwall Texas 2015, LLC for the approval of a replat for Lot 3, Block 1, HJG Plaza Addition being a 0.91-acre tract of land identified as Lot 2, Block 1, HJG Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located on the east side of SH-205 [S. *Goliad Street*] north of the intersection of SH-205 and Yellow Jacket Lane, and take any action necessary.

Commissioner Logan made a motion to pass the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 4-0, with Commissioners Renfro and McCutcheon absent and one seat vacant.

III. APPOINTMENTS

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

The Architectural Review Board Chairman came forth and gave brief explanation of the recommendations made by the Architectural Review Board.

IV. ACTION ITEMS

5. MIS2015-007

Discuss and consider the approval of a special request by Michael Hunter of the Rockwall Housing Development Corporation (RHDC) on behalf of the owner Jacquelyn W. Coleman for an exception to the masonry requirements and a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southwest corner of the intersection of Ross Street and Peters Colony, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of the case stating that Michael Hunter of the Rockwall Housing Development Corporation has submitted a special request concerning the property at the corner of the intersection of Peters Colony and Ross Street. The property is

63 zoned Multi-Family 14 District and is located within the Southside Residential Neighborhood
64 Overlay District. Mr. Hunter is proposing to construct a two story duplex on the subject
65 property, which is permitted by-right within the Multi-Family 14 District; however, the property
66 being 40-feet wide and on a corner lot, has a reduced building envelop of 19-feet by 70-feet. Due
67 to the limited width of the building envelop the applicant is requesting to reduce the building
68 setback adjacent to Ross Street to ten feet, which will increase the building envelop to 24-feet by
69 70-feet. Section 6.4, Southside Residential Neighborhood Overly District, of Article V, District
70 Development Standards, of the Unified Development Code grants the City Council the ability to
71 consider special requests within the district including the ability to vary setbacks in the
72 furtherance of neighborhood preservation and enhancement typically, properties within the
73 Southside Residential Neighborhood Overlay District require a minimum of 50-feet of street
74 frontage; however, the subject property being annexed prior to 1959 and being platted prior to
75 1983 is consider to be a Lot of Record, or a parcel of land not a part of an urban or town lot
76 subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall
77 County prior to the adoption date of the ordinance from which this [the] Unified Development
78 Code is derived which has not been divided since recording.

79 Mr. Miller further explained that in addition, the applicant is requesting an exception to clad the
80 proposed duplex in 100% hardieplank lap-siding. According to Section 3.1 of Article V, District
81 Development Standards, of the UDC, all residential structures 120 SF or greater shall be
82 constructed of 80% masonry materials with 50% of the masonry requirement permitted to be
83 hardieplank or a similar cemeteaceous material. The code goes on to state that the City Council
84 can grant exceptions to this requirement on a case-by-case basis after reviewing the building
85 elevations of the proposed structure.

86
87 Mr. Miller stated that applicant was present and staff was available to answer any questions.

88
89 Commissioner Jusko asked applicant to come forth and speak.

90
91 Michael Hunter
92 787 Hail Dr.
93 Rockwall, TX

94
95 Mr. Hunter came forth and explained the Rockwall Housing Development Corporation has looked
96 at several lots in Rockwall. In this case, if variance is granted two units can be put on lot. The
97 design of duplex is facing Peters Colony and facing the swimming pool on the opposite side
98 along the Ross side two covered doors which look like a front entrance will be constructed. This
99 was done to give it a more appealing look.

100
101 Commissioner Logan asked about the adjacent lots, and if future development for those would
102 look similar. Mr. Hunter stated the lots south are owned by another family, although they did try
103 to purchase them, but Mr. Hunter stated in the future it may be developed in to two story
104 configurations.

105
106 Commissioner Logan asked if the adjacent housing utilized brick on the facade, Mr. Hunter
107 stated that a survey of the area was done to ensure the structure meet the look of the adjacent
108 homes.

109
110 Commissioner Logan also asked if the side setback would be needed for a utility easement. Mr.
111 Miller stated it would not interfere with utility easements.

112
113 Commissioner Fishman asked if this was multi-family. Mr. Hunter stated that the heavy black line
114 is a fire wall separating the living area is in first floor, bedrooms on the second floor. It will
115 accommodate two families living in the duplex. The doors are not set next to each other but
116 more of a two separate houses look.

117
118 Commissioner Fishman also asked about the parking location. Mr. Hunter stated that it would be
119 put on the west end of the lot.

120
121 Commissioner Lyons asked staff if it was zoned multi family. Mr. Miller stated it was.
122 Commissioner Lyons also asked if that was City Park located next to the proposed site, and

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what safety measures would be taken to ensure the safety of the residence due to their being a pool. Mr. Hunter explained where entrance would be located.

Commissioner Fishman asked if the neighboring houses have similar aesthetics. Mr. Miller stated it is a mixture but Mr. Hunter stated there was a survey done of the surrounding homes and it will look similar.

Commissioner Logan made motion to approve the case. Commissioner Lyons seconded motion which passed with a vote of 4-0, with Commissioners Renfro and McCutcheon absent and one seat vacant.

6. MIS2015-008

Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) for waivers to the requirements stipulated in Exhibit 'C' of Planned Development District 75 (PD-75) [Ordinance No. 09-37] to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating this request was previously tabled by the Commission. On behalf of the Rockwall Housing Development Corporation, Michael Hunter, RHDC Executive Director has submitted a special request to the standards of Planned Development District 75 for the purpose of constructing a single-family attached structure on two lots within Area 2 of the Lake Rockwall Estates subdivision. The subject property at 112 Chris Street will be subdivided creating two, ~5,400 SF lots. A two story, 2,724 SF single-family attached unit will be constructed on each lot and share an adjoining wall with the adjacent property. Additionally, the lot at the corner of the intersection of Chris Drive and County Line Road will incorporate a 900 SF metal garage that will be accessible from County Line Road. As part of this proposal the applicant is requesting the following waivers and exception to the development and land use standards stipulated by Ordinance No. 09-37:

- **Single-Family Attached.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 require that all property within Area 2 be subject to the land uses permitted for a Single-Family 7 District. According to Article IV, Permissible Uses, of the Unified Development Code a single-family attached structure is not a permitted land use within a Single-Family 7 District.
- **Lot Frontage.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 stipulate a minimum lot frontage of 50-feet on a public street. In this case the applicant is requesting to reduce this to 45-feet.
- **Side Yard Setback.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 require a minimum side yard setback of five (5) feet. Since the structures will share a common wall the minimum side yard setback will be required to be reduced to zero along the property line containing the common wall.
- **Masonry Requirement.** According to Section B, Exterior Wall Materials, of Exhibit 'C' of Ordinance No. 09-37 all residential buildings 120 SF or more and over ten feet in height shall have a minimum of 80% masonry exterior walls, with up to 50% of the masonry requirements permitted to be Hardie Board or a similar cementaceous material. The applicant is requesting an exception to the masonry requirements for the purpose of utilizing 100% hardieplank lap-siding on both single-family attached structures. Additionally, the garage will require an exception since the materials being proposed does not match the materials utilized on the primary structure. The applicant has submitted building elevations of the proposed structure for the Planning and Zoning Commission and City Council's review.

According to Section C, Consideration of Special Request, of Exhibit 'C' of Planned Development District 75 the City Council may consider special request such requests may include, but not necessarily be limited to the use of building materials not otherwise allowed,

184 authorization of specific land uses not otherwise allowed, or other requests submitted for
185 consideration.” The approval of any special request shall preempt any other underlying zoning
186 restrictions stipulated by the zoning ordinance. With the exception of the abovementioned
187 waivers and exception the proposed development meets the requirements of Ordinance No. 09-
188 37.
189

190 Mr. Miller further explained that if the City Council chooses to approve the applicant’s request,
191 Mr. Hunter has submitted a letter stating that the RHDC will withdraw Case No. MIS2015-004.
192 This case -- requesting the replacement of a manufactured home within a floodplain -- was
193 submitted by the RHDC on behalf of Jose Contreras after his property sustain considerable
194 damage due to flooding in the Lake Rockwall Estates subdivision. It is the RHDC’s intent to
195 offer one of the proposed single-family attached units to Mr. Contreras, in exchange for the
196 property at 142 Rene Drive. This would guarantee that no new structure could be placed on 142
197 Rene Drive, and that the existing mobile home would not be rehabilitated/repurposed; effectively
198 removing a structure within the 100-year floodplain. Additionally, Mr. Hunter’s letter states that
199 the remaining unit will be offered to a family that is currently living in a sub-standard structure in
200 the Lake Rockwall Estates subdivision.
201

202 Mr. Miller advised applicant is present and staff is available for questions.
203

204 Michael Hunter
205 787 Hail Dr.
206 Rockwall, TX
207

208 Mr. Hunter came forward and explained request. He stated RHDC is trying to find a resolution.
209 RHDC have several lots, with only one with sewer and water, which is proposed lot. For
210 affordability reasons a duplex is being proposed to allow to families to each buy a lot, by being
211 subdivided and they are trying to find something that would be architecturally features that are
212 pleasing.
213

214 Commissioner Logan asked concerning garage in the back, Mr. Hunter stated it will be a
215 detached garage that will have access off of County Road. Commissioner Logan questioned
216 metal garage. Mr. Miller stated this was to allow property owner that was affected by flood, who
217 was working out of his garage and this will make it feasible for him to purchase.
218

219 Commissioner Lyons questioned if detached garage could have hardiplanck as opposed to
220 metal. Mr. Hunter stated it would add a significant financial cost added to it. Commissioner
221 Lyons asked what surrounding detached garages were made of.
222 Commissioner
223

224 Commissioner Lyons made motion to pass item. Commissioner Fishman seconded the motion
225 which passed by a vote of 4-0 with Commissioners Renfro and McCutcheon absent and one seat
226 vacant.
227

228 V. DISCUSSION ITEMS 229

230 7. Z2015-026 231

232 Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate
233 Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to
234 Planned Development District 65 (PD-65) [Ordinance No. 08-02] to allow for a ~74,000 SF Assisted
235 Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as
236 Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned
237 Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the
238 intersection of N. Goliad Street [SH-205] and Pecan Valley Drive, and take any action necessary.
239

240 Randy Kopplin
241 3504 Tomlinson Court
242 Arlington TX
243

244 Applicant came forward and gave brief explanation of request.

245 Planning Director, Ryan Miller, further explained applicant is requesting to amend Planned
246 Development District 65 to accommodate the construction of a 74,000 SF Assisted Living
247 Facility. Currently, Ordinance No. 08-02 allows for the development of a 50,000 SF Assisted
248 Living Facility 40,000 SF if the structure exceeds 28-feet by-right on the subject property.
249

250 Commissioner Logan asked how many residents the facility would accommodate. Mr. Hunter
251 stated it should accommodate 100 residents. Commissioner Logan questioned parking spaces
252 fitting.
253

254 There being no further questions staff indicated the case will return to the Commission for
255 action at the next scheduled meeting.
256

257 8. SP2015-021

258 Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark
259 Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land
260 identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned
261 Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the
262 intersection of White Hills Drive and Ridge Road [FM-740], and take any action necessary.
263

264 Senior Planner, David Gonzales, stated applicant did meet with Architectural Review Board
265 earlier in the evening and is present for any questions.
266

267 Steve Reyes
268 583 Primrose Ln.
269 Rockwall, TX
270

271 The applicant gave brief explanation of the request stating the site plan was approved in 2004
272 and they have changed the length of the building and added a second story.
273

274 Commissioner Lyons had questions for the Fire Marshall, Ariana Hargrove. Ms. Hargrove stated
275 the project was submitted in 2004 and the applicant was told then that the building would have
276 to be fire sprinkled due to the proximity location to the adjoining building. The applicant stated
277 that the requirement will be satisfied on the site plan.
278

279 There being no further questions staff indicated the case will return to the Commission for
280 action at the next scheduled meeting.
281

282 9. SP2015-022

283 Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner
284 Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor
285 baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey,
286 Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
287 within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of
288 Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action
289 necessary.
290

291 Senior Planner, David Gonzales, stated the applicant met with the Architectural Review Board
292 earlier in the evening and is present for any questions.
293

294 Bill Robinson
295 131 S Tennessee
296 Mesquite, TX
297

298 The applicant came forth and gave brief explanation of request stating SUP has already been
299 approved for an indoor/outdoor baseball training facility.
300

301 Commissioner Lyons had questions concerning the baseball bats on the building that are part of
302 the design of the building, were they going to keep them as part of the design.
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The applicant stated the owner requested the bat element in the design, but he will refer back to the owner to discuss recommendation from the ARB.

Commissioner Fishman asked what signage the building will have. The applicant stated it has not been decided yet. Mr. Gonzalez stated it would go through another permit type.

There being no further questions staff indicated the case will return to the Commission for action at the next scheduled meeting.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

✓ SP2015-020: Variances for Children's Lighthouse Expansion [Approved]

Planning Director Ryan Miller provided a brief update about the outcome of the above referenced case at the City Council meeting. The Commission did not have any questions concerning this agenda item.

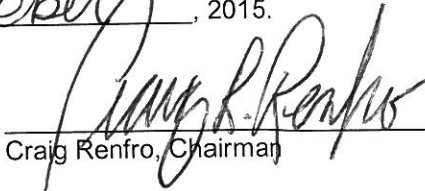
11. Planning and Zoning Commission Training Session

Planning Director, Ryan Miller, stated that the training session will be postponed until the vacant Planning & Zoning seat was filled.

VI. ADJOURNMENT

The meeting adjourned at 7:02 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 13 day of October, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 13, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01pm. Present were Commissioners Jonathan Lyons, Mike Jusko, John McCutcheon, Tracy Logan and Annie Fishman. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the September 29, 2015 Planning and Zoning Commission meeting.

Commissioner Fishman made motion to pass the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 6-0 and one seat vacant.

III. APPOINTMENTS

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

Planning Director, Ryan Miller, gave brief explanation of the recommendations made by the Architectural Review Board.

IV. PUBLIC HEARINGS

3. Z2015-025

Hold a public hearing to discuss and consider a request by Bill K. Ryan for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey Abstract, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the East SH-66 Overlay (E. SH-66 OV) District, addressed as 770 Davis Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the subject property is a 1.02-acre tract of land identified as Tract 11-2 of the D. Harr Survey, Abstract No. 102. The applicant, Bill K. Ryan, is requesting to rezone the property from an Agricultural District to a Single-Family One District for the purpose of allowing a horse to be fenced on the property. According to Section 6-162, *Keeping, Confining and Breeding Regulations*, of Article VI, *Livestock and Other Farm Animals*, of the *Municipal Code of Ordinances*, "(n)o person shall engage in keeping livestock within the corporate limits of the city except on tracts of land five acres and larger, on property zoned agricultural or in accordance with Article IV, Section 3 of the Unified Development Code, which allows properties within a SF-1 District to keep grazing animals 500 pounds or greater including horses and cattle have a minimum fenced area of 40,000 SF per animal. In this case, the applicant's property would allow them to have one horse or other grazing animal if approved for Single-Family One District zoning. Currently, the subject property has an existing single-family home constructed on it.

Mr. Miller further stated that the Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Low Density Residential land uses, which is

61 defined as less than two single-family units per acre. This designation is in conformance
62 with the applicant's request to rezone the subject property to a Single-Family One District.

63
64 In addition, staff mailed 25 notices to property owners and residents within 500-feet of the
65 subject property. Additionally, staff posted a sign along SH-66, and advertised the public
66 hearings in the Rockwall Harold Banner, and no responses were received by staff.

67
68
69 Chairman Renfro asked applicant to come forth and speak.

70
71 Bill Ryan
72 770 Davis Drive
73 Rockwall, TX 75087

74
75 The applicant came forth and gave a brief explanation of the request. The applicant stated
76 the horse has been in his family for over twenty years, and is currently in bad health. A
77 family member is taking care of the horse currently. He also stated the property currently
78 has a fence to contain the animal.

79
80 Chairman Renfro asked for questions from the Commission. Commissioner Lyons asked if
81 there were any properties surrounding the subject property with any horses. The applicant
82 stated a neighbor does have goats.

83
84 Chairman Renfro asked the reason the property was going from an Agriculture District to a
85 Single Family District. Director Miller stated that the zoning change was to allow the horse
86 on the subject property.

87
88 Commissioner Jusko asked if the provision only allows for one animal. Planning Director
89 Miller stated only one would be allowed in the fenced in area.

90
91 Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come
92 forward. There being no one indicating such, Chairman Renfro closed the public hearing.

93
94 Commissioner Lyons made a motion to approve the applicant's request with staff
95 recommendations. Commissioner McCutcheon seconded the motion, which passed by a
96 vote of 6-0 with one seat vacant.

97
98
99 4. Z2015-026

100 Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real
101 Estate Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of
102 amendments to Planned Development District 65 (PD-65) [*Ordinance No. 08-02*] to allow for a
103 ~74,000 SF Assisted Living Facility to be established on a 5.507-acre portion of a larger 11.723-
104 acre tract of land identified as Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall,
105 Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR)
106 District land uses, located west of the intersection of N. Goliad Street [*SH-205*] and Pecan Valley
107 Drive, and take any action necessary.

108
109 Planning Director, Ryan Miller, gave explanation of the request stating that the applicant,
110 Randy Kopplin of StoneCreek Real Estate Partners, is requesting to amend Planned
111 Development District 65 to accommodate the construction of a 74,000 SF Assisted Living
112 Facility. Currently, Ordinance No. 08-02 allows for the development of a 50,000 SF Assisted
113 Living Facility, 40,000 SF if the structure exceeds 28-feet by-right on the subject property. In
114 addition, the concept plan submitted by the applicant shows that Pecan Valley Drive --
115 which is currently identified as a Minor Collector on the City's Master Thoroughfare Plan --
116 would terminate into a cul-de-sac in front of the subject property. The current concept plan
117 in Ordinance No. 08-02 shows Pecan Valley Drive extending through the site and connecting
118 with the future extension of Random Oaks Drive, also identified as a Minor Collector on the
119 City's Master Thoroughfare Plan. If the applicant's request is approved, Pecan Valley Drive
120 and Random Oaks Drive would need to be removed from the City's Master Thoroughfare
121 Plan. This has been added as a condition of approval of this request.

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Mr. Miller further stated that the building elevations submitted with the concept plan show conformance to the requirements of the Unified Development Code and has been included within the Planned Development District Ordinance. Additionally, conformance to these elevations is a condition of approval for this case. With the exception of the increased building footprint, the use and the building generally meet the intent of the zoning district; however, approval of this request is discretionary to the City Council. Staff has included a copy of the current concept plan in the attached packet for review in comparison to the concept plan being proposed by the applicant.

Mr. Miller further stated that the Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial land uses. The current zoning, which allows for an Assisted Living Facility on the subject property, is considered to be conforming with regard to this land use designation. If approved the applicant's request will not change the use or the conformity of the property with the Comprehensive Plan.

Mr. Miller also stated that staff mailed 26 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stone Creek, Lakeview Summit, Shores at Lake Ray Hubbard and Random Oaks/Shores Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject property. Additionally, staff posted a sign in front of the subject property at the end of Pecan Valley Drive, and advertised the public hearings in the Rockwall Harold.

Chairman Renfro asked for questions from the Commission. Commissioner Logan asked about the dead end of Pecan Valley Drive and where the fire access would be designated. Mr. Miller explained Random Oaks Dr. connects to Pecan Valley Drive that runs behind retail and applicant is showing in concept plan Random Oaks Drive and Pecan Valley Drive will be both be cul-de-sac'ed, stubbing out access to the northwest part of the property.

Chairman Renfro asked the Fire Marshall Ariana Hargrove if the plan met the fire requirements. Ms. Hargrove stated that it does meet the fire requirements.

Chairman Renfro asked applicant to come forth and speak.

Randy Kopplin
3504 Tomlinson Court
Arlington, TX

Mr. Kopplin, Director of Design and Construction for Stone Creek Real Estate, came forward and gave explanation of the request. Mr. Kopplin stated they have developed 30 Senior Care facilities over the past twenty years. He is requesting to amend PD-65 to allow for the development of a 73,500 square foot building. The ground floor of the building will be 49,000 square feet, and the second floor of the building will be the assisted living portion and be 24,2000 square feet. The site plan has been reviewed by staff and they were able to incorporate staffs requests in the final layout. Mr. Kopplin further stated a complete fire lane will be around the building per the request of the Fire Marshall. There will be 70 parking spaces on the site, exceeding the requirement which calls for 45. There will be 58 assisted living units, with 62 beds, and the memory care portion of the facility will have 32 units with 56 beds. Mr. Kopplin went on to state the building is residential in nature and will contain brick and natural stone elements. The building will have common space for the Assisted Living residents as well as two enclosed courtyards and sunrooms.

Mr. Kopplin further stated that upon approval of this request they will be submitting the project for site plan approval, which will include recommendations from the Architectural Review Board.

Chairman Renfro asked for questions from the applicant. Chairman Renfro had questions concerning the total number of units. Mr. Kopplin stated it would be a total of 90 units and 118 beds, with some units being double occupied.

183 Commissioner Jusko questioned as to how many jobs it would bring to the City. The
184 applicant stated that the facility, fully staffed, should bring 6.
185
186 Commissioner Lyons asked if there was a color sample of the exterior. Director Miller
187 stated that that would be presented with the site plan.
188
189 Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come
190 forward. There being no one indicating such Chairman Renfro closed the public hearing.
191
192 Commissioner Lyons made a motion to approve the agenda item with staff
193 recommendations. Commissioner McCutcheon seconded the motion, which passed by a
194 vote of 6-0 with one seat vacant.
195

196 V. ACTION ITEMS

197
198 5. SP2015-021

199 Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark
200 Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land
201 identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas,
202 zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north
203 of the intersection of White Hills Drive and Ridge Road [FM-740], and take any action necessary.
204

205 Senior Planner, David Gonzales, gave brief explanation of request stating, that the applicant
206 is requesting approval of an amended Site Plan for the purpose of constructing a 2,907 sq.
207 ft., 2-story office building. The property is zoned Commercial District and is within the
208 Scenic Overlay District. The property is generally located on Ridge Road north of the
209 intersection of Ridge Road and White Hills Drive, adjacent to Apple Orthodontics.
210

211 The proposed office building is a permitted by right use according to the Unified
212 Development Code. The Lakewood Park Addition has a total of 44 existing parking spaces
213 that were site planned in 2004. The existing parking spaces are considered sufficient for the
214 proposed office building; therefore, no additional parking spaces will be provided. The site
215 has one point of access from Ridge Road, but is also accessible by way of a 24-ft dedicated
216 ingress-egress & fire lane easement located along the southeast property line. This provides
217 an alternate route for traffic circulation.
218

219 Mr. Gonzales further explained that the submitted site plan, building elevations, and
220 landscape plan, conform to the technical requirements contained within the UDC and the
221 Scenic Overlay District. As a note, a site plan was approved in 2004 for the Lakewood Park
222 Addition. This site plan established development of the Apple Orthodontics site and two
223 future sites, which included landscape and photometric plans. The applicant's landscape
224 plan provides additional landscaping for the site.
225

226 Chairman Renfro asked the applicant to come forth and speak.
227

228 Ross Ramsey
229 (No address given)
230

231 Mr. Ramsey came forward and stated that he is the architect for the adjacent project and the
232 proposed building and they want to close out the project after 11 years. He stated they are
233 looking to compliment the Apple Orthodontics building using same brick and same stone,
234 and generally the same look.
235

236 Commissioner Jusko asked if any tenants were lined up as of yet. Mr. Ramsey stated units
237 are executive suites and as of yet they do not have tenants lined up, but expects there to be
238 a high demand for such suites.
239

240 Commissioner Jusko made motion to approve the agenda item with staff recommendations.
241 Commissioner Fishman seconded the motion, which passed by a vote of 6-0 with one seat
242 vacant.
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6. SP2015-022

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility on a six (6) acre tract of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 By-Pass Corridor Overlay (SH-205 BY-OV) District, located on the north side of Airport Road west of the intersection of Airport Road and John King Boulevard, and take any action necessary.

Senior Planner, David Gonzales, gave explanation of the item stating that the applicant is requesting approval of a Site Plan for the purpose of constructing a 2-story indoor baseball facility that will be approximately 42,077 sq. ft. of gross building area on a six acre tract of land. The property is zoned Commercial District and has been granted a Specific Use Permit on July 6, 2015 to allow for the development of an indoor/outdoor baseball training facility. The property is also within the 205 By-Pass Corridor Overlay District and is generally located on the north side of Airport Road, west of the intersection of Airport Road and John King Boulevard, across from the Leon Tuttle Athletic Complex.

Mr. Gonzales further explained that the applicant has submitted a site plan indicating an indoor baseball facility, a practice field, and a full sized baseball field that will provide consumer based recreational activities for the public. The indoor facility will be generally equipped with batting cages, practice cages, virtual video cages, concessions, arcade games, a workout facility, a meeting room, a pro shop and business office. The baseball field and practice fields will be available for rental, select team use, and tournament play.

Mr. Gonzales also stated that the photometric plan submitted by the applicant establishes an illumination level for the site that is generally not to exceed an average of 50-FC in order to provide the necessary lighting for the ball fields. The highest reading calculated beyond the property line is 3.8-FC and is located at the center of the north property line and approximately 9-ft from this property line. This particular reading drops to 1.0-FC at approximately 28-ft from the property line and continues to decline reaching 0.2-FC at approximately 120-ft from the property line. The light pole standards to be installed are measured to have a maximum overall height of 50-ft. The site will incorporate a total of nine 50-ft height light poles for the ball fields. The FAA has submitted letters of "Determination of No Hazard to Air Navigation" for each lighting standard. And as noted during the SUP process, the City's outdoor lighting regulations do not have standards associated with a sports complex in terms of the maximum intensity measured at the property line or for the maximum height of light pole standards, therefore approval of a photometric plan is required with the site plan per the Operational Conditions of the SUP.

The parking for an indoor/outdoor baseball training facility will be calculated at one) parking space per one thousand square feet of area. Based on this calculation, the applicant is exceeding the required parking of forty-three parking spaces and proposing an overall total of one hundred twenty-five parking spaces for the site. The site will have two points of access along Airport Road. Both points of access are designated Fire lane and Public Access Easements designed to provide proper circulation of traffic and fire protection.

Mr. Gonzales further stated that on September 29, 2015, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The board expressed concern with the thematic appearance of the structure and site by using baseball bats as structural supports for the overhang and large "baseballs" near the entrance. The ARB also requested the applicant include windows or a clerestory for the west elevation along the portion of the building closest to Airport Road. Finally, the ARB recommended the applicant include additional architectural elements for the rear elevation. The applicant has submitted updated building elevations that show the incorporation of the clerestory along the western elevation and window elements along the northern elevation; however, the revised elevations do not address the boards concerns with regard to the thematic appearance of the structure

Mr. Gonzales also explained variances that applicant is requesting to be granted an exception to allow concrete tilt-up walls as the applicant is proposing concrete tilt wall

305 panels that will be visible on all four sides of the structure. Also, a variance to allow for not
306 meeting the Building Articulation requirements for horizontal and vertical articulation, and a
307 variance to allow for not meeting the minimum 20% natural or quarried stone requirement
308 for the north and east. As well as a variance to allow for exceeding the maximum 10%
309 secondary materials requirement and A variance to allow for not meeting the architectural
310 finishing of all four sides with same materials, detailing, and features. Mr. Gonzales
311 explained to Commission what vote would be needed to approve the variances.

312
313 Chairman Renfro asked for questions from Commission for staff.

314
315 Chairman Renfro asked what the bats on the exterior are made of. Mr. Gonzales explained
316 they are made out of glass fiber reinforced polymer. Chairman Renfro asked if lighting
317 would be any interference with the airport. Mr. Gonzales stated letters were submitted by the
318 applicant that covers FAA regulations and they do meet the regulations.

319
320 Chairman Renfro asked applicant to come forth and speak.

321
322 Kenneth Smith
323 (No address given)

324
325 Commissioner Logan had question pertaining to the stone requirement. General discussion
326 took place concerning the stone type and percentages that would be required.

327
328 Commissioner Fishman had question about how visible the north elevation would be. Mr.
329 Gonzales explained that the topography of the area would only allow a portion of the
330 building to be visible.

331
332 Commissioner Jusko had questions pertaining to the lights and if the parking lights would
333 be LED lights. Mr. Gonzales stated they would be.

334
335 Commissioner Logan asked if the parking requirement is based on the building or the field.
336 Mr. Gonzales stated staff met with applicant last year and discussed the parking; no specific
337 standards were listed for this type of facility. It was determined that the parks/playground
338 standard, which is one per 1,000 square feet of area, would be used. Since it is not a park or
339 playground the one per 1,000 square feet will be taken for the building size and the practice
340 field and equate to 43 parking spaces. Mr. Gonzales stated that the applicant has stated that
341 he knows that 43 parking spaces will not be sufficient for his use and will be including
342 additional parking to satisfy the demand.

343
344 Chairman Renfro asked the applicant how many teams were expected to use the facility. Mr.
345 Smith stated there will be 17 cages available. Concerning the parking, he stated there will
346 be approximately 123 parking spaces. His biggest concern is that Tuttle Field does not have
347 enough parking spaces for their facility and will probably spill over into his parking areas.

348
349 Commissioner Lyons asked if a tornado shelter would be provided should inclement
350 weather occur. The applicant stated that the batting cages could serve as a shelter should
351 inclement weather occur.

352
353 Commissioner McCutcheon asked where the HVAC would be located and if they were going
354 to use exposed ductwork or external ductwork. The applicant stated it is exposed internal
355 ductwork.

356
357 Commissioner McCutcheon made motion to approve the agenda item. Commissioner Jusko
358 seconded the motion, which passed by a vote of 6-0 with one seat vacant.

359
360
361 VI. DISCUSSION ITEMS

- 362
363 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
364
365 ✓ P2015-036: Replat for Lot 1, Block A, Our House Addition [Approved]

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- ✓ P2015-037: Replat for Lot 3, Block 1, HJG Plaza Addition [Approved]
- ✓ MIS2015-007: Special Request by RHDC (Peter's Colony & Ross Street) [Approve (Setback)/Denied (Masonry Exception)]
- ✓ MIS2015-008: Special Request by RHDC (112 Chris Street) [Denied (Land Use)/Approved (Setback/Masonry Exception/Lot Width)]

Planning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting. The Commission did not have any questions concerning this agenda item.

VII. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 27, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:03 pm. Present were Commissioners Johnny Lyons, Mike Jusko, Tracey Logan, Annie Fishman and Patrick Trowbridge with Commissioner McCutcheon absent. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the October 13, 2015 Planning and Zoning Commission meeting.

2. P2015-038

Discuss and consider a request by Pastor Rex Walker on behalf of Life Spring Church for the approval of a final plat for Lot 1, Block 1 and Lots 1 & 2, Block 2, Life Spring Church Addition being a 30.3403-acre tract of land currently identified 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated with 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 SH-205 and John King Boulevard, and take any action necessary.

3. P2015-039

Discuss and consider a request by John Arnold of the Skorborg Company (BH Phase IIB SF, LTD) for the approval of a replat of Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB, being a 2.722-acre portion of land that is currently identified as Lots 24-26 & 50, Block D, Breezy Hill, Phases IIA & IIB, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located north of the intersection of FM-552 and John King Boulevard, and take any action necessary.

4. SP2015-023

Discuss and consider a request by Cindy Seymore of Steeli Beans Itty Bitty Boutique for the approval of a site plan for a general retail store on a 0.17-acre parcel of land identified as Lot 4 and the western part of Lot 5, Block H, Rockwall Original Town Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 N. West Street, and take any action necessary.

Chairman Renfro made motion to approve the consent agenda. Commissioner Lyons seconded the motion which passed with a vote of 6-0, with Commissioner McCutcheon absent.

III. DISCUSSION ITEMS

5. MIS2015-009

Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating that at the October 19th City Council work session City Council reconsidered the case and directed staff for item to be brought back to the Planning and Zoning Commission. The case is a request made by the RHDC to establish two single family attached units at the lot of 112 Chris Dr. The purpose of the case is an alternative from a previous case the Board made a ruling on which dealt with a property owner at 142 Renee who's property sustained considerable damage to his mobile home because of flooding that happened in Lake Rockwall Estates earlier this year, at that time the case dealt

64 with replacing the structure that is in the floodplain or rehabbing the structure that was damaged
65 in the flood. That case was tabled and RHDC came back with this request as an alternative
66 option to that. It was taken to council and it was the use was denied, but variances associated to
67 the request were approved. At the City Council work session Council reconsidered the case and
68 chose to direct staff to bring it back but this time want to advertise the use as if it were a zoning
69 case under the same guidelines.
70

71 Mr. Miller further explained the case was advertised in the same manner as a zoning case and
72 will be coming back to the Commission on November 10th and followed by a November 16th
73 public hearing at the City Council meeting.
74

75 Mr. Miller asked for questions from Commissioners.
76

77 General discussion took place concerning Zoning advertisement.
78

79 There being no further questions staff indicated the case will return to the Commission for
80 action at the next scheduled meeting.
81

82
83 6. Z2015-027

84 Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval
85 of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for
86 a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of
87 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 453 Cullins Road,
88 and take any action necessary.
89

90
91 Chairman Renfro asked applicant to come forth and speak.
92

93 Bobby Dale Price
94 453 Cullins Rd.
95 Rockwall, TX
96

97 Mr. Price came forward and gave brief request of item stating he would like to build a 30x60
98 garage as well as adding a mother in law suite.
99

100 Chairman Renfro asked for questions from Commission.
101

102 Commissioner Logan had question concerning the layout of the garage. Senior Planner David
103 Gonzales advised at this point it is only a zoning case and the proper zoning needs to be put in
104 place first which would follow with a SUP request for the facility they would like to build.
105

106 Chairman Renfro had question concerning why zoning going from AG to SFE-2.0. Mr. Gonzales
107 explained they follow what the surrounding areas are zoned to stay consistent with how those
108 are zoned and also meet with the request.
109

110 Commissioner Trowbridge had question of how much of property would be affected. Mr. Price
111 stated only part of the property.
112

113 There being no further questions staff indicated the case will return to the Commission for
114 action at the next scheduled meeting.
115

116
117
118 7. Z2015-028

119 Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects,
120 Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial*
121 *Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-
122 acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey,
123 Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
124 west of the intersection of SH-205 and FM-549, and take any action necessary.
125

126 Chairman Renfro asked applicant to come forth and speak.

127
128 Jimmy Strohmeier
129 2701 Sunset Ridge
130 Rockwall, TX

131
132 Mr. Strohmeier came forward and gave brief explanation of item; stating his intent in request is
133 to allow his son who plays baseball for his school to have somewhere to practice, and it would
134 be two infield practice fields and would solely be used for the purpose of practicing.

135
136 Chairman Renfro had question of what concerns staff addressed with him. Mr. Strohmeier
137 stated the parking count, and grading plan were areas of concern. Mr. Strohmeier stated they do
138 have a grading plan currently and will submit parking proposal to ensure parking issues are
139 addressed correctly.

140
141 Commissioner Jusko asked concerning the lighting. Mr. Strohmeier stated there will be no
142 additional lighting; it will only be used for practicing.

143
144 Commissioner Lyons had question if players would be hitting in the area closest to the street.
145 Mr. Strohmeier stated it would only be infield drills.

146
147 Commissioner Jusko had question concerning insurance requirements on the leased property
148 and who would regulate that. Mr. Strohmeier stated there will be proper insurance and Mr.
149 Gonzales added that it is State regulated.

150
151 Commissioner Fishman asked if there would be any renovations done. Mr. Strohmeier stated
152 there would not be any renovations done.

153
154 There being no further questions staff indicated the case will return to the Commission for
155 action at the next scheduled meeting.

156
157
158 8. Z2015-029

159 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text
160 amendment to various sections of Article V, *District Development Standards*, Article VIII, *Landscaping*
161 *Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping Guidelines*, of the
162 Unified Development Code [*Ordinance No. 04-38*] for the purpose of incorporating recommendations
163 made by the *Landscape Ordinance Review Committee*, and take any action necessary.

164
165 Planning Director, Ryan Miller, gave explanation of item, stating that as part of the New
166 Volunteer Opportunity Program initiated by the City Manager's office, the Planning Department
167 was tasked with leading a group of citizens through a comprehensive review of the City's
168 landscape ordinances. The purpose of this was to use local experts and interested citizens to
169 make recommendations to ensure that the ordinances were conservation minded with regard to
170 water usage requirements and policies. At the September 21, 2015 City Council meeting, staff
171 presented the Committee's recommendations to the City Council. The Council directed staff to
172 prepare text amendments to address six of the seven recommendations.

173
174 Mr. Miller explained the recommendations being sent forward are as follows:

175
176 1) The planting requirements for the City's Overlay Districts should be reduced from three
177 canopy trees and four accent trees per 100-linear feet to two canopy trees and four accent trees
178 per 100-linear feet.

179
180 2) The City's list of acceptable trees, trees to be planted within the landscape buffers of the
181 City's Overlay Districts, and as replacement trees for tree preservation should be changed.

182
183 3) An appendix should be added to the Unified Development Code that includes
184 recommended planting lists for trees, shrubs, grasses etc.

185
186 4) Xeriscaping standards should be established as an alternative to conventional
187 landscaping standards for the purpose of incorporating low water use plants and/or pervious

188 hardscapes. Additionally, xeriscaping should be incentivized by allowing a 2.5% reduction in
189 the overall required landscaping percentage for the purpose of making it a more attractive
190 option to developers.
191

192 5) The screening required of a commercial development when adjacent to a residential
193 development should be changed to include an option to allow a wrought iron fence with
194 landscape screening where applicable.
195

196 6) During drought or water emergency response stages the Director of Planning and Zoning
197 or his designee can grant an applicant permission to delay the installation of required
198 landscaping to a specified time and date.
199

200 Mr. Miller further stated that in accordance, with Section 4.2 of Article XI, Zoning Related
201 Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and
202 Zoning Commission for a recommendation to the City Council.
203

204 Mr. Miller asked for questions from the Commission.
205

206 Chairman Renfro had question concerning the schedule for the public hearings. Mr. Miller stated
207 the proposal will be taken to the Planning and Zoning Commission for Work Session on October
208 27, 2015 and for a Public Hearing on November 10, 2015. Also, it will meet with City Council for a
209 Public Hearing on November 16, 2015 and for a 2nd Reading on December 7, 2015.
210

211 Commissioner Fishman asked if there was a plan in place to encourage the use of the already
212 banked trees from the tree mitigation program. Mr. Miller stated that is cash that is paid into the
213 e City's tree fund and that money based on the ordinance that was approved earlier this year
214 allows for the purchase of equipment for planting those trees as well as irrigation to keep those
215 trees alive. The city does bank that money back, but the Parks Department uses those funds to
216 plant trees throughout the community.
217

218 The Commission did not have any further questions concerning this agenda item.
219
220

221 9. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
222

- 223 ✓ Z2015-025: Zoning Change from AG to SF-1 (770 Davis Drive) [*Approved*]
- 224 ✓ Z2015-026: PD-65 Amendment [*Withdrawn by the Applicant*]
- 225 ✓ SP2015-022: Variances for Crush-It-Sports [*Approved All Exceptions/Variances with the Exception*
226 *of the Variance to the 4-Sided Architecture Requirements*]
227

228 Planning Director Ryan Miller provided a brief update about the outcome of the above referenced
229 case at the City Council meeting. The Commission did not have any questions concerning this
230 agenda item.
231

232 IV. ADJOURNMENT 233

234 The meeting adjourned at 6:35p.m.
235
236
237

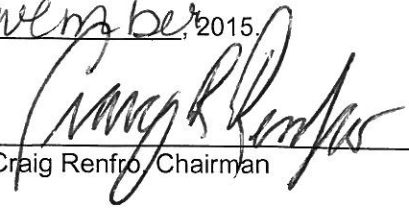
238 V. TRAINING SESSION 239

240 10. *Planning and Zoning Commission Training Session*
241

242 A work session will be held in the City Council meeting room immediately following the adjournment of
243 the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the
244 training session will include information regarding the role and responsibilities of the Planning and
245 Zoning Commissioner.
246
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250

251 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
252 Texas, this 10 day of November, 2015.

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Craig Renfro, Chairman

Attest: 

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 10, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00. Present were Commissioners John McCutcheon, Patrick Trowbridge, Tracey Logan and Johnny Lyons. Absent were Commissioner Annie Fishman, and Mike Jusko. Also present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the October 27, 2015 Planning and Zoning Commission meeting.

Commissioner Logan made motion to pass the consent agenda. Commission McCutcheon seconded the motion, which passed by a vote of 5-0, with Commissioners Fishman and Jusko absent.

III. PUBLIC HEARINGS

2. MIS2015-009

Hold a public hearing to discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

Planning Director, Ryan Miller, gave explanation of item stating the subject property is located at 112 Chris Dr. and it was brought to the Commission at the September 29, 2015 meeting under a different case number MIS2015-008. The case history started in June of this year when Rockwall experienced the flooding due to heavy rains. The property at 142 Renee Dr. was one of the properties that flooded and as a result The Rockwall Housing Authority worked with the applicant to bring forward case MIS2015-004, which was a case to replace a mobile home on that site thru the one time replacement; however, due to it being in the flood plain the City could not allow building a structure within the floodplain. The alternative to that case was for the applicant to rehabilitate the structure. This case went to Planning and Zoning Commission and was approved and was sent to Council but tabled in between Planning and Zoning and City Council when the applicant, staff, and RHDC met to discuss alternatives. That led to the RHDC submitting an alternative case MIS2015-2008. That alternative proposed constructing a single family attached structure taking the subject property of 112 Chris Dr. and subdividing it into two properties and building two single family attached structures. Each would have individual owners and would allow two families affected by the flooding to benefit. That case included a request in reduction of setbacks the single family attached use as well as to reduce the masonry and use Hardi Board instead of the typical 80 percent masonry requirement. That case was approved by the Commission by a vote of 4-0 and went back to City Council on October 5, 2015 and the single family use was denied by a vote of 2-3, however they did approve the reduced lot size, the lot frontage and the setbacks and masonry requirements by a vote of 3-2.

Mr. Miller went on to explain that would allow the applicant to build two single families attached houses as opposed to a single family attached structure. The mayor put the item for the work session for October 19th and it did come back before the City Council and at that time the RHDC requested to bring the case back and the Mayor directed staff to bring it back but advertise it as if it was a zoning case. Therefore, the item before the Commission is for the single family attached land use since the variances have already been approved by

62 the City Council. Mr. Miller stated representatives Michael Hunter and David Smith with the
63 RHDC are present to answer any questions.

64
65 Chairman Renfro asked representative to come forth and speak.

66
67 Michael Hunter
68 787 Hail Dr.
69 Rockwall, TX
70

71 Mr. Hunter came forth and explained Council's concern needing a Public Hearing process.
72 Mr. Hunter stated cost in construction, affordability in ownership by limiting the size is
73 taking away significant cost. He went on to state that the only area where the property
74 comes together in a zero lot line is a portion of about 15 feet of the two houses. Everything
75 else is either divided by the garages or the setbacks that will be in place.

76
77 Mr. Hunter expressed the main purpose of this request is to do all they can to help the
78 property owners who have been displaced by the flood.

79
80 Chairman Renfro asked for questions from Commissioners for representative.

81
82 Chairman Trowbridge had question concerning how detailed are the dimensions. Mr. Hunter
83 stated before starting construction they would have a pre-construction survey done as well
84 as a pre-build survey to ensure all is done correctly for title for the sale.

85
86 Commissioner Logan had concern how recent rains have affected the property on Renee Dr.
87 Mr. Hunter stated Lake Wallace held itself fairly well and there was no flow over.

88
89 Chairman Renfro opened the public hearing and asked for anyone who wished to speak to
90 come forward.

91
92 James Merkel
93 420 Wayne Dr.
94 Rockwall, TX
95

96 Mr. Merkel came forth and stated when the area was being annexed into the City he served
97 as a resident on the Master Planning Board where they discussed multi-family homes in the
98 subdivision and were told they would not be allowed. He stated the deed restrictions of the
99 properties limit the area to follow only single family homes. Mr. Merkel stated he believes
100 deed restrictions need to be enforced. He has submitted copies of the deed restrictions to
101 the City Council and City lawyer for review. He generally expressed his opposition of any
102 multi-family dwellings being brought into the subdivision, and he believes this proposal is
103 two homes on one lot.

104
105 Planning Director, Ryan Miller, advised that deed restrictions are private covenants between
106 property owners when property is purchased. The City does not take those into account as
107 deed restrictions are typically more restrictive than those of the City and they are private
108 contracts between property owners. He further stated that what applicant is proposing is
109 two single-family homes. They only share a common wall, much like a townhome would be
110 on an individual lot. The property is being subdivided but the structures share a common
111 wall, there will be two ownerships, two different lots, separate metering and two separate
112 deeds.

113
114 Maria Guillen
115 382 Eva Place
116 Rockwall, TX
117

118 Ms. Guillen came forward and stated she is one of residents that would benefit from this
119 opportunity the RHDC is offering and this would be a great opportunity for home ownership.
120 She further stated it would allow her and her husband as well as her four children to
121 continue to live and thrive in Rockwall.

122
123 Elizabeth Silva

124 503 Chris Dr.
125 Rockwall, TX 75032
126

127 Ms. Silva came forward and expressed her support for the request. She would like the
128 opportunity to split one lot to build two homes could be given to other residents as well,
129 because it would greatly benefit the residents in Lake Rockwall Estates.
130

131 Freddie Jackson
132 1812 Bristol Lane
133 Rockwall, TX
134

135 Mr. Jackson came forward and stated his opposition for the request stating his general
136 opinion for this area is for it to be allowed to stay only single-family.
137

138 Chairman Renfro asked for rebuttal from representative.
139

140 Mr. Hunter came forth and expressed his appreciation for residents to come forward and
141 voice their opinion, but the reality of building only a single-family dwelling does not work for
142 these families. This would allow the families to gain ownership and stay in the community.
143 Mr. Hunter stated the product they are proposing will be one that will be pleasing to the
144 community.
145

146 Chairman Renfro asked Commission for additional questions for representative.
147

148 Commissioner Lyons asked if there are any other houses that share a common wall. Mr.
149 Hunter stated before annexation there was a rush to build multi-family apartment style
150 homes. Since annexation there have not been any that he is aware of.
151

152 Commissioner McCutcheon had a question of how sewer will be handled. Mr. Hunter stated
153 the City line ends right at the property line. Therefore would have to branch off of main line
154 and it would be extended and each property would have its own connection with only long
155 term maintenance being shared by both owners.
156

157 There being no further questions, Chairman Renfro closed the Public Hearing and brought
158 item back to the Commission.
159

160 Commissioner Logan stated she feels this new proposal would fit nicely into the
161 community.
162

163 Commissioner McCutcheon asked staff concerning sewer connectivity. Mr. Miller clarified
164 that Chris Dr. does have sewer.
165

166 Commissioner McCutcheon gave general opinion of concern of setting precedent for
167 allowing a request of this sort but feels each case that comes before the Commission
168 should be considered as such, a case-by-case basis and this proposal is far better than the
169 original one that was brought forward.
170

171 Commissioner Lyons expressed concern of setting precedent by allowing this proposal to
172 move forward it would be allowing for future proposals of the same. Stated that although
173 this proposal is an improvement to the last, he feels one house on each lot would be the
174 ideal.
175

176 Commissioner Logan had question concerning minimum lot size allowed for this community
177 should other residents come forward and want to propose a split of their lot, would they be
178 required to have a minimum size before that would be taken into consideration. Mr. Miller
179 stated the minimum size for a lot in this area is 50x100 foot lot. The applicant took the
180 request thru and the only part of the request that failed was the single-family attached land
181 use. Mr. Miller reiterated that the issue to be considered tonight is the land use.
182

183 Chairman Renfro made general comments concerning Lake Rockwall Estates being allowed
184 to insert a set of building standards that may not otherwise be able to do in other parts of
185 the City and that may be to accommodate residents that may not have the means to live in

186 Rockwall otherwise. Helping this community will help diversify the community of Rockwall.
187 Chairman Renfro went on to state that with that being taken into consideration there is a
188 protocol that has to be met, but the setback requirements do appear to have been met.
189 Chairman asked for clarification from staff if the Commission approves the request it would
190 not be approving something that the City Council has not already been brought to them.
191

192 Mr. Miller stated the case has already been through the Planning and Zoning Commission
193 which made motion to approve with a vote of 4-0 with a positive recommendation. Once that
194 occurred it went forward to the City Council where the single-family attached land use was
195 denied, but variances for masonry exception and lot widths were approved. At the October
196 Work Session City Council directed staff to bring the request back for the single-family
197 attached use but this time advertised in the same manner as if it were a zoning case.
198

199 Chairman Renfro asked what the purpose of the Public Hearing was. Mr. Miller stated
200 Councilman White pointed out that it is highly irregular for a Council to approve a land use
201 without the public being involved. Council has had this discussion before in cases on the
202 Southside where they have remanded them back to the Commission to evoke a Public
203 Hearing to obtain public input since land use would be changing. That is the special
204 exception clause that will be coming back to the Planning and Zoning Commission at the
205 direction of Councilman White and the Council, which will be on the Commissions next
206 agenda. Mr. Miller went on to explain that in terms of current requirements, the special
207 exception clause allows an applicant to make a request to the City Council by a
208 recommendation by the Planning and Zoning Commission on any matter associated with
209 development, it leaves it very open at this point. Mr. Miller stated that will be looked at when
210 the Zoning comes back at the next meeting.
211

212 Chairman Renfro had question as to what zoning coming back means for this particular
213 case. Mr. Miller stated that at the direction of City Council, specifically Councilman White to
214 bring a City initiated case to open PD-75 and remove the special exception clause.
215

216 General discussion between Commission and staff took place concerning the city initiated
217 case and how it affects the decision of this request.
218

219 Chairman Renfro made a motion to deny the request. Commissioner Lyons seconded the
220 motion, which passed by a vote of 3-5 with Commissioners Logan and McCutcheon
221 dissenting and Commissioners Fishman and Jusko absent.
222

223 3. Z2015-027

224 Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the
225 approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-
226 2.0) District for a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract
227 No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as
228 453 Cullins Road, and take any action necessary.
229

230 Senior Planner, David Gonzales, gave explanation of request stating that the subject
231 property is a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract
232 No. 80. The applicants, Bobby Dale & Bretta Price, are requesting to rezone the property
233 from an Agricultural District to a Single Family Estate District for the purpose of
234 constructing a combination mother-in-law suite and garage space. Based on the applicant's
235 letter of request, the size of the new structure would exceed what the Unified Development
236 Code would allow as an accessory use and would require a Specific Use Permit. Should the
237 zoning request be approved, the applicant's intention will be to apply for an SUP in order to
238 construct the new accessory building. The subject property is located on the northeast
239 corner of FM-549 and Cullins Road.
240

241 Mr. Gonzales further explained that with the exception of the Oaks of Buffalo Way residential
242 subdivision, the majority of the surrounding properties are zoned AG and have single family
243 homes. Within approximately 315 feet of the subject property there are two properties that
244 have been rezoned from AG to SFE-2.0 and a third property approximately 1,500 feet away
245 designated as SFE-2.0. Based on this, a Single Family Estate District may be considered an
246 appropriate zoning district for the property; however, a zoning change request is a
247 discretionary act reserved for the Planning and Zoning Commission and City Council to

248 consider. Also, the Future Land Use Map, adopted with the Comprehensive Plan,
249 designates the subject property for Low Density Residential land uses, which is defined as
250 less than two single-family units per acre. This designation is in conformance with the
251 applicant's request to rezone the subject property to a Single-Family Estate.
252

253 Mr. Gonzales also advised that staff mailed nineteen notices to property owners within 500
254 feet of the subject property and also notified the HOA for Oaks of Buffalo Way that is within
255 1,500 feet and participating in the notification program. Additionally, staff posted a sign on
256 the property and has received no notices for or against the zoning change requested.
257 Mr. Gonzales advised applicant was present to answer any questions.
258

259 Chairman Renfro asked applicant to come forth and speak.
260

261 Bobby Price
262 453 Cullins Rd.
263 Rockwall, TX
264

265 Mr. Price came forward and stated the purpose of his request was to allow him to allow his
266 wife's elderly parents to come live with them, and the garage would be used for storage of
267 his late father's belongings.
268

269 Chairman Renfro opened the public hearing and asked anyone who wished to come forward
270 to speak to do so, there being no one indicating such Chairman Renfro closed the public
271 hearing and asked questions from the Commissioners.
272

273 Commissioner Lyons made motion to approve the item. Commissioner McCutcheon
274 seconded the motion, which passed by a vote of 5-0, with Commissioners Fishman and
275 Jusko absent.
276

277 4. Z2015-028

278 Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier
279 Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for
280 *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be
281 established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the
282 W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial
283 (C) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary
284 *[Postponed to November 24, 2015 to Correct the Agenda Caption]*.
285

286 Chairman Renfro stated this agenda item would be postponed to the November 24th
287 meeting.
288

289 5. Z2015-029

290 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a
291 text amendment to various sections of Article V, *District Development Standards*, Article VIII,
292 *Landscaping Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping*
293 *Guidelines*, of the Unified Development Code [*Ordinance No. 04-38*] for the purpose of
294 incorporating recommendations made by the *Landscape Ordinance Review Committee*, and take
295 any action necessary.
296

297 Planning Director, Ryan Miller, stated that as part of the New Volunteer Opportunity Program
298 initiated by the City Manager's office, the Planning Department was tasked with leading a
299 group of citizens through a comprehensive review of the City's landscape ordinances. The
300 purpose of this exercise was to use local experts and interested citizens to make
301 recommendations to ensure that the ordinances were conservation minded with regard to
302 water usage requirements and policies. At the September 21, 2015 City Council meeting,
303 staff presented the Committee's recommendations to the City Council. The Council directed
304 staff to prepare text amendments to address six of the seven recommendations. The
305 recommendations being sent forward are as follows:
306

- 307 1) The planting requirements for the City's Overlay Districts should be reduced from three
308 canopy trees and four accent trees per 100-linear feet to two canopy trees and four
309 accent trees per 100-linear feet.

- 310 2) The City's list of acceptable trees, trees to be planted within the landscape buffers of
311 the City's Overlay Districts, and as replacement trees for tree preservation should be
312 changed.
313 3) An appendix should be added to the Unified Development Code that includes
314 recommended planting lists for trees, shrubs, grasses etc.
315 4) Xeriscaping standards should be established as an alternative to conventional
316 landscaping standards for the purpose of incorporating low water use plants and/or
317 pervious hardscapes. Additionally, xeriscaping should be incentivized by allowing a
318 2.5% reduction in the overall required landscaping percentage for the purpose of
319 making it a more attractive option to developers.
320 5) The screening required of a commercial development when adjacent to a residential
321 development should be changed to include an option to allow a wrought iron fence with
322 landscape screening where applicable.
323 6) During drought or water emergency response stages the Director of Planning and
324 Zoning or his designee can grant an applicant permission to delay the installation of
325 required landscaping to a specified time and date.
326

327 Mr. Miller further stated that in accordance with Section 4.2 of Article XI, Zoning Related
328 Applications, of the UDC, staff is bringing the proposed amendments forward to the
329 Planning and Zoning Commission for a recommendation to the City Council. The schedule
330 for this text amendment will be for the Planning and Zoning Commission to meet for a Public
331 Hearing on November 10, 2015 and for the City Council to meet for a Public Hearing on
332 November 16, 2015 and a 2nd Reading on December 7, 2015.
333

334 Chairman Renfro opened the Public Hearing and asked anyone who wished to speak to
335 come forward, there being no one indicating such, Chairman Renfro closed the public
336 hearing.
337

338 Commissioner Lyons made motion to approve the item. Commissioner McCutcheon
339 seconded the motion, which passed by a vote of 5-0, with Commissioners Fishman and
340 Jusko absent.
341

342 IV. DISCUSSION ITEMS
343


- 344 6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
345
346 ✓ P2015-038: Final Plat for Lots 1 & 2, Block 2, Life Springs Church Addition [Approved]
347 ✓ P2015-039: Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB Addition [Approved]
348

349 Planning Director Ryan Miller provided a brief update about the outcome of the above
350 referenced cases at the City Council meeting. The Commission did not have any questions
351 concerning this agenda item.
352

353 V. ADJOURNMENT
354

355 The meeting adjourned at 7:42 p.m.
356
357

358 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
359 ROCKWALL, Texas, this 24 day of November, 2015.


Craig Renfro, Chairman

360 Attest:

361 
362
363
364
365
366 Laura Morales, Planning Coordinator
367

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

I. CALL TO ORDER

Vice Chairman John McCutcheon called the meeting to order at 6:02 p.m. Present were Commissioners Patrick Trowbridge, Tracey Logan, Johnathan Lyons and Mike Jusko. Absent from the meeting were Chairman Craig Renfro and Commissioner Annie Fishman. Also present were Planning Director Ryan Miller, Senior Planner David Gonzales, and Amy Williams and Jeremy White from the city's Engineering Department, and Fire Marshal Ariana Hargrove.

II. CONSENT AGENDA

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

Commissioner Lyons made a motion to approve the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 5-0 with Chairman Renfro and Commissioner Fishman absent.

III. PUBLIC HEARING ITEMS

2. Z2015-028

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.

Vice Chairman McCutcheon made a motion to postpone this agenda item until the January 12, 2016 meeting. Commissioner Lyons seconded the motion, which passed by a vote of 5-0 with Chairman Renfro and Commissioner Fishman absent.

Item #10 below was discussed next by the Commission.

IV. DISCUSSION ITEMS

3. MIS2015-003

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 M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and take any action necessary.

Planning Director Ryan Miller provided brief background information concerning this case. He generally explained that these proposed updates (changes) to the plan are being brought forth at this time at the request of Rockwall County, who is asking each of the cities in the county to go ahead and take these forward for review and approval. He indicated that the City has also been working with the N. Central TX Council of

57 Governments on its Mobility 2035 and 2040 Plans. Several needed local and TXDOT
58 modifications to the master thoroughfare plan have been identified. He explained that this
59 will be slated for public hearing at the next P&Z Commission meeting. This will result in
60 an amendment to the city's Comprehensive Plan. A minor, four-lane, undivided
61 "modified" is being proposed to be included with these changes. Additionally, all of our
62 cross sections in Appendix D have been reviewed and modified by our GIS Department.
63

64 Commissioner Trowbridge asked for clarification regarding the modified M4U lane. Mr.
65 Miller explained that this is an undivided roadway that does not have a center median.
66 Instead of the median, there is a reversible lane in the middle that allows for turning.
67

68 Commissioner Lyons asked for clarification related to some roadways being shown as
69 being reduced down from six to four lanes. Amy Williams from the Engineering
70 Department clarified that TXDOT has in fact modified some roadways down from a six lane
71 to a four lanes, and those are reflected on the map.
72

73 There being no further questions staff indicated the case will return to the Commission for
74 action at the next scheduled meeting.
75

76 4. Z2015-030

77 Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning
78 amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing
79 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall,
80 Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7
81 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and
82 take any action necessary.
83

84 Mr. Miller explained that this case is specifically related to the Lake Rockwall Estates
85 subdivision (PD-75). He explained that the city council right now has the leeway to grant
86 land uses without first going through a typical zoning process. This proposed change
87 would allow the property owners and residents in the neighborhood to be better informed
88 (through notification and a public hearing/zoning process) regarding proposed zoning
89 changes within the neighborhood. He explained that everyone within the neighborhood,
90 as well as those living within 500', have had to be notified. Also, some references are
91 being cleared up in the ordinance that are no longer valid, and a simplified land use chart
92 is being proposed for adoption along with this case. This is slated for public hearing on
93 Dec. 8, and it will go to Council on December 21st with an anticipated final approval date of
94 January 4th.
95

96 The Commission took no action related to this case briefing.
97

98 5. Z2015-031

99 Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of
100 the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a
101 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of
102 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
103 Overlay (SOV) District, located at the northwest corner of Laguna Drive and Ridge Road [FM-
104 740], and take any action necessary.
105

106 Mr. Miller stated that the applicant will be showing a brief PowerPoint presentation first.
107

108 John James
109 2283 Lafayette Landing
110 Heath, TX 75032
111

112 John James, the applicant, came forth and shared a brief presentation with the
113 Commission. He explained that this case is related to a proposed car wash, the type
114 where the customer drives onto the belt and stays in his/her car while the car wash is
115 performed and also offers free vacuuming. He explained that it reclaims about 50-70% of
116 the total water that is used. He showed a rendering of what the carwash might look like,
117 and he indicated that there may be about 7-8 employees with 2-3 being on shift at any one
118 time.

119
120 Mr. Miller explained that this particular location is in the Scenic Overlay District. As such,
121 this is why the case is requiring an SUP and an associated Public Hearing. He explained
122 that it is slated for a public hearing on December 8th.

123
124 Commissioner Lyons asked what kind of hours the carwash will have. Mr. James
125 explained that the hours may be 7 a.m. to 7:30 or 8:00 p.m.

126
127 There being no further questions staff indicated the case will return to the Commission for
128 action at the next scheduled meeting.

129
130
131 6. Z2015-032

132 Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold &
133 Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use
134 Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-
135 acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition,
136 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-
137 205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any
138 action necessary.

139
140 Mr. Gonzales introduced Mr. Waldrop, the applicant.

141
142 Mr. Lloyd Waldrop
143 3021 Lakeside Drive
144 Rockwall, TX

145
146 Mr. Gonzales explained that the SUP associated with this location was approved some
147 years back, and it is set to expire soon. Therefore, it requires review at this time before
148 possible renewal of the SUP is granted.

149
150 Mr. Lloyd indicated that at this particular location, gold and silver, guns and electronics
151 are being sold. Only 900 square feet are present at this location. Vice Chairman
152 McCutcheon expressed concern that he recalls that the applicant indicated a couple of
153 years back when the original SUP was established, that only gold and silver jewelry would
154 be sold out of this location.

155
156 Commissioner Trowbridge asked if the SUP renewal for a period of five years matches the
157 lease of the space. Mr. Lloyd indicated that he recently met with Mayor Pruitt, and it was
158 he who suggested that he ask for a five year extension. He explained that his current
159 lease has about 3 years left on it, but he has a good relationship with the landlord and has
160 been at this site since about 2006.

161
162 The Commission took no action related to this case briefing.

163
164 7. Z2015-033

165 Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a
166 Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the
167 Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan

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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.

Mr. Gonzales introduced the applicant, Mr. North, and provided a brief description of this case and the associated request. He indicated that this is a requested storage building in the backyard. It exceeds the size requirements that the city currently allows. Therefore, it requires an SUP for approval. He explained that there is a small porch area that has a covered roof.

Stephen North
513 Windsor Way
Rockwall, TX 75087

Mr. North explained that it will be a 16'x14' building with a small 4' porch that his wife desires to have strictly for aesthetic reasons. This small four foot porch will allow his wife to add some decorative plants out front. It will be made of hardy plank, will be set on a permanent slab, and it will be behind a 7' fence. It will not interfere with any utility easements.

Vice Chairman McCutcheon asked if this will be a new structure, or if it is replacing one. Mr. North generally indicated that this is a new structure.

Commissioner Logan asked if there is a Homeowners Association (HOA) at this address. Mr. North indicated that there is no HOA. Commissioner Logan asked for some clarification on the size of the structure, and she asked if it would be used as a garage. Mr. North clarified the size and explained that it will be strictly used for extra storage, especially for his wife's holiday décor.

The Commission took no action related to this case briefing.

Mr. Miller suggested that the Commission may consider addressing items #8 and #9 together. Vice Chair McCutcheon then read both agenda captions into the public record before proceeding on to #8.

8. Z2015-034

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.

Pat Atkins
3076 Hays Lane
Rockwall, TX

He explained that he is the developer of the properties that are being assimilated and acquired associated with the Hance properties (44 acres N of 552 and W of John King and 44 acres E of John King respectively). Mr. Atkins showed a brief video. He then shared a PowerPoint presentation with the Commission. He explained that these properties (2 immediately and one property slated for future sale/development) will be known as Saddle star Estates and will be in conformance with the city's Comprehensive Plan. He explained that 2.5 units per acre is the proposed density. Also, 80'x125' is the lot size with 50'

224 landscape and hardscape buffering along John King and along FM-552. There is a
225 floodplain running through a portion of the property, and it will be used as open space.
226 An amenity center (clubhouse) as well as a pool and playground will eventually be
227 constructed. He showed a sample depiction of what a typical home might look like in this
228 development, explaining that they are in negotiations with several potential builders at this
229 time, though they have no firm commitment at this time. He indicated that monument style
230 'rest stations' that are in accordance with the city's plans for the John King corridor will be
231 incorporated as part of the development as well. He is working with staff on connections
232 at John King and FM-552. He stated that he has been working on this proposal for several
233 years and is still working with staff to make needed modifications to the plan.
234 Additionally, some annexation and zoning proceedings will be involved too. The third area
235 that is poised for future development is about 122 acres.
236

237 Mr. Miller indicated that since this is in two pieces, staff is breaking it up into two separate
238 zoning cases. Mr. Gonzales will be handling the northern portion, and Mr. Miller will be
239 handling the southern portion. Mr. Miller went on to offer brief comments related to things
240 like the property acquisition that Mr. Atkins will be going through as well as the process
241 that will occur thereafter to zone that land. He provided brief comments related to the
242 proposed site plan, indicating that there would be a boulevard through the center of the
243 entire development. Also, "front loaded" lots that are fronted onto open spaces have been
244 highlighted and maximized as much as possible.
245

246 Mr. Gonzales then briefed the board on the property located to the North. There is a
247 floodplain that comes directly through the center of this piece of property. This area will
248 be utilized as open space/trails. It will also include several cul-de-sacs, some trails and
249 "corner enhancement" details located on the corner of John King and FM-552, including a
250 rest area that is covered and includes a seating element. An amenities center will be
251 located to the South on this property as well. This will be minimum of 2,500 square foot
252 lots (80's). These homes will be a minimum of 2,700 square foot homes.
253

254 Mr. Miller pointed out that regarding the Northern piece, there was a previous zoning case
255 that proposed smaller lot sizes.
256

257 Commissioner Trowbridge asked for clarification regarding if there will be an amenity
258 center both in the north portion and in the south portion of the development. Mr. Atkins
259 indicated that the amenities center, pool and open space would be located in the center
260 property with those living in the north and south area having access and permission to
261 utilize it. It will be accessible by pedestrians from the north and south portions as well.
262 Mr. Atkins clarified that the creek that runs through will be accompanied by an adjacent
263 trail, and appropriate fencing will be worked out along the creek as well.
264

265 Commissioner Lyons asked for clarification related to the North property, specifically
266 pertaining to the floodplain. Mr. Atkins shared that a detailed study will be done
267 associated with this floodplain area, and this may result in some needed modifications;
268 however, what is depicted on the concept plan is thought to be fairly representative of
269 what they believe will be achievable.
270

271 There being no further questions staff indicated the case will return to the Commission for
272 action at the next scheduled meeting.
273

274 9. Z2015-035

275 Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land
276 Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the
277 approval of a zoning change from an Agricultural (AG) District to a Planned Development District
278 for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3
279 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned

280 Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
281 located at the northwest corner of FM-552 and John King Boulevard, and take any action
282 necessary.
283

284 See details provided associated with item #8 above.
285

286 Following #8/9 briefing, the Commission addressed item #11 below.
287

288 10. SP2015-018

289 Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery
290 Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales
291 on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City
292 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
293 Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and
294 Yellow Jacket Lane, and take any action necessary.
295

296 Mr. Gonzales explained that this particular case was approved back in 2013. However, the
297 applicant is coming forth now to request to amend the site plan and elevations on the
298 building.
299

300 John Featherstone
301 The Dimension Group
302 10755 Sandhill Road
303 Dallas, Texas 75238
304

305 Mr. Featherstone explained that the style of this RaceTrac store is a new prototype for the
306 company. If approved, this one in Rockwall will be the first of five initial ones of this type
307 to be built in the DFW area. He explained that the building is 5,500 square feet; however,
308 with the tower features/elements, awnings and overhanging's, it is over 6,000 square feet.
309 He stated they will be requesting a variance on the secondary materials. He explained that
310 instead of 10%, they are at approximately 14% with the efface being at 7.75%. Also, Trex
311 Board is proposed to be used in place of Hardy board because it is believed to be a more
312 durable, colorfast product. Also, it goes all the way down to the ground in some areas.
313 Hardy board has had some issues with chipping.
314

315 Mr. Gonzales of the Planning Department again stated that this company originally
316 brought forth a proposal in the year 2013, and certain items were approved at that time;
317 however, since that time, there are now significant enough changes being proposed that
318 staff felt they warranted review by the Architectural Review Board and P&Z Commission.
319 He went on to explain some of the architectural and elevation related changes being
320 proposed at this time, some of which will allow for more natural lighting to illuminate the
321 inside of the building. He explained that the 'secondary materials' being proposed to be
322 used on the building exceed the allowable 10% under the city's current regulations;
323 therefore, a variance is being requested for this. He explained that the applicant is
324 reducing the number of gasoline pumps being proposed from nine down to eight. Also,
325 some changes are proposed to be made to the site plan, specifically related to drainage.
326

327 Vice Chair McCutcheon asked if the ARB had any concerns about the look of the building
328 as it is being proposed at this time. Mr. Gonzales explained that the ARB had some
329 concerns about how the flat roof design might look to drivers by approaching the building.
330 However, it was decided that the possibility of drivers actually seeing the flat roof would
331 be minimal due to the slope and lay of the land nearby.
332

333 Commissioner Lyons asked for clarification regarding the Trex product, specifically
334 asking if it is a recycled plastic product. She is concerned that Hardy plank can be
335 repainted; however, she is not sure that the Trex product can be painted. Mr.

336 Featherstone expressed that it is his understanding that the Hardy plank chips over time,
337 and this product is more durable.
338

339 Mr. Miller explained that the concern associated with the variance request is not the use of
340 the alternative product (Trex), but rather that it exceeds 10%. Mr. Miller indicated that this
341 item will be heard by P&Z on December 8th, and the variance will go before City Council on
342 December 21st.
343

344 There being no further questions staff indicated the case will return to the Commission for
345 action at the next scheduled meeting.
346

347 Item #3 was addressed next by the Commission.
348

349 11. SP2015-024

350 Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner
351 James Benton of Emerge Enterprises for the approval of a site plan for a car wash on a 1.055-
352 acre parcel of land identified as Lot 7 of the Rockwall Business Park East Addition, City of
353 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205
354 Overlay (SH-205 OV) District, addressed as 2360 S. Goliad Street, and take any action
355 necessary.
356

357 Mr. Gonzales provided background information related to this agenda item. The linear
358 portion of the building does not meet the horizontal articulation requirements, and the
359 ARB had some concerns about this. However, the applicant is looking at ways to enhance
360 the building design, including the articulation, and those changes will come forth in two
361 weeks. Everything else, including the stone requirements, are being met by the applicant.
362

363 Mr. James Benton
364 3005 Justin Road
365 Flower Mound, Texas
366

367 Mr. Benton came forth and indicated that this will be the company's fourth carwash of this
368 type. He explained that, design wise, they like a softer look rather than an industrial type
369 look. It will be a conveyor type of exterior carwash. He explained some of the
370 architectural elements, including those that will be reconsidered by his architect before it
371 is brought back for consideration in two weeks. This is slated for the agenda with P&Z on
372 December 8th.
373

374 The Commission took no action related to this case briefing.
375

376 12. P2015-041 (Ryan)

377 Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner
378 Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A,
379 Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A,
380 Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
381 District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and
382 north of SH-276, and take any action necessary.
383

384 Mr. Miller indicated that the applicant is not present at tonight's meeting. Mr. Miller briefly
385 explained what the applicant is proposing associated with this case on his behalf. He
386 explained that this is a residential case that involves subdividing the property. He
387 explained that both lots are typically required to have physical lot frontage onto a public
388 roadway. In this case, only one of the two has direct access onto a public roadway, and
389 the other one has 'cross access.' Therefore, this subdivision of land will require ultimate
390 approval from the city council after a review and recommendation from the P&Z
391 Commission. Commissioner Lyons asked if the Fire Department is ok with this proposal.

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Mrs. Hargrove, the Fire Marshal, answered, stating that there is already a dedicated fire lane that generally services this area. Therefore, the Fire Department is fine with this arrangement.

The Commission took no action related to this case briefing.

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]

Mr. Miller briefed the Commission on action taken by the City Council at its last meeting concerning these items, generally indicating that the Council did approve each of these.

V. ADJOURNMENT

Mr. Miller explained that a brief 'training session' related to the GIS division will be held following the adjournment of the public meeting. With that being said, Vice Chairman McCutcheon adjourned the public portion of the meeting at 7:34 p.m.

VI. TRAINING SESSION

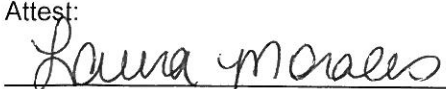
14. *Planning and Zoning Commission Training Session*
A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from the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

The Commission began its briefing with the GIS division staff (Lindsay Gnann and Lance Singleton) at 7:45 p.m. The Commission concluded this briefing with staff at 8:45 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 8 day of December, 2015.



Craig Renfro, Chairman

Attest:


Laura Morales

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3
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8

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 8, 2015
6:00 P.M.

9 I. CALL TO ORDER

10
11 **Chairman Renfro called the meeting to order at 6:03 p.m. Present were Commissioners John**
12 **McCutcheon, Patrick Trowbridge, Tracey Logan, Johnny Lyons, Annie Fishman, and Mike Jusko.**
13 **Also present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning**
14 **Coordinator, Laura Morales.**

15
16 II. CONSENT AGENDA

- 17
18 1. Approval of Minutes for the November 24, 2015 Planning and Zoning Commission meeting.

19
20 **Commissioner McCutcheon made motion to approve the consent agenda. Commissioner Jusko**
21 **seconded the motion, which passed by a vote of 7-0.**

22
23 III. APPOINTMENTS

- 24
25 2. Appointment with Architectural Review Board representative to receive the Board's
26 recommendations and comments for items on the agenda requiring architectural review.

27
28 **Architectural Review Board representative was not present, Planning Director; Ryan Miller**
29 **advised the Commission the recommendations would be discussed during discussion of the**
30 **site plan.**

31
32 IV. PUBLIC HEARINGS

- 33
34 3. MIS2015-003

35 Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive
36 Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation*
37 section, add a street cross section for a M4U-M (*minor arterial, four [4] lane, undivided roadway,*
38 *modified*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and
39 take any action necessary.

40
41 **Planning Director, Ryan Miller, gave brief explanation stating that in May of 2014, Rockwall**
42 **County initiated a review of the County Master Thoroughfare Plan with the assistance of City**
43 **staff. Recently, the County has completed this review and requested staff codify the proposed**
44 **changes into the City's Master Thoroughfare Plan prior to the County's adoption of the County**
45 **Thoroughfare Plan. In addition, City staff has also been assisting the North Central Texas**
46 **Council of Governments with the 2014 Amendment to the 2035 Mobility plan and also working**
47 **on the 2040 Mobility plan. Through these processes and through a review of the City's current**
48 **Master Thoroughfare Plan, staff has identified several additional adjustments to local roadways**
49 **that should be adopted to account for current and future roadways.**

50
51 **Mr. Miller presented a slide show and explained they are looking into adding a road from La**
52 **Jolla Point Dr. to Turtle Cove, which will be a minor collector. Also will be removing Breezy Hill**
53 **Road which is up north adjacent to the Breezy Hill subdivision, as well as change Clem Road**
54 **from a minor four lane undivided roadway to a minor collector, extend Breezy Hill One to Anna**
55 **Cade Road, extend Breezy Hill One to John King Blvd, realign Breezy Hill Road, extending**
56 **FM1141 and removing Technology Way, removing a section between Tubbs Road and Sids**
57 **Road, changing the Solner Lane from an M4U to a minor collector, realigning Data Drive,**
58 **changing County Line Road and Renee Drive from an M4U to a minor collector, and removing**
59 **sections from County Line Road, changing north FM3549 to a minor four lane undivided to a**
60 **TXDOT 4D, changing North County Lane and Panhandle Drive from a minor to a minor four lane**
61 **undivided roadway, changing SH205 from a TXDOT 6D to a minor four lane undivided modified**

62 roadway. Mr. Miller went on to explain that staff is also looking at changing, realigning the
63 proposed outer loop, as well as removing Memorial Drive and extending Highland Blvd,
64 removing Industrial Blvd. north of the Airport Road, and extending Airport Road as an M4U to
65 SH66. The TXDOT changes that are being made, that were handed down from the County affect
66 all of the City's TXDOT roadways which are SH205, Hwy 66, FM549, FM2549, and FM552.
67

68 Mr. Miller further explained that with regard to the downtown area staff is also proposing that a
69 new roadway cross section be adopted for the area between East Fork Drive and the SH-205
70 couplet in the downtown area. This new roadway cross section is identified as a M4U-M lane,
71 undivided roadway, modified, which will consist of 85-feet of right-of-way; one 16-foot reversible
72 lane; two, 10½-foot parkways; and, two, one-foot curbs. Staff has also taken this amendment as
73 an opportunity to address various changes and updates within Appendix 'D', Thoroughfare
74 Cross Sections, of the Comprehensive Plan.
75

76 Mr. Miller went on to explain that this being a Comp Plan Amendment a Public Hearing is
77 required and is being addressed as such this evening, and according to the City's Home Rule
78 Charter the Commission is required to make a recommendation to the City Council.
79

80 Chairman Renfro asked for questions of Commissioners for staff.
81

82 Commissioner Trowbridge asked if a reversible lane was painted or had any type of dividers. Mr.
83 Miller explained it is an undivided lane down the middle of the roadway which allows both left
84 hand turning.
85

86 Commissioner Lyons asked how changes to roadways are decided. Mr. Miller stated the
87 changes are coming to the Commission from staff. The County changes have been going
88 through a process with the North Central Texas Council of Government, which has held a
89 consortium over the last three years, and there has been a public process through the County
90 level already. Essentially those were handed down to staff, and the City was asked to conform to
91 those changes. Changes that do not include TXDOT are coming from staff and are intended to
92 accommodate the City's future growth and any traffic concerns at buildout.
93

94 Commissioner Fishman asked for clarification of what is taking place on SH205, is it going to be
95 widened, or what the plan for that is. Mr. Miller stated on the current master thoroughfare plan it
96 is a TXDOT six lane roadway, the proposed changes will decrease the future cross section down
97 to four lanes with the goal for of providing a transition zone that will help the retail areas
98 adjacent to the roadway, and slowing traffic as it enters the downtown area.
99

100 Chairman Renfro opened the public hearing and asked anyone who wished to speak to come
101 forward. There being no one indicating such, Chairman Renfro closed the public hearing and
102 brought the item back to the Commission for discussion.
103

104 Commissioner Lyons made motion to approve the item with staff recommendations.
105 Commissioner McCutcheon seconded the motion, which passed by a vote of 7-0.
106

107
108 4. Z2015-030

109 Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning
110 amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing
111 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall
112 County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land
113 uses, being situated east of Tubbs Road and north of County Line Road, and take any action
114 necessary.
115

116 Planning Director Ryan Miller gave brief explanation stating that on October 14, 2015, the City
117 Council directed staff to amend Planned Development District 75 for the purpose of removing the
118 language that related to allowing Council to approve land uses without a public hearing. Mr.
119 Miller explained that there is a clause in the current zoning ordinance that states that Council can
120 approve certain land uses through what is called a special request. That process would allow
121 them to approve for example a commercial development without having a zoning process.
122 Therefore, Council has directed staff to change that language in the code. Specifically the current
123 code states that such special requests may include, but not necessarily be limited to, the use of
124 building materials not otherwise allowed, authorization of specific land uses not otherwise

125 allowed, or other requests submitted for consideration. Council has directed staff to remove the
126 authorization of specific land uses not otherwise allowed, and what that means going forward is
127 that anyone wishing to change the zoning from a Single Family Land Use designation would be
128 required to go through a whole zoning process, which would require a public hearing, which is
129 not a requirement under the current ordinance. As directed, staff prepared an ordinance
130 reflecting the requested changes. In addition, staff took this opportunity to clear up some
131 inconsistencies within the ordinance and update the concept plan. Mr. Miller added that the only
132 thing that is being changed is the ability for Council to approve zoning without having a public
133 hearing.
134

135 Mr. Miller further explained that on November 20, 2015, staff mailed 1,541 notices in English and
136 Spanish to property owners and residents within 500-feet of the subject property, as well as also
137 emailed notices to the Lynden Park, Fox Chase and Rainbow Lakes Homeowner's Associations,
138 which are the only HOA's located within 1,500 feet of the subject property. Additionally a posted
139 sign was placed along County Line Road, and advertised the public hearings in the Rockwall
140 Harold Banner. Mr. Miller advised there were nine responses received, for which three were in
141 opposition and six were in favor, however, two of the opposition responses appeared to be in
142 favor of the request based on the content contained in the returned notices
143

144 Mr. Miller advised the Commission Planning staff member Laura Morales would be available for
145 interpreting should anyone wish to come forward to speak as well as to translate item.
146

147 Ms. Morales briefed the public of the item in Spanish.
148

149 Chairman Renfro asked for questions of Commission for staff.
150

151 Commissioner Logan asked for clarification. Specifically if the change is essentially going to
152 make the rules more stringent for land use changes. Mr. Miller stated that is correct.
153

154 Commissioner McCutcheon asked for clarification if this is enacted it will not affect the one time
155 mobile home replacement. Mr. Miller stated those requirements will remain unchanged.
156

157 Chairman Renfro opened the public hearing and asked if anyone wished to speak to come
158 forward.
159

160 Anthony Lozano
161 601 Bass Rd.
162 Rockwall, TX
163

164 Mr. Lozano came forth and asked for better clarification of item. Mr. Miller briefly explained the
165 item, and how it would not affect existing properties in Lake Rockwall Estates, but the only
166 change being that a public hearing process would take place should any change in land use
167 request be brought to the City.
168

169 Shannon Nerren
170 401 Forest Trace
171 Rockwall, TX
172

173 Mr. Nerren came forward and stated he owned property in the affected area, at 599 Trout Street,
174 and is in favor of the proposal.
175

176 Chairman Renfro closed the public hearing and brought the item back to the Commission for
177 discussion.
178

179 Commissioner McCutcheon made motion to approve item with staff recommendations.
180 Commissioner Lyons seconded the motion, which passed by a vote of 7-0.
181
182

183 5. Z2015-031

184 Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the
185 owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre
186 parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall

187 County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District,
188 located at the northwest corner of La Jolla Pointe Drive and Ridge Road [FM-740], and take any action
189 necessary.
190

191 Planning Director, Ryan Miller, explained the agenda item stating that the applicant's John and
192 Lenny James are requesting a Specific Use Permit for the purpose of constructing an automated,
193 self-service carwash on the subject property which is located at the northwest corner of Ridge
194 Road and La Jolla Point. Mr. Miller explained that typically, a self-service or auto detail carwash
195 in a Commercial District would be permitted by-right; however, the Scenic Overlay requires that
196 car washes receive a Specific Use Permit and also the Unified Development Code states that car
197 washes on major thoroughfares shall not face their entrances onto a public street and on corner
198 entrances and exists to the car wash shall not directly face any public street. On corner sites, car
199 wash entrances or exits shall not open toward the street with the highest traffic volume, also that
200 the car wash shall be set back a minimum of 50-feet from any street frontage.
201

202 Mr. Miller further stated that in this case, the proposed carwash does meet the 50 foot setback
203 requirements, however; the building will be oriented so that the entrance of the carwash will face
204 onto Ridge Road which is the street with the highest traffic volumes. If approved the
205 Commission would be granting a variance to the requirement that the front of the bay wouldn't
206 face the street with the high traffic volumes. With the exception of the proposed building
207 orientation the applicant's request conforms to all applicable requirements; however, granting a
208 Specific Use Permit is a discretionary act to the City Council. If approved the applicant will be
209 required to submit a site plan and replat conforming to all applicable requirements.
210

211 Mr. Miller went on to show the concept plan and clarified that it is not a site plan. The cars would
212 enter the carwash from La Jolla Point Drive and would generally circulate towards Ridge Road in
213 an east/west fashion.
214

215 Mr. Miller also stated that on November 20, 2015, staff mailed 21 notices to property owners and
216 residents within 500-feet of the subject property and also emailed notices to the Lakeside Village
217 and Turtle Cove Homeowner's Associations. Additionally, staff posted a sign at the northwest
218 corner of the intersection of La Jolla Pointe Drive and Ridge Road and advertised the public
219 hearings in the Rockwall Harold Banner. Staff has received three responses in opposition to the
220 applicant's request.
221

222 Mr. Miller advised the Commission the recommendations were provided in their packets, and that
223 applicants and staff are available for questions.
224

225 Chairman Renfro asked for questions of Commission for staff.
226

227 Commissioner Trowbridge asked the intent of the Scenic Overlay. Mr. Miller stated when it
228 originally was drafted in the early 80's, it included requirements that were intended to preserve
229 the scenic nature of Ridge Road and the intent of the SUP was to ensure that bay doors from
230 uses like gas stations with auto mechanics and car washes would not be visible from the
231 roadway. The Scenic Overlay does have additional requirements in addition to the zoning, and
232 the zoning in this case is commercial.
233

234 Commissioner Logan asked for clarification of the definition of commercial when it appears a
235 carwash is more industrial and most of the businesses along there are restaurants and doctors'
236 offices, are those generically considered commercial. Mr. Miller stated there are certain zoning
237 districts throughout the City that allow different uses and those uses are typically allowed in
238 several district. A carwash is allowed in a commercial district as well as a light industrial district,
239 it is a use, and the district itself is what drives whether or not it is allowed in a certain area.
240

241 Chairman Renfro asked a question concerning protection of the Scenic Overlay. Is the intent to
242 preserve the image of Ridge Road, and would this request be in contradiction of the original
243 intent of the Scenic Overlay. Mr. Miller stated it is not a contradiction but a discretionary item. It
244 is taking a use that is allowed in a commercial district and is giving the Commission the
245 discretion to review it on a case by case basis, and send a recommendation of approve or deny
246 forward to the City Council.
247

248 Chairman Renfro asked what the purpose is of having a Scenic Overlay District. Mr. Miller stated
249 the Scenic Overlay District is to set a development tone for the area, typically within an Overlay

250 District what is dealt with is building materials, and landscaping standards, and generally have
251 more stringent standards. In this case, the Planning and Zoning Commission is being allowed to
252 have discretionary oversight on certain land uses that are specified within this district.
253

254 Commissioner Trowbridge had question of location, and if the subject area is one, if not the last,
255 corner of vacant land coming up form I30. Mr. Miller stated Ridge Road is one of the older
256 districts and has mainly been developed.
257

258 Chairman Renfro opened up the public hearing and asked the applicant to come forth and speak.
259

260 John James
261 2283 Lafayette Landing
262 Heath, TX
263

264 Mr. James came forward and explained that essentially this is a newer type of carwash that has a
265 self- driven tunnel and a very modern and appealing look from Ridge. The entrance faces La
266 Jolla because of the way the land is oriented, and the only way the carwash could be built is to
267 have it at an east/west direction. The cars will enter facing Ridge and exit on the opposite side.
268

269 Chairman Renfro asked if there was any example of what the car wash look would like, and what
270 architectural look it would have. Mr. Miller stated at this time the only thing that is being looked
271 at is the use.
272

273 Chairman McCutcheon had question of why the applicant is looking at this area because of the
274 variance request. Mr. James stated he looked at areas that would be convenient for people.
275

276 Mr. James provided a power point of proposal.
277

278 Commissioner Trowbridge had concern that the location would be one of few lots left in this area
279 and although he likes the idea, is concerned of how it will blend in with adjoining properties. Mr.
280 James stated it will have modern look and feels it will add to the area.
281

282 Commissioner Lyons asked if there was a picture available for what it would look like from Ridge
283 Road. Mr. James stated the exit and entrance will look very similar. Commissioner Lyons stated
284 concern of location fitting the existing buildings.
285

286 Chairman Renfro opened up the public hearing and asked for anyone wanting to speak to come
287 forward.
288

289 Richard Brooks
290 (No address given)
291

292 Mr. Brooks came forth and stated he is a doctor in the office next door and does not want a car
293 wash to be allowed. He is opposed because he feels this request does not fit the look of
294 Rockwall. He also expressed concern that it will be located on the side of the wing of his
295 building that sleeps three to four patients, and the added traffic and noise will interfere with his
296 practice. He feels the Overlay District should maintain the integrity of when he moved into his
297 building twenty two years ago.
298

299 Derrick Anderson
300 218 Cullins Rd.
301 Rockwall, TX
302

303 Mr. Anderson stated he feels the oppositions to the case are unfounded because there is a gas
304 station on the corner of Ridge Rd and IH30. He generally expressed he is in favor if it is done
305 properly and feels it would blend well at the location and there is a need for a car wash especially
306 in this area.
307

308 Chairman Renfro closed the public hearing and asked the applicant to come forth for rebuttal.
309 Mr. James stated there will be no activity in the evenings. He also stated there should not be an
310 issue with parking due to vehicles not being there longer than ten minutes.
311

312 Commissioner Trowbridge asked the applicant how much lower the site would be from Ridge
313 Road as you drive by. Mr. James stated it should be leveled out and will be about a 40-50 percent
314 drop.

315
316 Commissioner Logan asked if there would be a retaining wall due to drop. Mr. Miller stated at this
317 phase in the process no site plan is required at this time.

318
319 Commissioner McCutcheon stated concern of how it will look due to orientation of the building.
320 He expressed concern of it being next to a medical building and the entrance being in front of
321 Ridge Road and feels it will add traffic.

322
323 Chairman Renfro closed the public hearing and made motion to deny the request. Commissioner
324 Jusko seconded the motion, which passed by a vote of 6-1, with Commissioner Lyons
325 dissenting.

326
327
328 6. Z2015-032

329 Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on
330 behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-
331 115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified
332 as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County,
333 Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District,
334 address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

335
336 Senior Planner, David Gonzales, gave brief explanation of request stating the applicant, Lloyd
337 Waldrop of Rockwall Gold & Silver, is requesting to renew their existing Specific Use Permit
338 which was originally granted two years ago, in order to continue the operation of his pawnshop.
339 The applicant is requesting the SUP for a period of five years and allowing for the SUP to be
340 extended rather than expire every five years. What the applicant is requesting at this time is to
341 allow for the SUP to continue after a five year period, at which point it would be examined by the
342 Planning and Zoning Commission as well as City Council. The current ordinance has not
343 changed, but only the language is being added to indicate if item is approved, that applicant
344 would have to come before Council ninety days prior to the expiration date to see if Council
345 warrants the request to extend the SUP.

346
347 Mr. Gonzales, added that the applicant's current site plan indicating the boundary of the
348 proposed Pawnshop has not changed and has been resubmitted, a letter from the property
349 owner granting permission to allow for the renewal of the Pawnshop, and a letter from the
350 applicant requesting approval of the SUP for your review and consideration.

351
352 Mr. Gonzales further advised that staff mailed thirty-four notices to property owners within 500
353 feet of the subject property and posted a sign on the property. Staff had received one notice in
354 "opposition" to the zoning change and one in "favor" but cannot count that one due to it having
355 no name or address.

356
357 Mr. Gonzales went on to explain that this is a discretionary approval request and should it be
358 forwarded to City Council with an approval, staff does have recommendations for consideration.

359
360 Chairman Renfro asked for clarification of renewal from a one year renewal to a five year does it
361 remove the enforceability of the SUP. Mr. Gonzales explained that the SUP is enforceable at any
362 time, should any violation occur that goes against the SUP. Mr. Gonzales went on to explain that
363 most of the SUP's do not expire, however, since this was the first Pawnshop coming into this
364 area that required an SUP, Council wanted to re-evaluate it after the two year period, which is
365 essentially what is being done at this time.

366
367 Chairman Trowbridge asked for specific clarification from current ordinance to what is being
368 proposed. Mr. Gonzales stated that the current SUP S115 Ordinance 13-46, has expired and no
369 longer exists. This process is for a new ordinance and the only thing that is being changed in
370 that ordinance is the language that will allow for an extension after a five year period as per the
371 applicants request. Since this is a discretionary act, if the Commission so chooses it can make
372 recommendation for it to be every two, five or ten year, it is discretionary to the Commission.
373 The applicant is requesting every five year with the ability for it to automatically renew, where he
374 comes before Council as opposed to going through a public hearing process, however

375 enforceability is still intact.

376
377 Chairman Renfro asked applicant to come forth and speak.

378
379
380 Lloyd Waldrop
381 3021 Lakeside Dr.
382 Rockwall, TX
383

384 Mr. Waldrop came forth and stated at the time the SUP was granted two years ago he was not
385 aware it would be necessary to go through the public hearing process through Planning and
386 Zoning again, but just to City Council. He met with Mayor Pruitt prior to the meeting and stated
387 he was told to ask for a five year extension therefore that is how the five year extension request
388 came about. Mr. Waldrop also spoke of compliments he has received from the community of his
389 pawnshop being unlike the typical pawnshop and that is something he strives to maintain. He
390 stated he understands the terms of the SUP and will not allow any outside storage, anything that
391 will deteriorate the look of the business.
392

393 Chairman Renfro asked for questions for applicants from the Commission.

394
395 Commissioner McCutcheon asked if there was any plan to increase the square footage of the
396 building. Mr. Waldrop stated he has been leasing that building so long he does not foresee any
397 addition to it at this time.
398

399 Commissioner McCutcheon also asked what percentage of the business are gun sales. Mr.
400 Waldrop stated it is about five to ten percent of sales currently.
401

402 Commissioner McCutcheon asked how he felt about asking for a three year extension instead of
403 five. Mr. Waldrop stated he preferred to have it set at a five year period. Commissioner
404 McCutcheon asked staff should they recommend a three year, could that still allow for Council
405 to approve the five year extension. Mr. Gonzales clarified that Commission is only forwarding a
406 recommendation but the decision will fall onto Council.
407

408 Commissioner Fishman asked if there was any plan to change anything on the exterior, to add
409 any type of signage. Mr. Waldrop stated he doesn't plan on adding/changing signage but does
410 plan to continue to add landscaping and stone to make it look nicer.
411

412 Chairman Renfro opened up the public hearing and asked anyone to come forth and speak.

413
414 Clint Olden
415 216 Lakeview Dr.
416 Rockwall, TX
417

418 Mr. Olden came forward and stated he is a longtime friend of Mr. Waldrop and appreciates what
419 he has given back to the community. He stated he believes approving it for the long term is in
420 the best interest of Rockwall.
421

422 John Taylor
423 598 Deverson Dr.
424 Rockwall, TX
425

426 Mr. Taylor came forth and stated he owns a business similar to Mr. Waldrop's, Taylor Loan
427 Silver Exchange, and considered a Pawnshop himself some time back, but when looking
428 through the regulations for a Pawnshop, it has to be light industrial zoning. His concern is even
429 though it looks like he is on a retail space how is it allowed for him to run a pawnshop when it is
430 not zoned for such.
431

432 Mr. Gonzales stated that essentially with a pawnshop the State Code states you cannot regulate
433 a pawnshop out of a City, but must put them in particular zone. Rockwall by right allows a
434 pawnshop to run out of light industrial zone, however, it is also allowed with a Specific Use
435 Permit in to be in a Commercial District. Mr. Gonzales further explained Mr. Taylor could also
436 request a Specific Use Permit within the Commercial District where his business resides,
although it would be necessary to check with the Texas pawnshop act to verify what distances

437 and such are required.

438
439 Chairman Renfro closed the public hearing and brought the item back to the Commission for
440 discussion.

441
442 Commissioner Trowbridge asked for clarification of the second five year extension that is being
443 requested without having to go through the zoning process. Mr. Miller explained that it is not
444 unusual for reviews to be put on Specific Use Permit's; it is giving Council the right to review
445 the SUP after a certain amount of time to ensure there are no issues. If any issues are brought
446 up, Council would then direct staff to bring that case back forward through the zoning process.
447 Essentially the breakdown would be for a review by City Council at five years, and at their
448 discretion add at that point how many years they feel fit after that, given that there are no
449 infractions to the SUP prior to it coming forward for review.

450
451 General discussion took place concerning five year extension versus a three year extension.
452

453 Commissioner Fishman expressed the Commission is essentially simply providing
454 administrative ease for Mr. Waldrop, if there were to be any type of violation, or anything that is
455 deemed it necessary for the Commission to step in, then it would be addressed prior to the five
456 year mark. Ms. Fishman expressed that applicant has proven himself throughout the initial first
457 two years, and feels she is for approving the five year extension.
458

459 Commissioner Trowbridge made motion to approve the item with staff recommendations.
460 Commissioner McCutcheon seconded the motion, which passed by a vote of 7-0.
461

462 Chairman Renfro called a five minute recess at 7:50 p.m.
463

464 Chairman Renfro called the meeting back to order at 7:56 p.m.
465

466 7. Z2015-033

467 Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a
468 Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified
469 Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan Park Addition,
470 Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated
471 within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take
472 any action necessary.
473

474 Senior Planner, David Gonzales, gave explanation of request, stating that the applicant, Mr.
475 North, is requesting a Specific Use Permit for an accessory building that will be placed in his
476 back yard but exceeds the size requirements and does not meet the exterior cladding standards
477 of the Single-Family 10 Residential District. Under the standards of the Unified Development
478 Code, the accessory building shall be accessory to a residential use and located on the same lot.
479 By right, in the SF-10 district, no more than two accessory buildings shall be allowed which are
480 up to 225 sq. ft. in area and 15 ft. or less in height, provided the exterior cladding contains only
481 materials found on the main structure. Accessory buildings not meeting these standards require
482 approval of an SUP.
483

484 Mr. Gonzales added that the proposed accessory building will be an 18' X 16' structure with its
485 exterior comprised of Hardy Board Siding with a composition roof and shingles that match the
486 primary structure. The accessory building will be used for storage purposes. Mr. North has
487 provided a color prospective that indicates a porch overhang. The accessory building will have
488 an overall height of 11-ft 8-in. and does not exceed the height standard of 15-ft. established in the
489 UDC.
490

491 Mr. Gonzales added that staff mailed seventy-two notices to property owners within 500 feet of
492 the subject property and posted a sign on the property. Also, staff received two notices "in favor
493 of" and one notice "opposed to" the zoning change requested.
494

495 Mr. Gonzales advised the Commission the recommendations were provided in their packets, and
496 that applicants and staff are available for questions.
497

498 Chairman Renfro asked applicant to come forth and speak.
499

500 Steven North
501 513 Windsor Way
502 Rockwall, TX
503

504 Mr. North came forward and gave brief explanation of request stating that it will be a 16'x14' 224
505 square feet building with a small 4' porch that his wife desires to have strictly for aesthetic
506 reasons. This small four foot porch will allow his wife to add some decorative plants out front.
507 It will be made of hardy board siding, will be set on a permanent slab and it will not interfere with
508 any utility easements. Mr. North added that he believes the notice received in opposition is more
509 of a misunderstanding from one of the neighbors believing it would be an accessory building
510 where a business would be run out of it. He stated once the neighbors understood it was only a
511 storage building they were fine with the request.
512

513 Chairman Renfro asked what the intent of the building would be. Mr. North stated plainly put it is
514 to store his wife's year out decorations that have outgrown storage in his attic.
515

516 Commissioner Trowbridge asked if there is a fence around the yard. Mr. North stated it will be
517 behind a 7' fence.
518

519 Commissioner Lyons asked if the roof would match the home. Mr. North stated it would be
520 composition roof the same as the home.
521

522 Chairman Renfro opened the public hearing and asked if anyone wished to speak to come
523 forward.
524

525 John Caramanica
526 503 Windsor Way
527 Rockwall, TX
528

529 Mr. Caramanica came forward and stated he has lived in his home for twenty-five years and his
530 initial concern when notice was received that the purpose of the building was going to be for
531 running a business out of it. Once that was clarified that it was for storage purposes only, he is
532 not opposed to it.
533

534 Curtis Stovall
535 7130 O'Connell
536 Rockwall, TX
537

538 Mr. Stovall came forward and stated initially he was opposed because he thought it was meant
539 to run a business, but now that it has been clarified he is now in favor.
540

541 Chairman Renfro closed the public hearing and brought it back to the Commission for
542 discussion.
543

544 Commissioner Lyons made motion to pass the item with staff recommendations. Commissioner
545 McCutcheon seconded the motion, which passed by a vote of 7-0.
546

547 8. Z2015-034

548 Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land
549 Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval
550 of a zoning change from an Agricultural (AG) District to a Planned Development District for Single
551 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.
552 Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)
553 District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side
554 of John King Boulevard south of FM-552, and take any action necessary.
555

556 Planning Director, Ryan Miller, gave explanation of case stating the applicant has submitted an
557 application requesting to rezone a 45.318-acre tract of land from an Agricultural District to a
558 Planned Development District. This is currently adjacent to our city limits, on the north and east
559 side of the subject property with the remaining of the east side adjacent to Planned Development

560 District 77, which was the Gideon tract. This property also fronts onto John King Blvd. between
561 Featherstone and Quail Run and is currently zoned AG and was annexed into the city in March of
562 1998.

563
564 Mr. Miller further explained that the applicant is requesting to build 113 single family homes on
565 this property, which is a residential density of 2.49 units per acre; however the applicants overall
566 plan is to entitle this particular piece of property and will have two options for the two properties
567 north of subject property that are currently in the ETJ. The applicants plan is to receive
568 entitlement here, and if approved, bring those two properties in for voluntary annexation and
569 extend the zoning to cover those two properties for a much larger subdivision. Applicant is also
570 wrapping case Z2015-035 with this case and creating a larger subdivision and would be Phase I
571 and II, for which the applicant will further explain when called forward.

572
573 Mr. Miller added that the current request is for 113, 70' x 125' single family lots and incorporated
574 within the development will be 6.73-acres of open space, which includes a 3.64-acre
575 neighborhood park. In addition, the applicant is proposing to incorporate a ten foot walking trail
576 and trail rest area along John King Boulevard and is similar to what was done in the Breezy Hill
577 Subdivision along John King Blvd. and will also be adjacent to Rockwall Downes and is in
578 conformance with the John King Boulevard Design Concept Plan contained in the
579 Comprehensive Plan.

580
581 Mr. Miller further stated that these lots will be front entry product that won't be alley fed, currently
582 there is an alley requirement; however many of the Planned Development Districts that have
583 come into the City have requested a waiver to the alley requirement. Applicant is meeting the
584 front entry requirement in terms of jay-swing drives and will also have a front entry product
585 where the garage will be set twenty feet behind the front facade which meets the Unified
586 Development Code.

587
588 Mr. Miller also noted when looking at the Comprehensive Plan, when staff saw original plan,
589 several recommendations were made to the applicant of changes that could be made to bring the
590 plan into better conformance with the Comprehensive Plan. The first recommendation was that
591 he incorporate a Boulevard which he had done, it was also recommended that he provide more
592 connectivity by removing some of the cul-de-sacs which he also has changed. It was also
593 recommended that he front more homes onto the open space areas which he has created a 3.6
594 acre park to be a linear park adjacent to the boulevard and is fronting several of the homes onto
595 that which creates a more desirable product that holds value longer according to the
596 Comprehensive Plan.

597
598 Mr. Miller went on to explain that the Future Land Use Map, contained within the Comprehensive
599 Plan, designates the subject property for Low Density Residential land uses. According to the
600 Comprehensive Plan, low density residential is defined as less than two units per acre; however,
601 a density up to two and one-half units per gross acre may be allowed within a residential Planned
602 Development District that includes the dedication and/or development of additional amenities
603 exceeding the minimum standards for residential Planned Developments. The additional
604 amenities can be Parks and Open Space, Golf Course, Neighborhood Amenity/Recreation Center,
605 Integration of Schools into the Community Fabric, Development of Trails and Parks in
606 Floodplains, and the Development of Municipal Parks and Recreation Facilities. Additionally, the
607 Planned Development District standards contained within the Unified Development Code require
608 a minimum of 20% of the gross land area be dedicated to open space. In this case, the concept
609 plan depicts a residential density of 2.49 units per acre, which is less than the maximum 2.5 units
610 per acre permitted by the Low Density Residential land use designation; however, the concept
611 plan is only showing a provision of 6.73-acres of open space. Staff has calculated that the
612 concept plan would need additional 2.33-acres to satisfy the minimum requirements.

613
614 The applicant has indicated that once the two northern tracts are brought into the City, and
615 brought into this concept plan, it will meet the 20% open space; however today that doesn't meet
616 that request. Mr. Miller added again that applicant is adding additional amenity by providing the
617 City the ten foot walking trail along John King Blvd. which is a guideline not a requirement.
618 However even though request does meet the majority of the Comprehensive Plan requirements it
619 doesn't meet the open space requirements and that will be a discretionary call for both the

620 Planning and Zoning Commission as well as City Council with regard to the amount of open
621 space being provided as well as the density being proposed.

622
623 Mr. Miller also added that on November 20, 2015, staff mailed three notices to property owners
624 and residents within 500-feet of the subject property. Staff also emailed notices to the Stoney
625 Hollow and Stone Creek Homeowner's Associations, which are the only HOA's located within
626 1,500 feet of the subject property. Also, staff posted a sign along John King Boulevard, and
627 advertised the public hearings in the Rockwall Harold Banner. No notices were received back in
628 favor or in opposition.

629
630 Mr. Miller stated both himself and applicant were available for questions.

631
632 Chairman Renfro asked Commission for questions for staff.

633
634 Commissioner Lyons asked if the open space requirement is 20% if they are at 2.5 acres per
635 unit. Mr. Miller stated it is 20% period, with relation to Planned Development Districts. The Comp
636 Plan as well as the PD Ordinance standards both state that 20% of open space should be
637 provided in Developments. Commissioner Lyons asked that if in this development in question it
638 is only at 13%, is what developer proposing is to make up for that with the northern
639 development with extra open space. Mr. Miller stated that is correct, the applicant's original plan
640 would be that with the northern properties it would meet the requirement, but at this time those
641 are not being considered.

642
643 Chairman Renfro asked Ms. Amy Williams, with the Engineering Department concerning
644 drainage in this area. Ms. Williams stated drainage is okay although they will be required to
645 detain as there is mandatory detention in that basin. There will be a detention system somewhere
646 in that subdivision, preferably in the open area. Ms. Williams added that it is a dry detention
647 system, and there will not be any impoundment of water, but there will be a pond somewhere on
648 that site, but will likely be a depression on the ground that will be hardly seen that can be used as
649 an amenity if needed.

650
651 Chairman Renfro asked if 70's was common for this area. Mr. Miller stated the adjacent
652 subdivision was a combination of 80's and 100's which was the Gideon property that was directly
653 east of that and that was at the beginning of 2015 when that case heard. Chairman Renfro asked
654 if this area was being converted to smaller frontage. Mr. Miller stated applicant is proposing to
655 bring forward a planned development that shows 70's and a density of 2.49 units per acre and
656 low density per the Comp Plan is 2 and a half units with increased amenity.

657
658 Chairman Renfro asked applicant to come forth and speak.

659
660 Pat Atkins
661 Saddle Star Development
662 3076 Hays Lane
663 Rockwall, TX

664
665 Mr. Atkins came forward and gave slide show presentation of request which included an aerial of
666 area that Mr. Atkins stated would give a dynamic of what is happening in the northern quadrant
667 and will allow a visual of his proposal.

668
669
670
671 Mr. Atkins explained the first phase will involve the 45 acre tract, additional land to the north will
672 be brought in along with future rights for purchasing the property to the south for future
673 residential of the Hances property. Mr. Atkins also provided a PowerPoint that depicted what the
674 proposal involved that went along with Mr. Miller's explanation of proposal.

675

676 Mr. Chairman asked Commission for questions for applicant and staff.

677

678 Commissioner Trowbridge asked if 14% was the park area, how many lots would be required to
679 not be developed to meet the 20% open space requirement. Mr. Miller stated it would be two
680 acres worth about 8400 for each lot. Mr. Atkins added that the next step coming forward would be
681 once the process of this piece that is within the city limit is a continuation to the north and will
682 have utilization of the existing pond in that area and the open area with the club house facility
683 with the pool which will be a good open space use.

684

685 Commissioner Jusko asked if there will be a water fountain on the trail. Mr. Atkins stated there
686 would be.

687

688 Commissioner Logan asked if the north piece is annexed and if it is sold by Mrs. Hance only at
689 that time can the requirements of open space of the south property can be met, what is the plan
690 to move forward if that were not to take place. Mr. Atkins stated they do have control of that
691 property and if this proposal does not move forward in the manner they feel it should and this
692 request which they feel is consistent and reasonable, the property to the north will not be
693 annexed.

694

695 Mr. Atkins added that the key with the open space, with the direction of staff which is an
696 important guideline, is to make it usable and visible and is not confined. What they are doing in
697 this plan is to utilize areas where everyone has access and is not confined or controlled, it might
698 not equal 20% some of the time but as they continue to expand toward the north, which is the
699 next step, with the utilization of that open space, that requirement will be met.

700

701 Commissioner Lyons asked if applicant has ownership of property of the north currently why it is
702 not on tonight's agenda. Mr. Atkins stated it is an annexation and timing issue.

703 Mr. Miller clarified that Mr. Atkins does not want to annex the property unless he receives the
704 entitlement on subject property. Once it is annexed it is his intent to annex his property, zoning
705 cannot be done on property outside of the city limits.

706

707 Commissioner Trowbridge asked what original proposal was. Mr. Miller stated his original
708 concept plan included property that is currently not part of the city limits so he has had to make
709 this property work independently, but his concept plan will be modified once property to the
710 north is brought in.

711

712 Chairman Renfro had concern of being exposed due to the 20% open space requirement not
713 being met. Mr. Miller offered what can be done is for Commission to ask Mr. Atkins to modify the
714 concept plan to show 20% open space or make that a recommendation to City Council that he
715 provide 20% open space on this, with the understanding that they could amend that once
716 property to the north is brought in.

717

718 Chairman Renfro stated he was looking for commitment open space requirement would be met
719 on subject property should annexation of the north not happen. Mr. Atkins added that was fair
720 request as he does not plan to annex his north property should proposal not be approved.

721

722 Mr. Miller added recommendation should then be that the applicant meet the 20% open space and
723 applicant provide an updated concept plan showing conformance to the Planning and Zoning
724 Commission's recommendations, if applicant so chooses.

725

726

727

728 Chairman Renfro asked staff what their thoughts concerning recommendations should be. Mr.
729 Miller advised Commission there were two possible options if they want the 20% open space
730 requirement met, one would be to make a recommendation to City Council as part of a
731 recommendation to approve if he meets the 20% open space requirement, or option two, ask
732 applicant to modify the concept plan and continue the public hearing and bring it back to the

733 Commission on the following schedule meeting to be approved in that manner. If applicant
734 wishes to do that, otherwise Commission can move the recommendation forward.

735
736 General discussion took place concerning how to move forward with not meeting the open space
737 requirement with this request and it meeting the requirement with the annexed property.

738
739 Chairman Renfro opened the public hearing and asked if anyone wished to speak to come
740 forward, there being no one indicating such Chairman Renfro closed the public hearing and
741 brought item back to Commission for discussion.

742
743 Commissioner Lyons made a motion to approve the item with staff recommendations and on the
744 account that Pat Atkins with Saddle Star Development will meet 20% open space as
745 recommendation to City Council. Commissioner Jusko seconded the motion, which passed by a
746 vote of 7-0.

747
748
749 9. Z2015-035

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

757
758 Senior Planner, David Gonzales, stated Mr. Miller had outlined most of the information that
759 pertains to the south of this property, there are a lot of similarities in the ordinance that this item
760 lays out similar to those of the south side, but stated he wanted to point out the differences
761 between this development and what is happening in the South. The subject property, which was
762 annexed into the City on February 4, 2008, is located at the northwest corner of John King
763 Boulevard, north of FM 552 and is currently vacant land, zoned Agricultural District. This
764 development is different than the development to the south where this one it is the intent of the
765 development to provide 109 single-family residential lots that are to be a minimum of 10,000 sq.
766 ft.in areas; however, the development does not include a neighborhood park, rather a trail
767 system meanders through the floodplain area and is to be the developments primary amenity.
768 The applicant has stated that the neighborhood park to be located within the South Saddle Star
769 Estates Addition will be available to this development.

770
771 Mr. Gonzales added that the biggest difference between the south property and subject property
772 is that the concept plan shows the inclusion of 5.61-acres of net open space, the majority of
773 which is situated within a 100-year floodplain, which transects the property from the north to the
774 south. Additionally, the applicant has also agreed to provide a corner enhancement that will
775 incorporate a seat wall and additional landscaping at the corner of the intersection of John King
776 Boulevard and FM-552. Also, these have been included as development requirements within the
777 Planned Development District Ordinance. In addition, the applicant has also indicated that a
778 minimum of a 50-foot landscape buffer will be provided along John King Blvd, and a minimum of
779 a ten foot meandering sidewalk will be constructed within this landscape buffer.

780
781
782 Mr. Gonzales further stated that as far as amenities on subject property generally within a PD
783 they have to be within 800 feet and in this case there is a double amenity, applicant plans on
784 using the pool area that was shown in the south for this location, but as an additional amenity
785 not only is there the John King 50foot buffer where there will be a trail system installed, he will
786 also have a trail system by the floodplain and that would become an additional amenity for this
787 property.

788
789 Mr. Gonzales went on to explain that according to the Future Land Use Map contained within the
790 Comprehensive Plan designates the subject property as *Medium Density Residential* land uses.
791 According to the Comprehensive Plan, the Medium Density Residential designation is generally
792 defined as single family development consisting of 2 to 3 units per acre, but generally about 3
793 units per acre. In this case, the applicant is proposing a density of 2.446 units per gross acre,

794 which is consistent with the Medium Density Residential designation and therefore is in
795 conformance with the Comprehensive Plan and the Future Land Use Map designation. The
796 proposed zoning does appear to conform to the majority of the Comprehensive Plan's policies
797 and guidelines with the exception of the proposed open space requirement. The applicant is
798 proposing a total 5.61 acres of open space which is primarily flood plain. It should be noted that
799 if the floodplain were calculated at 100%, as opposed to 50%, the development would meet the
800 minimum 20% requirement. With this being said, the proposed open space standard is a
801 discretionary decision for the City Council.
802

803 Mr. Gonzales added that on November 20, 2015, staff mailed twenty-four notices to property
804 owners and residents within 500-feet of the subject property and also emailed notices to the
805 Stoney Hollow and Stone Creek Homeowner's Associations, which are the only HOA's located
806 within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of John
807 King Boulevard and FM552 and advertised the public hearings in the Rockwall Harold Banner.
808 No responses were received by staff.
809

810 Chairman Renfro asked Commission for questions for staff.
811

812 Chairman Renfro asked engineering staff member Amy Williams if there were any drainage
813 concerns. Ms. Williams stated the floodplain has not been studied therefore a flood study will be
814 required to be done and per the city ordinance it is not allowed to increase the water surface or
815 the flow off of their property. They are not required to detain, but if the flood study shows it they
816 will be required to detain, and they cannot detain in the floodplain.
817

818 Chairman Renfro asked applicant to come forward.
819

820 Pat Atkins
821 2076 Hays Lane
822 Rockwall, TX
823

824 Mr. Atkins came forward and presented slide show as well as power point detailing the
825 proposal.
826

827 Chairman Renfro had concern as to how drainage would be handled from Ms. Williams's
828 concern with water detention if flood study shows it needs to be detained.

829 Mr. Atkins stated the creek will be studied in detail, as it has only been studied up to FM552,
830 there is floodplain designation and a detailed study will be provided that will show the specifics.
831

832 Commissioner Logan asked for clarification of floodplain being assessed at fifty percent open
833 space because it is not usable as park like space and cannot be modified, other than the trails
834 that are shown, therefore the 12% is what is accurate number of open space. Mr. Gonzales
835 stated that was correct.
836

837 Mr. Atkins added that he has met with the homeowners to the west, and a commitment was
838 made that for the western quadrant where those lots are located to make them 3200 foot
839 minimum, and has agreed to make that modification to the ordinance.
840

841 Commissioner McCutcheon had concerns of dead ends within the neighborhood and asked for
842 the fire department's thoughts on that. Fire Marshal, Ariana Hargrove, stated the developer has
843 already agreed to fire sprinkle these homes.
844

845 Chairman Renfro opened the public hearing and asked for anyone wishing to speak to come
846 forward.
847

848 Caroline Nuytten
849 304 Wooded Trail
850 Rockwall, TX
851

852 Ms. Newton came forward and stated her and her husband live on the western side of Hidden
853 Valley, the fifth lot. She has met with Mr. Atkins and feels he has been very nice to them and has
854 discussed the proposed development. She stated she appreciates the larger lots on the back of
855 the property, but also wants the transition lots along Hidden Valley to be larger because their
lots are between two and half and five acres, and if they do not they will end up with two or three

856 houses in their backyard which they have not had since moving into their home in 1987. She
857 feels this would be a big change for them; they are willing to accept change but would like a
858 transition area. Also the floodplain concerns her and wants to make sure that it be studied; she
859 recalled when the middle school was added there was an issue with erosion. Additional homes
860 will create additional runoff will be cause issue with current homeowners. She also stated she
861 was concerned with the additional traffic this proposal will generate.

862
863 **Jonas Adams**
864 **303 Woodbridge Trail**
865 **Rockwall, TX**
866

867 Mr. Adams came forward and stated his concern was also with the floodplain for his neighbors
868 down by the ravine as well as with the additional traffic this will create. He stated they are on a
869 blind hill and with no current plans for that road to be widened he feels it will be a safety hazard
870 to have more traffic coming up that hill. Mr. Adams also voiced concerns with the size of the lots
871 and would like to see transition lots. He also stated he is appreciative of the developer taking
872 the time to meet with them and listening to their concerns.

873
874 Chairman Renfro asked applicant to come forward for rebuttal.

875
876 Mr. Atkins came forward and stated he understands the concern with homeowners that have
877 been in the area for many years wanting larger lots, he has agreed to make the larger lots on the
878 west side, but as far as transition size it would not be economically feasible.

879
880 Chairman Renfro asked what the amenities would consist of. Mr. Atkins stated as part of the
881 master association the amenities will consist of the amenities center, pool and open space
882 would be located in the center property with those living in the north and south area having
883 access and permission to utilize it. It will be accessible by pedestrians from the north and south
884 portions as well. Mr. Atkins clarified that the creek that runs through will be accompanied by an
885 adjacent trail, and appropriate fencing will be worked out along the creek as well.

886
887 Chairman Renfro asked engineering staff member Amy Williams if there was a concern of traffic
888 flow from an engineering stand point. Ms. Williams stated they will have to do a TIA for FM552
889 per TXDOT requirements, there shouldn't be a problem with John King Blvd. FM552 will be going
890 up in size to a four lane divided roadway and that is the reason for the 79 feet extra right-a-way
891 that they gave in the front end and that will be a divided highway, and that may be an issue in
892 the future. Mr. Atkins added they will line up and follow what the State tells them to do on future
893 intersections as they come into FM552.

894
895 Chairman Renfro added he understood the original intent of the city as it pertains to the John
896 King bypass was to divert the commercial traffic around the downtown, but since that never
897 took place and homes are now being built there, his concern is not so much on John King but
898 rather on the other roadways and highways and the burden that will be put on there. Chairman
899 Renfro asked staff to discuss time frame involved with roadways being built.

900 Mr. Miller stated tonight the Master Thoroughfare Plan was looked at, and the County has been
901 looking at theirs, and those are based on future land use designations, and that is how it is
902 looked at how the city is going to need at built out, and that is what is driving staff's
903 recommendation to the Commission on the Master Thoroughfare Plan. Mr. Miller further
904 explained this property was taken into account for that and what TXDOT is telling staff is that
905 FM552 will be a four lane and that is what is needed to account for future development.
906 Essentially they are counting for this development in the future based on the City's Comp Plan
907 and based on the way the City projects the City to develop.

908
909 Chairman Renfro asked if there was a time frame. Engineering staff member, Amy Williams,
910 stated it is still being looked at, TXDOT has indicated it is being looked to move up into the next
911 five year bracket with the Proposition 7 that has recently come through, there is a chance it will
912 come faster than originally thought.

913
914 Commissioner Lyons asked distance between south and north developments. Mr. Atkins stated
915 once his property is annexed in, it is approximately a quarter of a mile.

916
917 Commissioner Logan had concern of the open space for the development in its entirety since
918 they are fairly low from the requirement. Mr. Atkins stated what he takes into consideration is

919 the usability and the use of the open space and not so much the exact 20% number. The intent
920 of the floodplain is to create plenty of trail systems and he feels that has been accomplished in
921 the revision of the plan that shows access to it.

922
923 Commissioner Logan asked staff what flexibility was provided to the developer as far as not
924 meeting the 20%, is there a range as to flexibility given. Mr. Gonzales stated that is strictly up to
925 the Commission and City Council to determine that, but will really be based on the property
926 itself and the viability of the property and what the developer can do as well.

927
928 Commissioner Lyons stated he would like to see something for this specific neighborhood such
929 as a small amenity center or a park.

930
931 Mr. Miller added that although a neighborhood park is required in every district that is eleven
932 acres, in this case Breezy Hills has provided the entire neighborhood park, therefore this
933 property would have to pay cash in lieu of land and equipment fees to the Parks Department to
934 contribute towards the land that was acquired for that park and also equipment for that park.

935
936 Commissioner McCutcheon stated he feels this is a vast improvement from previous proposals
937 and feels the lack of a park or amenity center should not be a concern in approval.

938
939 Chairman Renfro closed the public hearing and brought the item back to the Commission for
940 discussion.

941
942 General discussion took place concerning requirement of open space and amenities.

943
944 Commissioner Lyons made motion to approve the item with staff recommendations and on
945 account of an addition of 20 percent of open space as recommendation to City Council.
946 Commissioner Jusko seconded the motion, which passed by a vote of 7-0.

947
948
949 V. ACTION ITEMS
950

951 10. SP2015-018

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

958
959 Senior Planner, David Gonzales, gave explanation of request stating Race track's site plan was
960 approved in December 2013 and they have come back because they are amending the elevations
961 to the property as well as the site plan itself that were previously approved. They are reducing
962 the size of the building and changing the elevations enough to where it was felt it needed to be
963 reviewed by ARB as well as Planning and Zoning.

964
965 Mr. Gonzales stated that on November 24, 2015, the Architectural Review Board did review the
966 proposed building elevations for the site. The board expressed concern with the roof elements
967 and the use of EIFS and Trex Board as secondary materials on the elevations presented. The
968 ARB recommended the applicant use a pitched roof element as was previously approved. The
969 ARB also recommended the applicant incorporate stucco rather than EIFS and Hardy Board
970 siding rather than the Trex Board, which would provide 100% masonry construction. The ARB
971 did also meet this evening and have approved the elevations as submitted.

972
973 Mr. Gonzalez added that the applicant is requesting a variance in the materials. The materials that
974 they are using are going to be Trex Board which is a composite material that will be used. The
975 variance is to allow for exceeding the 10% secondary materials requirement for the elevations as
976 combined the EIFS and Trex Board siding would exceed the 10% for secondary materials and
977 that is the reason for the variance request.

978
979 Mr. Gonzales advised the applicant is present and available for questions.
980

981 Jeffrey Baird
982 RaceTrack Petroleum
983 (No address given)
984

985 Mr. Baird came forward and stated they are requesting a variance for materials as at this time
986 they are at 14% for secondary materials. He has met with ARB and discussed the Trex Board
987 material that they are using and the closest material to the Trex Board would be Hardy Board.
988 The Hardy Board goes for about 50cents a foot whereas the Trex Board has a twenty-five year
989 lifetime guarantee, colorfast guarantee, will not wear or fade eco-friendly. Mr. Baird went on to
990 explain that advantages of Trex Board over Hardy Board. Mr. Baird added that behind all of the
991 TrexBoard will be brick, the TrexBoard will have gaps in-between and will allow brick to be seen
992 which will give it a shadow effect that will allow it to have that masonry effect.
993

994 Chairman Renfro asked for questions from Commission for the applicant.
995

996 Chairman Renfro asked what the cons of the Trex Board were. Mr. Baird stated the con would be
997 that it is very expensive.
998

999 Commissioner McCutcheon made motion to approve the item with staff recommendations
1000 including the variance. Commissioner Lyons seconded the motion which passed by a vote of 7-0.
1001

1002 11. SP2015-024

1003 Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner James
1004 Benton of Goliad Express, LLC for the approval of a site plan for a car wash on a 1.055-acre parcel of
1005 land identified as Lot 7 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County,
1006 Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District,
1007 addressed as 2360 S. Goliad Street, and take any action necessary.
1008

1009 Senior Planner, David Gonzales, gave explanation of item stating that the applicant is
1010 requesting approval of a Site Plan for the purpose of constructing a 4,878 sq. ft. Car Wash
1011 facility. The 1.055-acre parcel is zoned Commercial District, is within the SH-205 Overlay.
1012 The proposed *Car Wash* facility is a use permitted by right, with certain conditions for front
1013 setback and entrance and exits regarding the tunnel orientation. The site will incorporate a total
1014 of twenty-four parking spaces and have two points of access available from the adjacent
1015 properties by way of a 24-ft Fire lane and Public Access Easement.
1016

1017 The submitted site plan, building elevations, landscape plan, treescape plan, and photometric
1018 plan are in substantial compliance and conform to the technical requirements; however they did
1019 meet with ARB two weeks ago and reviewed the proposed building elevations for the site.
1020 General discussion concerning the agenda item took place between the Board Members and
1021 city staff. The board expressed concern with the lack of horizontal articulation for the east
1022 facing elevation. To address these concerns the board recommended that the applicant include
1023 horizontal projections and elements present on the west side of the building or to "flip" the
1024 building in order to meet the ordinance requirements.
1025

1026 Chairman Renfro asked applicant to come forward.
1027

1028 James Benton
1029 3005 Justin Rd.
1030 Flower Mound, TX
1031

1032 Mr. Benton came forward and stated he was available for questions.
1033

1034 Commissioner Trowbridge asked if he was aware there is a car wash in the vicinity of proposed
1035 site. Mr. Benton stated he has been in that car wash and there model is different than the full
1036 service model, it is an exterior model with an automated pay system.
1037

1038 Commissioner Jusko asked if the option for full service would be available. Mr. Benton stated
1039 there would not be an option for that.
1040

1041 Commissioner Logan asked where the vacuum area would be located. Mr. Benton stated they
1042 would be located under a canopy along the east side along an existing parking landscape buffer

1043 and SH205 and it will be screened, and won't be visible from traffic.
1044

1045 **Commissioner Lyons made motion to approve the item with staff recommendations.**
1046 **Commissioner Fishman seconded the motion, which passed by a vote of 7-0.**
1047

1048 12. P2015-041

1049 Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner
1050 Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum
1051 Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum
1052 Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
1053 within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and
1054 take any action necessary.
1055

1056 **Planning Director, Ryan Miller, gave brief explanation of request stating that this case consists**
1057 **of a request to subdivide an existing 5.549-acre parcel of land into two parcels of land creating a**
1058 **2.857-acre parcel and a 2.692-acre parcel. This originally came before the Commission under an**
1059 **SUP for Platinum Storage at that time they provided a zoning exhibit that showed the intent of**
1060 **subdividing the property at a future date into two different developments. Platinum Storage went**
1061 **through site plan and platted it as one property and since then the City has released the building**
1062 **permit. Since then they have also submitted this replat which shows the subdivision of the**
1063 **property. Typically replats that meet all the technical requirements would go through the**
1064 **consent agenda however in this case they are creating a lot that doesn't have frontage and**
1065 **according to Section 38-1 of Chapter 38, Subdivisions, of the Municipal Code of Ordinance. In**
1066 **this case, the replat is proposing to subdivide an existing parcel that meets the frontage**
1067 **requirements into two parcels of land; one of which will meet the frontage requirements and one**
1068 **of which will not meet the frontage requirements. By approving this replat the City Council will**
1069 **be granting a variance to the platting requirements. It should be noted that both the exhibit**
1070 **approved with the Specific Use Permit and the site plan depicted the proposed subdivision of**
1071 **the lots in the same manner as the replat.**
1072

1073 **Mr. Miller went on to explain that both parcels of land are currently accessible from a cross**
1074 **access easement that extends from T. L. Townsend Drive, through the subject properties, and**
1075 **through the Costco Wholesale Center's property to SH-276. This will remain unchanged if Lot 3**
1076 **develops. Also the surveyor has completed the majority of the technical revisions requested by**
1077 **staff, and this plat, conforming to the requirements for replats as stated in the Subdivision**
1078 **Ordinance in the Municipal Code of Ordinances, is recommended for conditional approval**
1079 **pending the completion of final technical modifications and submittal requirements.**
1080

1081 **Mr. Miller stated he is available for questions and the applicant is present and is available for**
1082 **questions as well.**
1083

1084 **Chairman Renfro asked staff if the site plan does meet all the requirements. Mr. Miller stated it**
1085 **does meet all the requirements with the exception of not meeting the frontage requirement, and**
1086 **that is what pending approval this evening is. If the plat is approved as shown it will go forward**
1087 **to Council for final approval. Chairman Renfro asked if that would be a variance, Mr. Miller**
1088 **stated technically it was a variance.**
1089

1090 **Chairman Renfro asked for questions or discussion.**
1091

1092
1093 **Commissioner McCutcheon made motion to approve the item with staff recommendations and**
1094 **the variance. Commissioner Lyons seconded the motion, which passed by a vote of 7-0.**
1095

1096 VI. DISCUSSION ITEMS
1097

1098 13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
1099

1100 **Planning Director, Ryan Miller, stated there were no cases taken to the City Council. No further**
1101 **discussion took place concerning this item.**
1102

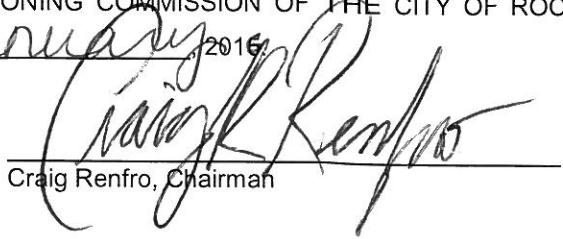
1103 VII. ADJOURNMENT
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Meeting adjourned at 10:04 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,

Texas, this 12 day of January, 2016.



Craig Renfro, Chairman

Attest: 

Laura Morales

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 29, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. Present were Commissioners John McCutcheon, Patrick Trowbridge, Tracey Logan, Mike Jusko and Johnny Lyons. Absent were Commissioner Annie Fishman. Also present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. ACTION ITEMS

1. P2015-043

Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a reinstatement request for the preliminary plat for Fontanna Ranch Addition in accordance with Section 38-8(f) of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being an 83.30-acre tract of land, zoned Planned Development District 64 (PD-64), generally located south of SH-276 and east of FM-549, originally approved by City Council on January 3, 2006, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of item stating applicant is requesting reinstatement of a preliminary plat specifically for the Phase II of the Fontanna Ranch Addition. Originally came through as Phase I and II and it included 144 lots on approximately 84 acres. The Phase II portion would be the balance that is currently vacant today and is about 47 single family lots on eighteen and a half acres. According to the city subdivision regulations, a preliminary plat expires after one year after approval if a final plat for the entire area has not been submitted.

In this case the preliminary was approved on January 3, 2006 and was followed up by a site plan and a master plat approved on December 13, 2005. They did go through with the final plat for Phase I of the Fontanna Ranch Subdivision was approved August 21, 2006. Phase I is already completely built. There was no action on Phase II as this was around the time when the market started to turn, and this officially expired on August 21, 2007. In this case the applicants request does generally conform to the criteria and additionally the Planned Development District itself did tie down a concept plan that did show Phase II generally developing in the manner that was proposed in the preliminary plat so by reinstating this Commission would simply be allowing them to finish this subdivision out.

Mr. Miller added that changes on the Master Thoroughfare Plan do affect this area and the applicant has stated a willingness to incorporate those changes into Phase II. What will happen is a roadway that originally was set to end within the subdivision will now extend through that property and connect over to Rochelle Rd. it will simply provide another point of entry for the residents.

Mr. Miller further noted that the request does meet all the criteria stipulated by the Unified Development Code for renewal and staff is available for any questions.

Chairman Renfro asked for questions from Commission.

Chairman Trowbridge asked if the changes between when it originally expired and when it didn't, have those already been incorporated into this plan. Mr. Miller stated they would be in the final plat stages since there was a change being done to the Master Thoroughfare Plan and applicant was willing to incorporate those changes into their final plat but the preliminary plat will be reinstated as is.

61 Commissioner McCutcheon made motion to approve the item with staff recommendations.
62 Commissioner Lyons seconded the motion, which passed by a vote of 6-0, with Commissioner
63 Fishman absent.
64
65

66 2. MIS2015-010

67 Discuss and consider a request by Scott Lewis of C. Scott Lewis Homes, Inc. for the approval of a tree
68 mitigation plan in conjunction with an approved site plan for a warehouse facility on a 1.095-acre parcel
69 of land identified as Lot 4, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned
70 Planned Development District 46 (PD-46), situated within the SH-276 Overlay (SH-276 OV) District,
71 located on the south side of Springer Road, east of the intersection of Springer Road and Corporate
72 Crossing [FM-3549], and take any action necessary.
73

74 Planning Director, Ryan Miller, gave brief explanation of item stating that this case originally was
75 a site plan that was looked at in 2014, specifically under case P2014-017 and also was looked at
76 in August of 2014 at that time they were proposing to keep all the trees on the property. Since
77 then they have had to adjust the parking lot, and that will affect some of the tree mitigation,
78 therefore staff has asked them to bring forward a tree mitigation plan to account for the trees
79 being removed. Specifically they will be removing ten trees, which total 94 inches, in this case
80 they are American and Cedar Elm which requires a mitigation of inch per inch they will be
81 required to provide 94 inches on the property or pay \$125 an inch for up to 20% of the total
82 mitigation. Alternatively they could also provide the trees to the City's tree fund through the
83 Parks Department and those would be planted throughout the City.
84

85 Mr. Miller added that the approval of any treescape plan is discretionary of the Planning and
86 Zoning Commission.
87

88 Chairman Renfro asked the applicant to come forth and speak.
89

90 Michael Mershawn
91 Mershawn Architects
92 2313 Ridge Road
93 Rockwall, TX
94

95 Applicant came forward stated he did not have too much to add from what Mr. Miller explained.
96 He stated they are willing to mitigate trees and move forward with the project.
97

98 Chairman Renfro asked what part was to be mitigated. Applicant stated a plan will be turned in
99 depicting what will be mitigated and what will be donated to the Parks Department.
100

101 Chairman Renfro asked for questions for staff.
102

103 Commissioner Logan asked if it was up to applicant to pick what option was better suited for
104 them. Mr. Miller stated that it was up to the applicant to pick any of the options, and it is his
105 understanding that what applicant would like to do is plant as many trees as they can on the
106 site, and then use the 20% credit to pay for any additional trees that are required, but the goal is
107 to get to a zero balance and the easiest way for them to accomplish that would be to plant as
108 many trees as possible.
109

110 Chairman Renfro called for action on the item. Commissioner McCutcheon made motion to
111 approve the item with staff recommendations. Commissioner Lyons seconded the motion, which
112 passed by a vote of 6-0, with Commissioner Fishman absent.
113
114

115 III. DISCUSSION ITEMS
116

117 3. Z2015-036

118 Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf
119 of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment
120 to Planned Development District 32 (PD-32) [Ordinance No. 10-21] for the purpose of allowing a
121 *Financial Institution with a Drive-Through* within the *Ridge Road Retail Subdistrict*, being a 1.1755-acre
122 portion of a larger ~78.89-acre area of land identified as the *Harbor District*, being zoned Planned

123 Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the
124 northwest corner of Cemetery Road and Ridge Road [FM-740], with the greater Harbor District being
125 generally located south of IH-30 and west of Horizon Road [FM-3097], and take any action necessary.
126

127 Planning Director, Ryan Miller, gave brief description of item stating applicant is looking to open
128 PD32 for the purpose of allowing a financial institution with a drive thru in the Ridge Road Retail
129 District. The Ridge Road District is only composed of one property it is the property that acts as
130 the entryway to the Harbor District off of Ridge Road. The property is adjacent to Cemetery
131 Road and Ridge Road. Mr. Miller added the reason applicants are making this request is to have
132 the ability to construct a banking facility with an ITE, which is an Interactive Teller which is more
133 advanced than the typical teller machine in that somebody is onscreen assisting. Mr. Miller
134 added currently the ability to have a drive thru is not allowed in all of PD32 therefore the only
135 path applicant can pursue to get this use is to open Planned Development 32 entirely to change
136 the use.
137

138 Mr. Miller added that it is a requirement to send notifications to all properties within the PD
139 letting them know there is going to be a change to the Planned Development District. Also along
140 with this property applicant is showing the proposed relocation of Cemetery Road which
141 effectively will act as the entryway to the Harbor District in the future. They will have to site plan
142 this property if the zoning is approved.
143

144 Mr. Miller stated he was available for questions.
145

146 Commissioner McCutcheon stated he understood why applicants wanted request there but
147 questioned why it has to be approved for the entire PD and why this piece would be the point of
148 entry to the Harbor District, feels this piece does not fit with the surroundings why is it included.
149 Mr. Miller stated what this piece allows is for traffic to circulate back towards Ridge Road in the
150 future, looking at the interior sub district that is northwest of the rest of this piece that is going
151 to be primarily residential as well as the residential sub district which will include garden homes
152 that will allow future residents to have an access point thru Ridge Road. When that entry point is
153 built, it will be looked into to add a four way stop.
154

155 Commissioner McCutcheon asked if case is approved will it be wide open for drive thru for the
156 rest of the District or will it still be a case by case basis. Mr. Miller stated the way it is written
157 now it is to allow only a financial institution with a drive thru use in that particular sub district,
158 but the Zoning is open therefore the Commission does have the ability to send
159 recommendations forward concerning that.
160

161 Commissioner Trowbridge asked what are the uses along Ridge Road that would neighbor this
162 site. Mr. Miller stated that for the most part Ridge Road is a commercial corridor there is
163 currently a lot of offices which is allowed by right in the commercial district and also allows
164 retail uses. When PD-32 was constructed they wanted this property to match this corridor
165 therefore most of the uses chosen for this property that are allowed currently are the same as
166 the uses allowed along Ridge Road. The use that is being requested is currently allowed at other
167 properties along Ridge Road.
168

169 Chairman Renfro asked if it is approved, would it open for all other banks to come in and request
170 the same. Mr. Miller stated not the way the Ordinance is currently worded, it would only allow it
171 within this sub district, and the only property within this sub district is subject property
172 therefore limiting it to just this property, unless Commission makes recommendation to Council
173 for it to be considered in all districts.
174

175 Chairman Renfro noted applicant is not present.
176

177 4. Z2015-037

178 Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on
179 behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a
180 structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as
181 Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas, zoned
182 Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action necessary.
183

184 Planning Director, Ryan Miller, stated representative for applicant is present to discuss request.

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Greg Humphries
603 Sunset Hill Dr.
Rockwall, TX

Mr. Humphries came forward and stated they are requesting a steeple for the church. He understands the height restrictions within the area are allowed but an SUP is required.

Mr. Chairman asked for questions for applicant from staff.

There being no questions staff indicated the case will return to the Commission for action at the next scheduled meeting.

5. Z2015-038

Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a zoning amendment to *Ordinance No. 07-29* for the purpose of allowing a *Banquet Facility* 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, and generally located along N. Goliad Street [*SH-205*] north of Interurban Street, and take any action necessary.

Scott Milder
830 Shores Blvd.
Rockwall, TX

Mr. Milder came forward and stated he and his wife were intending to open Our House. Previously, a perspective tenant went through a rezoning case in the Summer of 2014 to open up American Trooper as a retail store; however the partnership fell through shortly after the SUP was approved. Currently, Mr. Milder is looking to open a banquet facility. As part of this process Mr. Milder stated that he approached the Planning Department about the use and was under the impression that it was permitted; therefore, he began the process of rehabilitating the existing structure. Upon going through the inspection process, staff approached him about the use and wanted to make sure that the proper zoning was in place before issuing a CO. Mr. Milder went on to explain that although the request does state a Banquet facility the language of that is somewhat misleading as they do not plan on hosting any banquets since it is a small venue, rather it will be for such uses as board meetings for charities, bridal or baby showers, any number of small events that are listed in their letter of intent. They plan on being very respectful of the neighbors and plan on building an 8-foot fence around the property and do not intend on having any loud music and all events will be required to not exceed the maximum capacity of forty-nine people.

Mr. Miller added a few procedural points stating that the first step in this process will be to amend the entire PD as well as add a use to the PD which will allow all property owners this the banquet facility use. It is being called a banquet facility or event venue because it is more descriptive of what Mr. Milder is requesting. This will be a two stage zoning process, if this request is approved for the entire district it will only allow this use through a Specific Use Permit which can be reviewed in a case by case basis. Specific Use Permits allow putting operational restraints based on building adjacency or anything to do with the use that would need to be regulated. Once this case is approved Mr. Milder would come back with a Specific Use Permit request and set up the parameters from which he would operate, that would refine what he is doing in his property.

Commissioner Trowbridge asked what parking will consist of. Mr. Milder stated they just finished building a parking lot and there are eight spaces. They do have verbal agreements with the neighbor of the north and south to share parking during the day when it is not too busy, and in exchange share it in the evenings. Mr. Miller added that the parking requirement for an event venue is one per one hundred, and Mr. Milder has already discussed extending the parking area.

247 There being no further questions staff indicated the case will return to the Commission for
248 action at the next scheduled meeting.

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251 6. Z2015-039

252 Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf
253 of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a *Residence Hotel*
254 on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of
255 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay
256 (OV) District, located on the east side of White Hills Drive south of Ridge Road [FM-740], and take any
257 action necessary.

258
259 Chairman Renfro asked applicant to come forth and speak.

260
261 Douglas Bradley
262 519 W. Main St.
263 Denison, TX
264

265 Mr. Bradley came forward and stated he understands there has been some concern as to why a
266 residence hotel was being brought to the City. He stated it is Hilton owned and the Hilton
267 product as the highest in quality and is intended to attract business people, it is not intended for
268 transient use. It is environment conscious brand, if you're looking to stay with family and friends
269 the convenience of refrigerators adds to the home feel. Lifestyle brand that is only approved for
270 affluent areas and its sophisticated environment is meant to attract to professionals it is the first
271 of its kind in twenty years from the Hilton brand. Mr. Bradley provided a power point of proposed
272 concept plan.

273
274 Chairman Renfro asked for questions from Commission.

275
276 Commissioner Trowbridge asked if there are any other extended stays in Rockwall. Mr. Miller
277 stated there is an extended stay at the corner of SH205 and IH30.

278
279 Commissioner Trowbridge asked what the typical rate would be. Applicant stated for one
280 bedroom suite it would typically be \$3000 for 30 days.

281
282 Commissioner McCutcheon asked how it fits to this particular area. Applicant stated there is a
283 need for this type of.

284
285 Commissioner McCutcheon asked if there was a policy for maximum stay. Mr. Bradley stated
286 they do not, but feels people that are doing bad things don't tend to stay long on these types of
287 properties.

288
289 There being no further questions staff indicated the case will return to the Commission for
290 action at the next scheduled meeting.

291
292
293 7. P2015-042

294 Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will
295 Shaddock of Master Developers-SNB, LLC for the approval of a final plat for Phase 1 of the Preserve
296 Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as
297 Phase 3 of the North Shore Addition and Tract 26-1 of the J. H. B. Jones Survey, Abstract No. 124, City
298 of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family
299 10 (SF-10) District land uses, located at the southeast corner of the intersection of Highland Drive and
300 East Fork Drive, and take any action necessary.

301
302 Planning Director, Ryan Miller, gave brief

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304 There being no further questions staff indicated the case will return to the Commission for
305 action at the next scheduled meeting.

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307 8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
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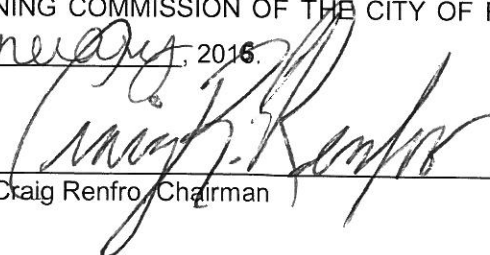
- ✓ MIS2015-003: Amendments to the Master Thoroughfare Plan [Approved]
- ✓ Z2015-030: Amendments to PD-75 (1st Reading) [Approved]
- ✓ Z2015-031: SUP for a Carwash @ La Jolla Pointe Drive and Ridge Road (1st Reading) [Approved]
- ✓ Z2015-032: Renewal of SUP-115 for a Pawnshop (1st Reading) [Approved]
- ✓ Z2015-033: SUP @ 513 Windsor Way (1st Reading) [Approved]
- ✓ Z2015-034: Zoning Change for PD -- Saddle Star South (1st Reading) [Approved]
- ✓ Z2015-035: Zoning Change for PD -- Saddle Star North (1st Reading) [Approved]
- ✓ SP2015-018: Material Variance for a RaceTrac Gas Station [Approved]
- ✓ P2015-041: Lots 2 & 3, Block A, Platinum Storage Addition [Approved]

Planning Director Ryan Miller provided a brief update about the outcome of the above referenced case at the City Council meeting. The Commission did not have any questions concerning this agenda item.

IV. ADJOURNMENT

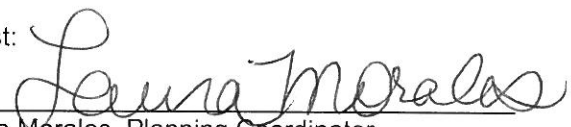
Meeting adjourned at 7:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 12 day of January, 2016.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator