

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 2, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan and John Womble. Absent from the meeting was Chairman Lyons and Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 13, 2018 Planning and Zoning Commission meeting.

2. P2018-044

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

3. P2018-045

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [FM-740], and take any action necessary.

4. P2018-046

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

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

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.

Planning Manager, David Gonzales, indicated the Architectural Review Board did not meet a quorum. No discussion took place concerning this agenda item.

IV. DISCUSSION ITEMS

6. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

64 Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and
65 Ridge Road [FM-740], and take any action necessary.

66
67 Vice-Chairman Chodun asked the applicant to come forward and speak.

68
69 Carl Crowley
70 900 Jackson Street
71 Dallas, TX
72

73 Mr. Crowley came forward and indicated he is representing the applicant and went on to share a
74 brief explanation of the request for a self-storage facility. The structure will be approximately
75 126,000 square feet and will contain 800 climate controlled units. It will be three stories
76 technically but most will be two stories due to the slope of the land. Mr. Crowley went on to
77 share that they sent letters to the residents of Turtle Cove inviting them to a meeting and at the
78 time the meeting was held only one person who did not indicate having a problem with the
79 request attended. He indicated the railroad and the berm of trees serves as a buffer between the
80 proposed structure and the neighborhood. Mr. Crowley advised the Commission he was
81 available for questions and would be providing an additional presentation at the public hearing.

82
83 Vice-Chairman Chodun asked if there were any questions from the Commission.

84
85 Commissioner Welch asked where the other “upscale” storage facilities that they have indicated
86 to have developed were located within the DFW area. Mr. Crowley indicated a colleague Kyle
87 Jenkins also representing the applicant was present as well to address questions.

88
89 Kyle Jenkins
90 (No address given)
91

92 Mr. Jenkins indicated that the Frisco location is two phases and the first phase is currently open
93 and he would provide pictures and specifics of location at the next meeting. Commissioner
94 Welch shared he was unsure if the location for this was an ideal one since it is off one of the
95 main corridors of the City.
96

97 Commissioner Moeller asked what type of fencing would surround the facility. Mr. Crowley
98 shared it would be a rod iron type/security fence.
99

100 Commissioner Womble asked what variances are being requested. Mr. Crowley indicated
101 variances would be for the screening wall and height since they are requesting about 2 ½ stories
102 for the building height. Senior Planner, Korey Brooks, shared that the variances to the actual
103 building will be taken care of at site plan process, however in this case the Unified Development
104 Code states that mini-warehouses should be limited to 125 units per acre and in this case there
105 are approximately 308 units per acre for a total of 800 units. Additionally the UDC states that the
106 structure can be no taller than one story unless the Planning and Zoning Commission and City
107 Council approves. There is also a pitch roof requirement which the applicant is seeking a
108 variance for as well.
109

110 Commissioner Logan generally shared concern with the location of such a large and type of
111 facility with it being within the Scenic Overlay District.
112

113 Vice-Chairman Chodun asked if a storage facility is allowed by right in any District. Planning
114 Director, Ryan Miller, indicated that there is a by right District that is allowed however in any
115 Commercial District a Specific Use Permit is required because it would be a case by case
116 approval.
117

118 There being no further questions Vice-Chairman Chodun indicated the case will return to the
119 Commission for action at the next scheduled meeting.
120

121 7. Z2018-056

122 Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of
123 Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG)
124 District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D.
125 Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)

126 District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the
127 intersection of Justin Road and John King Boulevard, and take any action necessary.
128

129 Vice-Chairman Chodun asked the applicant to come forward and speak.
130

131 Shannon Thomas
132 5651 SH-276
133 Royse City, TX
134

135 Mr. Thomas came forward and shared that he is representing Rockwall Friendship Baptist
136 Church who is planning to build a 25,000 square foot worship facility. He indicated he was
137 available for any questions.
138

139 Vice-Chairman Chodun asked the Commission for any questions. Commissioner Welch asked if
140 it would be within the flight path. Mr. Thomas indicated that there is a small portion that is in the
141 extended overlay approximately 20 to 30 feet in the far corner in the back and will work with the
142 FAA with any requirements that need to be addressed.
143

144 Senior Planner, Korey Brooks, added that the applicants request to rezone to Commercial is in
145 conformance with the Future Land Use Map and the newly adopted Comprehensive Plan.
146

147 There being no further questions Vice-Chairman Chodun indicated the case will return to the
148 Commission for action at the next scheduled meeting.
149

150 8. Z2018-057

151 Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development
152 Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the
153 purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a
154 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall,
155 Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development
156 District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any
157 action necessary.
158

159 Vice-Chairman Chodun asked the applicant to come forward and speak.
160

161 Bill Bricker
162 505 Westway
163 Rockwall, TX
164

165 Mr. Bricker came forward and provided a brief explanation of the request. He provided a
166 concept layout of the different areas within the development and shared that they have for quite
167 some time had a 0.786 acre tract of land zoned Heavy Commercial. They would like to bring that
168 tract of land currently zoned as PD-52 which is generally Heavy Commercial into the PD-59 of
169 Park Place. This will allow restricting uses to be more compatible with Park Place residents and
170 residential development and at the same time allow controlled live/work units as well as some
171 commercial use. These lots would be part of the HOA and be subject to HOA approval as far as
172 the designs. In addition they are looking to remove the Area 3 commercial use from PD-59 on up
173 to 19 lots leaving them as residential lots only. Original planning for Phase III included this
174 "Live/Work" component as this was a popular idea. As time has passed and the demand for Park
175 Place residential lots is strong enough, the Live/Work use would be incompatible with the
176 balance of the community and by rezoning the area they would be able to eliminate potential
177 unwanted use of some of the lots now and in the future while adding a viable and useful area
178 zoned for services to the neighborhood and community. Mr. Bricker indicated he was available
179 for questions.
180

181 Vice-Chairman Chodun asked for clarification of the "office residential" use and how it would
182 work when it is purchased would it be work and live or would they have to be used only to run a
183 business out of. Senior Planner, Korey Brooks, indicated "live/work" allows for either live
184 opportunities, work opportunities, or both live and work opportunities it provides that flexibility.
185 There being no further questions Vice-Chairman Chodun indicated the case will return to the
186 Commission for action at the next scheduled meeting.
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9. Z2018-058

Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft Winery and Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Tim McCallum
5140 Standing Oak
Rockwall, TX

Mr. McCallum came forward and provided a brief explanation of the request. He shared that he is currently operating as a wine club at the location and has been doing so alongside his wife for about two years. He shared that in order to operate they had to obtain a Federal and State Winery Permit. He indicated they are predominantly an E-commerce business and are not open to the public. They work with growers to produce their wines one in California and three in France and the product is then imported. Last year they decided they would open up to the general public, which by right they can do, and offered tastings and that event was very successful in people stopping by and wine tasting and purchasing their products. Mr. McCallum went on to share that the next phases of their business is to begin doing some blending and production and barrel storage which in order to do so they would need to be approved the Specific Use Permit they are before the Commission requesting. Additionally, the use of the outdoor venue will only take place on a scheduled basis and will include a seating area, space for food vendors. Mr. McCallum indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission for the applicant.

Commissioner Logan asked if their product currently arrives in barrels. Mr. McCallum stated currently the product arrives in bottles.

Vice-Chairman Chodun generally shared concern with the location and allowing the outside venue component of the request.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. Z2018-059

Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085 Dalton Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Kenneth Cullins
845 Ravenhurst Drive
Rockwall, TX

Mr. Cullins came forward and provided a brief explanation of the request. He shared that he and his wife bought the property approximately about a year ago with the intention of building a house for them to reside in. However while they had the property under contract another piece of property came up which they both liked and purchased with the hope of selling the subject property. There have not been many interested buyers in purchasing the entire 3 acre tract, however have had a number of people inquiring about purchasing a portion of it. They would like to divide it into two tracts that would be approximately 1 ½ acres each and both would have a good sizable build pad that would allow two people to build and they feel they will have a better opportunity to market the property in doing so.

251 Vice-Chairman Chodun asked in regards to SFE-2.0 versus SFE-1.5 square footage. Senior
252 Planner, Korey Brooks, shared that as far as the density the request would still conform to the
253 low density requirement as well as conforms to the Future Land Use Plan.

254
255 There being no further questions Vice-Chairman Chodun indicated the case will return to the
256 Commission for action at the next scheduled meeting.

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259 11. P2018-047
260 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
261 BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-
262 family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland
263 Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development
264 District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of
265 John King Boulevard and Cozy View Drive, and take any action necessary.
266 Senior Planner, Korey Brooks, indicated the request is coming before the Commission because
267 it has to go before the Parks Board to assess park fees and will be on the Consent Agenda at the
268 next scheduled meeting.

269
270 There being no questions Vice-Chairman Chodun indicated the case will return to the
271 Commission for action at the next scheduled meeting.

272
273 12. SP2018-042
274 Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06
275 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of
276 land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall
277 County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of
278 Discovery Boulevard and Innovation Drive, and take any action necessary.

279
280 Vice-Chairman Chodun asked the applicant to come forward and speak.

281
282 Jeff Carol
283 Carol Architects
284 750 E. IH-30
285 Rockwall, TX

286
287 Mr. Carol came forward and that the owners are adding Phase II creating a one story 38,000
288 square foot office warehouse and they will keep it in line with what was done in Phase I from the
289 entry standpoint but will be changing the color and updating it a little bit. Mr. Carol indicated he
290 was available for questions.

291
292 Planning Manager, David Gonzales, added that the site plan will go before the Architectural
293 Review Board as they are requesting variances. Commissioner Womble asked if it would require
294 variances to the building or to the site allowable areas. Mr. Gonzales stated it would be for the
295 buildings vertical and horizontal articulation.

296
297 There being no further questions Vice-Chairman Chodun indicated the case will return to the
298 Commission for action at the next scheduled meeting.

299
300 13. SP2018-043
301 Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental
302 Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of
303 land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey,
304 Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32
305 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the
306 intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

307
308 Vice-Chairman Chodun asked the applicant to come forward and speak.

309
310 Kevin Hickman
311 9474 Gate Trail Drive
312 Dallas, TX
313

314 Mr. Hickman came forward and provided a brief explanation of the request. Mr. Hickman shared
315 that they are requesting 375 units and they feel fits with the Planned Development 32 and the IH-
316 30 Overlay District and added that they should get through all the variances through staff
317 comments however may have on waiver for the first floor ceiling heights that they may go to City
318 Council with. He indicated he was available for questions.
319

320 Vice-Chairman asked if the parking within the development would be residents and tenants only.
321 Mr. Hickman indicated that in looking at the site plan there are two parking areas the parking
322 situated within the middle would be for residents only and the other will consist of 180 parking
323 spaces that will be open for the retail. Commissioner Moeller asked if the public parking lot for
324 the general public would be constructed first. Mr. Hickman indicated it would be built first.
325

326 There being no further questions Vice-Chairman Chodun indicated the case will return to the
327 Commission for action at the next scheduled meeting.
328

329
330 14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
331

- 332 ✓ P2018-035: Lot 1, Block A, Alders at Rockwall Addition [Approved]
- 333 ✓ P2018-041: Preliminary Plat for Breezy Hill, Phase XI [Approved]
- 334 ✓ P2018-042: Final Plat for Breezy Hill, Phase VIII [Approved]
- 335 ✓ P2018-043: Final Plat for Whisper Rock [Approved]
- 336 ✓ Z2018-043: SUP for Rockwall Honda (1st Reading) [Approved]
- 337 ✓ Z2018-046: SUP for Temporary Educational Buildings (1st Reading) [Approved]
- 338 ✓ Z2018-048: SUP for an Accessory Building for 205 S. Clark Street (1st Reading) [Approved]
- 339 ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (1st Reading) [Continued to January 7, 2019]
- 340 ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (1st Reading)
341 [Continued to January 21, 2019]
- 342 ✓ Z2018-052: SUP for a Mini-Warehouse Facility on Ranch Trail Road (1st Reading) [Approved]
- 343 ✓ Z2018-053: SUP for a Detached Garage for 1700 E. SH-66 (1st Reading) [Denied]
- 344 ✓ Z2018-054: SUP for a Building Exceeding 36-Feet in the Scenic Overlay (SOV) District (1st Reading)
345 [Approved]
- 346 ✓ SP2018-037: Variances, Exceptions and Waivers for 265-Unit Condominium Development in the Harbor
347 District [Approved]
- 348 ✓ SP2018-039: Variances and an Exception for Lime Media [Approved]
349

350
351 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
352 referenced case at the City Council meeting.
353

354
355 V. ADJOURNMENT
356

357
358 Chairman Lyons adjourned the meeting at 6:46 p.m.
359

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362
363 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
364 Texas, this 12 day of February, 2019.
365

366
367
368 
369 _____
370 Johnny Lyons, Chairman

371 Attest.

372 
373 _____
374 Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 15, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Annie Fishman, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 27, 2018 Planning and Zoning Commission meeting.

2. Approval of Minutes for the December 11, 2018 Planning and Zoning Commission meeting.

3. P2018-047

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

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.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated agenda item #8 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation and background of the request. The applicant is requesting approval of a Specific Use Permit to allow a mini-warehouse and the proposed mini-warehouse will be three stories, 126,600 square feet, and contain 800 climate-controlled units. According to the applicant, the mini-warehouse will be constructed to resemble an office building, and is intended to blend in with the surrounding buildings. The facility will be accessible from 6 AM to 10 PM. The majority of the units will be accessed from internal corridors

63 and any exterior doors will be limited to the rear building elevation. The applicant has also stated
64 that the existing tree line will be preserved to provide a natural buffer from the residential
65 properties to the northwest.
66

67 Mr. Brooks further indicated that when looking at the requirements contained in the Unified
68 Development Code, it is important to note that these requirements were drafted with the intent of
69 regulating campus style mini-warehouse facilities. Campus style mini-warehouse facilities
70 typically incorporate multiple buildings that are generally one story in height, and have non-
71 climate controlled storage units accessible from the exterior of the building. Due to the mini-
72 warehouse requirements, the applicant is seeking variances to the number of units per acre, the
73 maximum number of stories, the pitched roof requirement, and to allow direct access from Ridge
74 Road. The facility proposed by the applicant is a compact design, which allows more units in a
75 smaller footprint. Although the proposed building is three stories, the proposed building is 34-
76 feet in height, which conforms to the maximum height requirement of 36-feet. Additionally, only
77 two stories will be visible from Ridge Road. The proposed facility is intended to have the
78 appearance of an office building with all units being climate controlled and accessible from the
79 interior of the building. Specifically, the proposed structure is three stories in height in which
80 only two stories are visible from Ridge Road and utilizes a flat roof design with a parapet more
81 typical of an office or commercial development. Since these do not meet the mini-warehouse
82 requirements, variances are required. The proposed driveway shown on the concept plan will
83 require permission from TxDOT as well as a traffic impact analysis at the time of site plan. In
84 addition, the applicant is proposing to limit the hours of operation from 6:00 AM to 10 PM, which
85 is consistent to a non-residential land use. The mini-warehouse land use is considered to be a
86 lower-intensity land use that does not generate high volumes of traffic, 15-20 visitors per day
87 according to the applicant). With that being said, the three requirements not in compliance with
88 the Unified Development Code do not appear to negatively impact the surrounding developments.
89 Additionally, the proposed design of the facility provides for easier redevelopment opportunities
90 than the traditional campus style mini-warehouse facilities should the use transition in the future.
91 Approval of the applicant's request is a discretionary decision for the City Council, pending a
92 recommendation from the Planning and Zoning Commission. Should this request be approved,
93 the applicant will be required to submit a site plan, landscape plan, photometric plan, and building
94 elevations to the Architectural Review Board and the Planning and Zoning Commission.
95

96 Mr. Brooks went on to note that on December 28, 2018, staff sent 77 notices to property owners
97 and residents within 500-feet of the subject property and notified the Lakeside Village and Turtle
98 Cove Homeowner's Associations which are the only HOA's/Neighborhood Associations within
99 1,500-feet of the subject property. Staff received two notices against this case.

100
101 Mr. Brooks advised the Commission the applicant was present and available for questions.
102

103 Commissioner Welch asked if the units would be available to be accessed by someone renting
104 one after 10 o'clock when the facility closes. Mr. Brooks indicated they would not be accessible
105 after closing hours.
106

107 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
108

109 Maxwell Fisher
110 900 Jackson Street
111 Dallas, TX
112

113 Mr. Fisher came forward and indicated he represents The Jenkins Organization. He provided a
114 lengthy power point presentation which detailed the request. He provided renderings of what the
115 proposed facility will look like and stressed what they are proposing is not your typical storage
116 facility but instead will look like an office building.
117

118 Commissioner Logan asked for clarification as to what was "buried" concept that was mentioned
119 in the power point was that referring to it being at a lower elevation or a basement. Mr. Fisher
120 explained that technically it would be a basement. If you were to be at the left corner in the first
121 floor, it is underground in the self-storage building making that front left corner measure 16 feet
122 in height.
123

124 Chairman Lyons asked if anyone wished to speak to come forward and do so.

125 Bob Walker
126 309 Featherstone
127 Rockwall, TX
128

129 Mr. Walker came forward and commented that with the renderings that are being
130 proposed it appears to be a nice looking upscale building and with the location safety should not
131 be a concern. He also commented that another plus is that they will not have any outside storage
132 such as boats and such. He generally shared being in favor of the request.
133

134 Sergio Bento
135 2002 S. Lakeshore Drive
136 Rockwall, TX
137

138 Mr. Bento came forward and shared his strong opposition for the request. He commented that the
139 he believes he will see this building and the lights at his property regardless of the railroad
140 between them. He shared that he was a member of a five member team for the City of Arlington
141 Economic Development through the Arlington Chamber of Commerce. He spoke of his past
142 experience pertaining to the old Cowboy stadium in Arlington and the impact it had on the city.
143 He urged the Commission to maintain Rockwall as the “wow” city it is and not become what some
144 surrounding cities have become.
145

146 Clark Staggs
147 1601 Seascape
148 Rockwall, TX
149

150 Mr. Staggs came forward and generally expressed being in favor of the request. He shared that
151 with the topography of the site he feels it would be a good use.
152

153 Suelane Calloway
154 517 Sellers Court
155 Rockwall, TX
156

157 Ms. Calloway came forward and commented that although the renderings that are being proposed
158 look impressive it is not the right location for such a facility. She generally expressed being in
159 opposition of the request.
160

161 Mike Portele
162 1944 S. Lakeshore Drive
163 Rockwall, TX
164

165 Mr. Portele came forward and generally expressed not being in favor of the request and shared
166 the same concerns his neighbor Mr. Bento shared concerning being able to see the building and
167 lights from his property.
168

169 Chairman Lyons asked the applicant to come forward for rebuttal.
170

171 Mr. Fisher came forward and shared that the concept plan for building renderings they are
172 providing will be what they will build with the approval of the Architectural Review Board. With
173 regards to the traffic they don't feel that will be an issue what they for see is an average of 15-30
174 trips per day which would not generate much traffic. In regards to economic development
175 although the development will not be creating many jobs however it is an efficient use with only
176 taking up 2.6 acres and will create a huge tax number. Mr. Fisher further noted that the site line
177 that they did shows trees and the berm will be sufficient separation. He indicated he was available
178 for questions.
179

180 Chairman Lyons closed the public hearing and brought the item back to the Commission for
181 discussion or action.
182

183 Commissioner Welch asked in regards to the fencing which originally was to be rod iron. Mr.
184 Fisher indicated that typically because there are storage units in the back they will provide rod
185 iron fencing along the back of the building.
186

187 Commissioner Moeller generally expressed being in favor of the request. He commented that the
188 renderings provided show a good looking building not a typical storage facility should the words
189 "storage" be removed it would look like an office building with.
190

191 Chairman Lyons generally expressed being in favor of the request commenting that the
192 Architectural Review Board would ensure the renderings provided would be what would be
193 delivered.
194

195 Commissioner Chodun expressed concern with the amount of storage buildings already within
196 the City. Commissioner Logan shared the same concerns Commissioner Chodun expressed.
197

198 Commissioner Chodun made a motion to deny Z2018-055. Commissioner Logan seconded the
199 motion which passed by a vote of 5-2 with Chairman Lyons and Commissioner Moeller dissenting.
200

201 6. Z2018-056

202 Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of
203 Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District
204 to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey,
205 Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated
206 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin
207 Road and John King Boulevard, and take any action necessary.
208

209 Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to
210 postpone the case. On December 14th the applicant requested a change of zoning on the subject
211 property from Agricultural to Commercial. At the same time the Comprehensive Plan was being
212 approved and the Comprehensive Plan designates that property as Technology or Light Industrial
213 and in order to zone in conformance with the Comprehensive Plan the applicant has requested to
214 postpone in order to allow staff to re-notify the change in zoning from Agricultural to Light
215 Industrial as Light Industrial allows a church by right. Mr. Brooks noted that new notifications
216 were sent out and no action would be necessary from the Commission.
217

218 7. Z2018-057

219 Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development
220 Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the
221 purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a
222 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall,
223 Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development
224 District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action
225 necessary.
226

227 Senior Planner, Korey Brooks, provided an explanation and background of the request. The
228 applicant is requesting the approval of an amendment to Planned Development District 59 to
229 incorporate the subject property and designate it for Residential-Office District land uses. On
230 October 18, 2004, the City Council passed Ordinance No. 04-59, establishing Planned
231 Development District 59 as the Park Place Subdivision. In its current configuration, Park Place
232 consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services District
233 land uses; [2] Phase 2, which is zoned for Single-Family 7 District land uses; and [3] Phase 3,
234 which is zoned for Single-Family 7 and Residential-Office District land uses. The applicant is
235 proposing to establish Phase 4 by incorporating the subject property for Residential-Office
236 District land uses and removing the Residential-Office District land uses from Phase 3 which
237 Phase 3 will only allow SF-7 land uses. A concept plan has been submitted showing that the new
238 Phase will be adjacent to the western boundary of Phase 3 and will consist of five additional lots
239 accessible via Park Place Boulevard and one of the lots currently exists in Phase 3. The applicant
240 has submitted a concept plan and development standards for the existing and proposed Phases
241 of the Park Place Subdivision. The characteristics and development standards for each phase.
242 Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also
243 allows Residential-Office District, either live/work, land uses. The applicant is proposing to remove
244 the Residential-Office District land uses from Phase 3, and transition it to Phase 4 which means
245 that Phase 3 will be subject to the Single-Family 7 District land uses. The proposed Phase 4 will
246 contain approximately five residential-office units and will be designed to a residential scale in
247 which the buildings will be designed to look like the existing homes within Park Place. Since the
248 phase will have residential adjacency, the applicant is proposing to prohibit certain uses within

249 Phase 4 such as assisted living facility, landfill, transit passenger facility and allow other uses
250 such as general store larger than 2,000 square feet, hair salon, office building more than 5,000
251 square feet with a Specific Use Permit. This phase will be subject to the Residential-Office District
252 land uses with the exception of the uses outlined in the draft ordinance. The Future Land Use Plan
253 adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property
254 for Medium-Density Residential land uses, which is characterized as developments containing
255 greater than 2½ units-per-acre, but not higher than three units-per-acre unless an increased
256 amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be
257 approved, the designation would need to be changed to Live/Work land uses, which is
258 characterized as low-intensity office/retail land uses that are similar in scale and scope to the
259 adjacent residential properties. Although this does not conform to the Future Land Use Plan, given
260 the subject property's current zoning of Heavy Commercial District, this request will bring the
261 property closer to conformance with the Future Land Use Plan and the change of designation has
262 been made a condition of approval.

263
264 Mr. Brooks further noted that in looking at the applicant's request, the live/work units provide a
265 transition from the single-family residential land uses east of the subject property to the light
266 industrial and heavy commercial land uses to the west of the subject property. The incorporation
267 of the subject property as residential-office units seems to be appropriate given its proximity to
268 the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not
269 preclude the properties from being single-family units. The request is discretionary to the City
270 Council, pending a recommendation from the Planning and Zoning Commission.

271
272 Mr. Brooks advised the Commission that the applicant was present and available for questions.

273
274 Chairman Lyons opened up the public hearing and asked the applicant to come forward.

275
276 Bill Bricker
277 505 West Way Drive
278 Rockwall, TX

279
280 Mr. Bricker came forward and provided additional comments pertaining to the request. He shared
281 that they feel the proposed request and what is being proposed is the best fit and respectfully
282 asked for approval from the Commission.

283
284 Chairman Lyons asked if anyone wished to speak to come forward and do so.

285
286 Todd Abbott
287 619 Renfro
288 Rockwall, TX

289
290 Mr. Abbott came forward and asked if the zoning in area 3 allowed for Residential Office currently.
291 Mr. Brooks indicated it currently allows for Single Family 7 or Residential Office. Mr. Abbott
292 indicated he was not aware of that and is against any RO in Park Place but with knowing it is
293 allowed now, he generally expressed being in favor of the request as it is being presented as it is
294 the "lesser of two evils".

295
296 Debbi Remington
297 607 Renfro Street
298 Rockwall, TX

299
300 Ms. Remington came forward and expressed not being in favor of any Residential Office feels it
301 should all stay single family. She expressed concern with the amount of traffic it will generate and
302 affect their street she generally expressed not being in favor of the request.

303
304 Chairman Lyons asked if anyone else wished to speak to come forward and do so there not being
305 anyone indicating such Chairman Lyons closed the public hearing and asked the applicant to
306 come forward for rebuttal. He added that all necessary steps have been made to ensure the
307 development is properly designed for flood control and water coming off the property will remain
308 as it was.

310 Mr. Bricker came forward and addressed the comment Mr. Abbott made, he indicated that if no
311 change is made Commercial can be developed he feels they are improving the area with the
312 proposed plan.
313

314 Chairman Lyons brought the item back to the Commission for discussion or action.
315

316 Commissioner Moeller made a motion to approve Z2018-057 with staff recommendations.
317 Commissioner Logan seconded the motion which passed by a vote of 7-0.
318

319 Chairman Lyons called a recess at 7:37 p.m.
320

321 Chairman Lyons called the meeting back to order at 7:48 p.m.
322
323

324 8. Z2018-058

325 Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC
326 on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a *Craft*
327 *Winery and Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as Tracts
328 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned
329 Commercial (C) District, addressed as 203 County Line Road, and take any action necessary.
330

331 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant
332 submitted a request for a Specific Use Permit to allow a Craft Winery and Commercial
333 Amusement/Recreation Outdoor facility to be located within a Commercial District. Currently, the
334 subject property is being operated as a warehouse and shipping facility for the applicant's wine
335 club with no retail sales. The applicant has indicated that they would like the opportunity to
336 expand this use to a Craft Winery for the purpose of allowing wine to be mixed, produced and sold
337 on-site. With this request, the applicant has submitted a floor plan showing the proposed Craft
338 Winery layout, which will be situated in a 1,250 square foot building. Of this area, 500 square feet
339 of the building, 40% of total square feet will be dedicated for the retail sales and tasting component
340 of the on-site manufactured product. The remaining 750 square feet will be used for wine display
341 racks, an overhead storage area, blending tanks, and wine barrels. Additionally, the applicant has
342 provided a concept plan for the Commercial Amusement/Recreation outdoor venue, which will be
343 located outdoors in front of the facility. The applicant has indicated that this area will be used on
344 a limited and infrequent basis. In addition, Mr. McCallum has submitted a letter indicating that the
345 use of the outdoor venue will only take place on a scheduled basis, Thursday through Monday
346 ,nights, weekends, and occasionally on Mondays and holidays. The outdoor venue will include a
347 seating area, space for food vendors, and space for live music such as an acoustic guitar.
348

349 Mr. Gonzales indicated that according to the Unified Development Code, both the Craft Winery
350 and Commercial Amusement/Recreation Outdoor land uses require approval of a Specific Use
351 Permit in a Commercial District. Additionally, the UDC, defines a Craft Winery as being a small
352 scale manufacturing and retail operation that is subject to the following conditions: (1) the total
353 building area being the area under roof is less than 12,000 square feet, and (2) the total floor area
354 dedicated to the direct sale of the on-site manufactured product does not exceed a maximum of
355 40% of the total floor area. In addition the applicant's letter outlining the proposed business plan,
356 a concept plan depicts the outdoor venue, a floor plan for the Craft Winery, and a draft ordinance
357 containing regulations for the proposed land uses. The applicant's request does appear to be in
358 conformance with these requirements; however, the approval of a Specific Use Permit is a
359 discretionary decision for the City Council pending a recommendation from the Planning and
360 Zoning Commission.
361

362 Mr. Gonzales further noted that on January 2, 2019, staff mailed 63 notices to property owners and
363 residents within 500-feet of the subject property and did not send a neighborhood notification as
364 there were no Home Owners Associations participating in the Neighborhood Notification Program
365 within 1500-feet of the subject property. Staff received one email notice in opposition of the
366 request.
367

368 Mr. Gonzales advised the Commission the applicant was present and available for questions as
369 well as staff.
370

371 Chairman Lyons opened up the public hearing and asked the applicant to come forward.

372 Tim McCallum
373 5140 Standing Oak
374 Rockwall, TX
375

376 Mr. McCallum came forward and shared a brief explanation and background of the request. He
377 shared that they operated at the subject property for approximately two years and have a winery
378 license, federal production license and a federal import license which allows them to import wines.
379 He and his wife began the He Wines She Dines as a food/winery blog several years ago after their
380 son and daughter graduated high school, they traveled tasting different wines and places to eat
381 and blogging about it and fairly quickly were being followed by thousands of followers. After
382 receiving feedback from the blog they decided to start a wine club and then learned they would
383 need a Federal Winery License and a State Winery License which they obtained and then began
384 working with producers around the world. Mr. McCallum went on to share that by right currently
385 they have the ability to have a tasting room to sell wines by the bottle or glass and with a special
386 event permit can host events with food trucks four times a year. They would like to have more
387 flexibility than that and therefore that is why they are bringing their request for the SUP forward.
388

389 Commissioner Logan asked what the total amount of people they would expect to attend events.
390 Mr. McCallum shared that the space is approximately 500 square feet which would fit 20-30 people
391 and they're not looking to host big events.
392

393 Commissioner Fishman asked for additional detail on the hours of operation. Mr. McCallum
394 indicated the hours would be from 11am through midnight no later. Also, they are not open to the
395 public unless they host a special event.
396

397 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
398 indicating such Chairman Lyons closed the public hearing and brought the item back to the
399 Commission for discussion or action.
400

401 Commissioner Chodun expressed concern with the location, generally is not in favor feels
402 granting the Special Even Permits with an allotted time frame is better suited because there is
403 some control.
404

405 Commissioner Fishman asked if there would be expiration be put on the Specific Use Permit. Mr.
406 Gonzales indicated a time limit would not be associated with the SUP however expiration should
407 he cease to do business it would expire after one year.
408

409 Commissioner Welch expressed generally being in favor of the request.
410

411 (Commissioner Moeller arrived at the meeting at 6:23 p.m.)
412

413 Commissioner Womble asked should this business move out would the SUP be transferable to
414 the next person or does it expire with their business. Mr. Gonzales indicated it goes with the land,
415 should Mr. McCallum sell the business to someone else and continue the same use the SUP would
416 be attached to the land and therefore continue.
417

418 Chairman Lyons indicated agreeing with the concerns Commissioner Chodun expressed and
419 generally is not in favor of the request.
420

421 Commissioner Moeller and Logan generally expressed being in favor of the request.
422

423 General discussion took place between the Commission in regards to the hours of operation and
424 the location.
425

426 Commissioner Welch made a motion to approve Z2018-058 with staff recommendations.
427 Commissioner Womble seconded the motion which passed by a vote of 5-2 with Chairman Lyons
428 and Commissioner Chodun dissenting.
429

430
431 9. Z2018-059

432 Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning
433 change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District

434 on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of
435 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as 1085
436 Dalton Road, and take any action necessary.
437

438 Senior Planner, Corey Brooks, provided a brief explanation and background of the request. The
439 applicant is requesting a change in zoning from a Single-Family Estate 2.0 District to a Single-
440 Family Estate 1.5 District for the purpose of subdividing the subject property. The subject
441 property was annexed in 1983 and was part of a larger tract of land. In 2018, the previous property
442 owner requested to rezone the subject property from an Agricultural District to a Single-Family
443 Estate 2.0 District and platted the tract of land. As part of this case, the previous property owner
444 stated the purpose of platting the property was to create two lots to construct a single-family home
445 on Lot 1. The applicant purchased the subject property, Lot 1, in 2018 for the purpose of
446 constructing a single-family home. According to the applicant, after purchasing the subject
447 property, another property was discovered and the plan to construct a single-family home on the
448 subject property was abandoned. The applicant as also stated there have been inquiries about
449 purchasing the subject property; however, the size of the lot was too large, and potential buyers
450 only wanted half or a portion of the lot. Based on this, the applicant is requesting to re-zone the
451 subject property with the intent of subdividing the tract of land into two 1½-acre lots. Currently,
452 floodplain traverses the property and should any improvements impact the floodplain, a flood
453 study could be required. According to the Unified Development Code, the Single-Family Estate 1.5
454 District is the "...proper zoning classification for rural, estate lots that are a minimum of 1½-acres.
455 Since the subject property is 3.03-acres, it conforms to the requirements of the Single-Family
456 Estate 1.5 District development standards. The Future Land Use Plan designates the subject
457 property for Low Density Residential land uses, which is defined as developments with two units
458 per acre or less. The applicant's request is in conformance with this designation and will not
459 require any changes to the Future Land Use Map. Approval of the zoning change is discretionary
460 for the City Council, pending a recommendation by the Planning and Zoning Commission.
461

462 Mr. Brooks further noted that on December 28, 2018, staff mailed 68 notices to property owners
463 and residents within 500-feet of the subject property and also notified the Promenade Harbor and
464 the Shores/Ray Hubbard Homeowner's Association. In addition staff also advertised the public
465 hearings in the Rockwall Harold Banner. Staff received one email against the request.
466

467 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
468

469 Kenneth Cullins
470 3114 Stoney Hollow
471 Rockwall, TX
472

473 Mr. Cullins came forward and indicated Mr. Brooks summarized the request well. He added that
474 they had full intention of building on the property however while they were under contract another
475 property came on the market that they felt better suited their needs. He provided a picture that
476 showed that there would be no encroachment to the flood plain as they have done their due
477 diligence in regards to that.
478

479 Chairman Lyons asked if anyone wished to speak to come forward and do so.
480

481 David Hodgdon
482 1085 Dalton Road
483 Rockwall, TX
484

485 Mr. Hodgdon came forward and shared that he owns the property south and west of the subject
486 property and sold this property to the Cullin's. He generally expressed his strong opposition to
487 the request of the applicants request to rezone and for the property to be subdivided into two
488 separate lots.
489

490 David Hodgdon Jr.
491 1085 Dalton Road
492 Rockwall, TX
493

494 Mr. Hodgdon Jr. came forward and expressed being in opposition of the request he feels it will
495 cause flooding problems to whoever builds there. He urged the Commission to not approve the
496 request.
497

498 Chairman Lyons closed the public hearing and asked the applicant to come forward for rebuttal.
499

500 Commissioner Chodun asked Engineering staff concerning the flooding comment that was
501 brought up. City Engineer, Amy Williams, indicated that per the approved flood study by the City's
502 consultants in 2006 and the brand new study that was done in 2018 that is the high and dry area.
503 The bottom of the slabs of the houses built will have to be two feet above the elevations that are
504 in all of those zones. Therefore there will be plenty of room for two high and dry houses to be
505 built.
506

507 Mr. Cullins came forward for rebuttal and indicated an engineer they have been working with as
508 well as an architect were present and would be adding additional comments.
509

510 Thomas Caffarel
511 Cardinal Strategies
512 2309 Shorehaven Circle
513 Lewisville, TX
514

515 Mr. Caffarel came forward and shared he was retained by the Cullin's to do an evaluation for flood
516 purposes, and just as Engineering staff indicated, they are in a high and dry area and that is based
517 on a fully developed watershed condition per the City criteria.
518

519 Petra Phillips
520 1604 St. Claire
521 Rockwall, TX
522

523 Ms. Phillips came forward and indicated good size homes could be built on the two lots
524 approximately 3,500 foot house, give or take, on each lot would easily fit with plenty of greenspace
525 surrounding it not including the floodplain.
526

527 Chairman Lyons brought the item back to the Commission for discussion or motion.
528

529 Commissioner Welch made a motion to approve Z2018-059 with staff recommendations.
530 Commissioner Moeller seconded the motion which passed by a vote of 7-0.
531

532 V. ACTION ITEMS 533

534 10. SP2018-042 535

536 Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06
537 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of
538 land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County,
539 Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery
540 Boulevard and Innovation Drive, and take any action necessary.
541

542 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
543 On February 19, 2001, the City Council approved a site plan for a proposed 52,370 square foot
544 warehouse/manufacturing facility on the subject property. On December 21, 2018, the applicant
545 submitted an application requesting the approval of an amended site plan for the purpose of
546 expanding the facility by incorporating an additional 35,980 square foot to the east side of the
547 building. The purpose of the expansion is to add additional office/warehouse space which will
548 increase the overall square footage of the building to 88,350 square. According to the Unified
549 Development Code, a manufacturing/office facility is permitted by-right in a Light Industrial
550 District. The subject property has two existing points of ingress and egress, one along Innovation
551 Drive and one along Discovery Boulevard. Based on the site plan, the development will connect
552 to the existing drives by extending a 24-foot drive aisle which is also a Fire Lane, Public Access
553 and Utility Easement along the eastern side of the subject property. The proposed development
554 will incorporate an additional 95 parking spaces with the expansion, and will bring the total parking
555 count up to 193 parking spaces which meets the requirements for parking. Mr. Gonzales indicated

556 that with the exception of the variances being requested the submitted site plan, landscape plan,
557 treescape plan, and building elevations generally conform to the technical requirements
558 contained within the UDC for a property located within a Light Industrial District. Mr. Gonzales
559 then went over the variances that are being requested to the building materials and the
560 articulation. The Architectural Board recommended approval of the site plan with modifications
561 to the south building. Additionally he applicant has submitted a letter indicating all trees being
562 removed from the site are primarily Cedar trees that are less than 11-caliper inches DBH, and are
563 considered non-protected trees; however one Oak tree measuring four caliper inches will be
564 removed. The applicant will satisfy the mitigation balance by providing eight 3½-inch caliper
565 trees, 28-inches to the site.
566

567 Mr. Gonzales advised the Commission that the exceptions being requested are discretionary
568 decisions for the Planning and Zoning Commission and only require approval by a simple majority
569 vote. He indicated that the applicant was present and available for questions as well as staff.
570

571 Chairman Lyons asked the applicant to come forward.
572

573 Jeff Carol
574 750 E. IH-30
575 Rockwall, TX
576

577 Mr. Carroll came forward and shared that they will follow the Architectural Review Boards
578 recommendations and indicated he was available for questions.
579

580 Chairman Lyons brought the item back to the Commission for discussion or action.
581

582 Commissioner Chodun made a motion to approve SP2018-042 with both staff's and the
583 Architectural Review Boards recommendations. Commissioner Womble seconded the motion
584 which passed by a vote of 7-0.
585

586 11. SP2018-043

587 Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental
588 Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of
589 land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey,
590 Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-
591 32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection
592 of the IH-30 frontage road and Lakefront Trail, and take any action necessary.
593

594 Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the
595 request. On June 17, 2013, the City Council approved Ordinance No. 13-16, which allocated 399
596 urban residential units (condominiums) to a concept plan that showed two condominium
597 buildings being constructed on the subject property one adjacent to Lakefront Trail consisting of
598 349-units and one adjacent to the Harbor Fountain consisting of 50-units. This approval was later
599 amended on December 18, 2017, when the City Council approved Ordinance No. 17-64. The new
600 amendment allocated an additional 51-units to the previously entitled 399-units, bringing the total
601 number of entitled units to 450 urban residential units. This PD Development Plan establishes
602 provisions for the construction of two condominium buildings. In conformance to this PD
603 Development Plan, the applicant has submitted a site plan requesting approval for a 375-unit
604 condominium development that will be adjacent to Lakefront Trail. This will be the first of two
605 buildings and, based on the conditions of Ordinance No. 17-64, will be required to obtain a building
606 permit by June 1, 2019. Should the site plan be approved, the development will still be required
607 to have civil engineering plans and a final plat approved prior to the issuance of a building permit.
608 Should a building permit not be issued by June 1, 2019, staff will provide a report to the Planning
609 and Zoning Commission and City Council indicating the progress of the development, and after
610 review the Planning and Zoning Commission and City Council may, after proper notice, initiate
611 public hearings for the revocation of the additional 26 urban residential units.
612

613 Mr. Gonzales further noted that the proposed five story condominium building will be located
614 within the Harbor Residential Subdistrict and will be comprised of a total of 335,224 square feet.
615 Off-street parking for future residents will be provided via a parking garage that is integrated into
616 the design of the building, and is accessible from Lakefront Trail and the IH-30 Frontage Road.
617 The on-site parking garage will provide a total of 548 parking spaces. The development will also

618 include 34 public parking spaces along Lakefront Trail, bringing the total number of parking
619 spaces to 584. This exceeds the required 563 parking spaces by 21 parking spaces. Additionally,
620 the applicant is showing a two level public parking garage consisting of 180 parking spaces. The
621 public parking garage will be located along Lakefront Trail, southeast of and adjacent to the 50-
622 foot pedestrian walkway. The applicant has indicated that this parking garage will be constructed
623 prior to the condominium building. The proposed pedestrian walkway, located in between the
624 public parking garage and the condominium building, will incorporate all of the streetscape
625 elements required by PD-32, and provide an upgraded pavestone paver, decorative trees with up-
626 lighting, assorted plantings, pedestrian benches, and pedestrian scaled lighting features. In
627 addition, the plan shows that units facing onto the walkway will have stoops allowing direct access
628 to the pedestrian path. The pedestrian walkway is intended to provide access to the Harbor
629 Fountain and the potential future public park site from the 180 space public parking garage being
630 constructed with this project.

631
632 Mr. Gonzales went on to share that according to Planned Development District 32 the subject
633 property is located within the Harbor Residential Subdistrict, which allows Urban Residential,
634 Condominium Units Only, as a by-right land use. Based on the submitted site plan package, site
635 plan, landscape/streetscape plan, treescape plan, photometric plan, and building elevations, the
636 proposed case is in conformance with the requirements stipulated by Ordinance No. 17-22,
637 Resolution No. 10-40, and the UDC with the exception of the waiver being requested. Mr. Gonzales
638 provided information in regards to the waiver request. Additionally, The Treescape Plan submitted
639 by the applicant indicates a total of 724 caliper inches will be removed from the subject property
640 as a result of this development. As a note, primary protected trees are any tree that has a diameter
641 of four inch caliper DBH or greater, with the exception of Bois d’Arc, Willow, Cottonwood, Locust,
642 and Chinaberry. Hackberry and Cedar trees that have a DBH of 11 caliper inches through 25
643 caliper inches are considered to be secondary protected trees and are mitigated at a rate of ½ inch
644 per one inch DBH. Hackberry and Cedar trees less than 11 caliper inches are considered to be
645 non-protected trees. This site has a majority of Hackberry trees less than 11-inches DBH that are
646 not protected. Additionally, the applicant is removing five trees that are greater than 25 caliper
647 inches, [1] 32-inch Sycamore; Tree No. 32, [2] 30-inch Elm; Tree No. 34, [3] 26-inch Pecan; Tree
648 No. 36, [4] 32-inch Elm;– Tree No. 41, and [5] 32-inch Elm; Tree No. 44. These trees are considered
649 to be feature trees and are mitigated for twice the number of inches being removed. The total
650 mitigation balance due for this project is 437-inches. Based on the Landscape Plan, the applicant
651 intends to offset the mitigation balance by providing 527-inches to the site and this will satisfy the
652 mitigation required for the development. Additionally, a Traffic Impact Analysis is required for all
653 development projects in the Harbor District. On December 5, 2018, Kimley-Horn and Associates,
654 Inc. submitted a TIA on behalf of the applicant. On January 4, 2019 the City’s traffic consultant
655 provided comments back to the applicant. A revised TIA addressing the City’s comments is
656 required for the approval of this case, and this has been added to the conditions of approval.

657
658 Mr. Gonzales advised the Commission that the Architectural Review Board met and recommended
659 approval. He indicated the applicant was present and available for questions.

660
661 Chairman Lyons asked the applicant to come forward.

662
663 James Zigler
664 6205 Wichita Trail
665 Flower Mound, TX
666

667 Mr. Zigler came forward and indicated Mr. Gonzales covered the request well. He indicated he
668 was available for questions and asked for the Commission’s consideration for approval.

669
670 Chairman Lyons brought the item back to the Commission for discussion or action.

671
672 Commissioner Welch asked if there would be any retail at the bottom or would it all be residential
673 that would be condos. Mr. Zigler indicated it would be all residential and would be condos.

674
675 Commissioner Chodun asked the size that they would range from. Mr. Gonzales indicated they
676 would be approximately 590 square feet to 1,300 square feet.

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678 Commissioner Womble asked if there would be an additional parking garage. Mr. Zigler indicated
679 that off to the end of the property there is existing surface parking that has been dedicated for the

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Harbor retail when that it was built and they would be replacing that. They will be building a two level garage by the Cinemark expansion.

Commissioner Moeller asked if the public garage would be built first. Mr. Ziggler indicated that it would be being built first.

Commissioner Welch made a motion to approve SP2018-043 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

12. Director's report of post City Council meeting outcomes for development cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

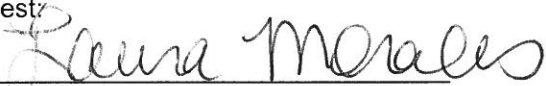
Chairman Lyons adjourned the meeting at 8:30 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24 day of February, 2019.



Johnny Lyons, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 29, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. P2019-002

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

2. P2019-003

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

3. P2019-004

Consider a request by Tony Degelia of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

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.

Architectural Review representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

5. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

64 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
65 applicant is requesting a change in zoning from an Agricultural District to a Light Industrial
66 District for the purpose of constructing a house of worship on the subject property. The subject
67 property was annexed in 1985 and is zoned Agricultural District. The Agricultural District is a
68 holding district with the intent that a property will be rezoned in conformance with the Future
69 Land Use Plan contained in the Comprehensive Plan. According to the Unified Development
70 Code, a house of worship is permitted in an Agricultural District by Specific Use Permit or
71 permitted by-right in a Light Industrial District. The proposed request to rezone the property to
72 Light Industrial District is in conformance with the City's Future Land Use Plan. According to the
73 Unified Development Code, the Light Industrial District is intended for industrial parks and larger
74 cleaner types of industries and located close to an arterial capable of carrying commercial
75 traffic. In this case, the subject property is located at the intersection of an arterial and a major
76 collector and conforms to these requirements. The Future Land Use Plan designates the subject
77 property for Technology/Employment land uses, which is characterized by employment-oriented
78 businesses, typically situated in larger centers that have access to key transportation networks.
79 In this case, the applicant's request to rezone the property to Light Industrial District is in
80 conformance with the Future Land Use Plan; however the land use, a house of worship is
81 considered to be a Quasi-Public land use and will necessitate a change in the Future Land Use
82 Plan and this change has been made a condition of approval.
83

84 Mr. Brooks further noted that the plan allows the City Council to consider requests conforming
85 to the Special Commercial Corridor, which is typically associated with Commercial District
86 zoning. In this case, the applicant originally submitted a request for Commercial District zoning;
87 however, after reviewing the case staff suggested that the applicant consider Light Industrial
88 District zoning. The reason for this suggestion is: (1) this property is directly adjacent to John
89 King Boulevard and would hinder the visibility of adjacent properties that do not front onto John
90 King Boulevard, therefore it is a reasonable expectation that the adjacent properties will develop
91 in accordance with the Technology/Employment designation, and (2) the adjacent properties
92 proximity to the existing railroad tracks may make the adjacent property better suited to Light
93 Industrial District zoning in the future. While the Church could maintain its Agricultural District
94 zoning by requesting a Specific Use Permit, a SUP would necessitate that the Church amend
95 said SUP with every proposed change on the property. The Light Industrial District zoning will
96 allow the church the flexibility to make improvements to the property in conformance with the
97 UDC without the burden of a public hearing process for every proposed improvement. Approval
98 of a zoning change is discretionary to the City Council, pending a recommendation from the
99 Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City
100 Council have the discretion to approve the request as submitted Light Industrial District or
101 choose to downzone the property to a Commercial District either zoning district allows the
102 House of Worship land use by-right. In addition should the request be approved the applicant
103 will be required to submit a site plan and go through the site planning process.
104

105 Mr. Brooks went on share that on January 14, 2019, staff mailed 10 notices to property owners
106 and residents within 500-feet of the subject property and staff had did receive any notices for or
107 against the request.
108

109 Mr. Brooks advised the Commission that the applicant was present and available for questions
110 as well as staff.
111

112 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
113

114 Tom Jones
115 5815 Meadowcrest
116 Dallas, TX
117

118 Mr. Jones came forward and shared that based on the new 2040 Rockwall Comprehensive Plan
119 they feel that the Light Industrial designation is the most appropriate zoning for the property.
120 They are currently working with staff for the alignment development of Justin Road. Mr. Jones
121 indicated he was available for questions.
122

123 Chairman Lyons asked if anyone wished to speak to come forward.
124
125

126 Bob Wacker
127 309 Featherstone
128 Rockwall, TX
129

130 Mr. Wacker came forward and asked for clarification of the zoning designation as it pertains to
131 changes being approved with a Specific Use Permit. Mr. Brooks explained that if the property
132 remains Agricultural zoning and the applicant pursued a Specific Use Permit which would allow
133 a house of worship, any time any improvements were to be made that deviated from the concept
134 plan, then the SUP would have to be amended each time.
135

136 Chairman Lyons asked if anyone else wished to speak to come forward and do so; there being
137 no one indicating such Chairman Lyons closed the public hearing and brought the item back to
138 the Commission for discussion or motion.
139

140 Commissioner Welch made a motion to approve Z2018-056 with staff recommendations.
141 Commissioner Logan seconded the vote which passed by a vote of 7-0
142

143
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145 V. ACTION ITEMS
146

147 6. MIS2019-002

148 Discuss and consider a miscellaneous request by Reubin E. Harle for the approval of a masonry
149 exception for the purpose of constructing an accessory building that does not meet the minimum
150 masonry requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of
151 land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned
152 Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.
153

154
155 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
156 applicant is requesting approval of a masonry exception to allow a metal accessory building on
157 the subject property. In November 2018, the applicant submitted a request for the approval of a
158 Specific Use Permit for an accessory building that did not meet the requirements of the Unified
159 Development Code. Specifically, the applicant was proposing an accessory building that
160 exceeded the maximum size requirements, 3,000 square foot metal building, exceeded the
161 number of allowable accessory buildings since there are two existing metal buildings on the
162 property, and did not conform to the minimum masonry requirements of the Unified
163 Development Code. Ultimately on November 19, 2018, the City Council denied the request.
164 Since that time, the City Council approved a text amendment allowing the Board of Adjustments
165 the ability to grant an exception to the maximum size requirements of accessory buildings, and
166 the Planning and Zoning Commission the ability to grant variances to the masonry requirements
167 and this eliminated the requirement of a Specific Use Permit for accessory buildings not meeting
168 the requirements of the UDC. In response to that change, the applicant submitted a request to
169 the Director of Planning and Zoning proposing a 2,000 square foot building with a four foot high
170 masonry wainscot on the front facade. In accordance with the UDC, the Director of Planning
171 reviewed the request and after conferring with the City Attorney determined that the request
172 represented a substantial change from the request that was denied by the City Council. At the
173 time the determination was made, staff recommended to the applicant that the masonry
174 wainscot should be extended to all four sides of the building. Based on the substantial change,
175 the applicant submitted a request for a variance to the maximum size requirements to the Board
176 of Adjustments and on January 10, 2019, the Board of Adjustments granted a variance to allow
177 an accessory building that exceeded the maximum allowable size and the maximum number of
178 accessory buildings permitted, a total of three accessory buildings, on the subject property.
179 Based on this approval, the applicant has the ability to construct a 2,000 square foot accessory
180 building meeting the minimum masonry requirements on the subject property by-right; however,
181 since the proposed building is metal and does not conform to the minimum masonry
182 requirements, a masonry exception from the Planning and Zoning Commission is required.
183 According to the UDC, "(a)ccessory buildings and accessory structures not meeting the
184 masonry requirements shall require approval of an exception from the Planning and Zoning
185 Commission." The approval of any exception to the minimum masonry requirements is a
186 discretionary decision for the Planning and Zoning Commission.
187
188

189 Mr. Brooks advised the applicant was present and available for questions as well as staff.

190
191 Chairman Lyons asked the applicant to come forward.

192
193 Reubin Harle
194 825 Zion Hills Circle
195 Rockwall, TX
196

197 Mr. Harle came forward and added additional comments in regard to his request and indicated
198 he was available for questions.
199

200 Commissioner Chodun asked when City Council denied the request previously it was at that
201 time being proposed to be 1,000 square feet larger and it was all metal. Mr. Brooks indicated that
202 that was correct and City Council expressed disapproval with the size and it being all metal.
203

204 Commissioner Fishman asked how many other accessory buildings would be on the property in
205 total. Mr. Brooks indicated it would be a total of three buildings and shared that the Board of
206 Adjustments did approve that maximum number of accessory buildings on the property.
207

208 Commissioner Chodun asked concerning the staff recommendations that were given to the
209 applicant to include the masonry wainscot be extended on all four sides. Planning Director,
210 Ryan Miller, indicated that was staff's recommendations to the applicant based on concerns
211 heard in the City Council meeting with regard to the size and material that was proposed.
212

213 General discussion took place between the Commission in regards to the size and orientation of
214 where the applicant is proposing to provide the masonry wainscot on the building.
215

216 Chairman Lyons brought the item back to the Commission for discussion or action.
217

218 Commissioner Welch made a motion to approve MIS2019-002 with staff recommendations with
219 the condition that a metal wainscot be applied to three sides of the building and a brick wainscot
220 on the front of the building. Commissioner Womble seconded the motion which passed by a
221 vote of 7-0.
222

223
224 VI. DISCUSSION ITEMS
225

226 7. Z2019-001

227 Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible*
228 *Uses*, and Article V, *District Development Standards*, of the Unified Development Code [Ordinance No.
229 04-38] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to
230 amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any
231 action necessary.
232

233 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
234 City Council directed staff to amend the Land Use Standards contained in Article IV, *Permissible*
235 *Uses*, of the UDC to allow guest quarters/secondary living units not meeting the requirements
236 stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the
237 City Council also directed staff to create a land use for Barns or Agricultural Accessory
238 Buildings. This direction came in response to a request by a citizen to amend the code to allow a
239 4,950 square foot, metal barn that would contain a storage area for eight vehicles and a guest
240 quarters/secondary living facility, the facility includes all components of a residential living unit
241 with kitchen, bathroom, on a property zoned Agricultural District. Currently, the UDC does allow
242 guest quarters/secondary living units in an Agricultural District pending they are [1] accessory
243 uses to the primary use being a single family home, [2] not to exceed 30% of the area of the main
244 structure, and [3] that they cannot be sold or conveyed separately without meeting the
245 requirements of the zoning district and subdivision ordinance; however, the code does not
246 address guest quarters/secondary living units that do not meet these standards. In other
247 residential zoning districts this use is only allowed through a Specific Use Permit, which gives
248 the City Council the discretion to grant these even if they do not meet the requirements. These
249 changes would allow guest quarters/secondary living units not meeting the requirements the
250 ability to request a Specific Use Permit in the AG Districts. The purpose of this is to incentivize
251 smaller properties, being properties less than ten acres in size and considered to be legally non-

252 conforming, to zone in accordance with the Future Land Use Plan, bringing them into
253 conformance with the UDC. Without this requirement, it would be difficult for the City to
254 incentivize smaller properties to change their zoning, which could have the effect of leaving
255 small spots of Agricultural District zoning on non-conforming lots throughout the City. To
256 address this, the City Council has directed staff to establish a new land use, barn/agricultural
257 accessory building, which would allow larger buildings in the Agricultural District. Based on this
258 direction Additionally Mr. Miller shared that the City Council did have a discussion concerning
259 allowing these structures by-right as opposed to by Specific Use Permit and he went over the
260 details of the new land uses being created and indicated a draft ordinance outlining the
261 proposed changes was provided for the Commissions review.
262

263 Mr. Miller advised the Commission staff was available for questions.
264

265 Following brief discussion in regards to the case Chairman Lyons indicated the case will return
266 to the Commission for action at the next scheduled meeting.
267

268
269 8. Z2019-002

270 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
271 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
272 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
273 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
274 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
275 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
276 Aluminum Plant Road, and take any action necessary.
277

278 Planning Manager, David Gonzales, indicated the applicant was present and would go over the
279 review and staff would be available for questions.
280

281 Mark Pross
282 5310 Harvest Hill Road, Suite 180
283 Dallas, TX
284

285 Mr. Pross came forward and provided an extensive explanation of the request. He indicated that
286 SPR Packaging has been an existing business in the City of Rockwall for the last ten years
287 located south of the subject property. He shared that they utilize large extensive type equipment
288 in their manufacturing process and said equipment also requires maintenance out of the top so
289 the extruding area is much higher than the rest of the building which is the basis for their
290 request in height. Mr. Pross went on to share the detailed plans SPR Packaging had in the
291 purchase of the property and the different phases they would be constructed in and the plans for
292 each in regards to material, elevations, design and height. He then indicated he was available for
293 questions.
294

295 Mr. Gonzales added that in regards to the elevations, those were put into the draft ordinance to
296 reference for the height of the extruder bays as well as for the silos. The actual approval of the
297 elevations will come before the Commission at the time of site plan.
298

299 Commissioner Womble asked what the height of the existing structure to the south. Mr.
300 Gonzales indicated it is 75 feet in height and a Specific Use Permit was approved for that.
301

302 Commissioner Logan asked what the square footage of the building they are proposing the 120
303 feet would be. Mr. Pross indicated it will be approximately 64,000 square feet although they are
304 still working on the exact size.
305

306 General discussion took place between the Commission in regards to the height and location of
307 the proposed building. The question as to what would be the alternative option should the
308 request be denied was asked.
309

310 Ignacio Echavarri
311 President of SPR Packaging
312 1480 Justin Road
313 Rockwall, TX
314

315 Mr. Echaavarri came forward and shared that they requested the 120 feet as it is the maximum
316 and would allow them flexibility but they would be open to modifications should that height not
317 be feasible.

318
319 Chairman Lyons indicated the case will return to the Commission for action at the next
320 scheduled meeting.

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324 9. SP2019-001

325 Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere
326 for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre
327 tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas,
328 zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated
329 within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the
330 intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

331
332
333 Senior Planner, Korey Brooks, indicated that the applicant was present and would speak in
334 regards to the request.

335
336 Chairman Lyons asked the applicant to come forward.

337
338 Reese Baez
339 1415 Open Bay Court
340 Rockwall, TX

341
342 Mr. Baez came forward and indicated they are looking to construct a build a suite for T3
343 Chiropractic's and will be the same design as the Foote building that is south of the subject
344 property that was recently approved.

345
346 Chairman Lyons asked the Commission for questions for staff or the applicant.

347
348 Commissioner Chodun asked if there would be any variances being requested. Mr. Brooks
349 indicated there would not be variances and they have met with the Architectural Review Board.
350 Additionally the case went before the Historical Preservation Advisory Board and they granted a
351 Certificate of Appropriateness for the project.

352
353 There being no further questions Chairman Lyons indicated the case will return to the
354 Commission for action at the next scheduled meeting.

355
356 10. SP2019-002

357 Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval
358 of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F.
359 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District,
360 addressed as 108 St. Mary's Street, and take any action necessary.

361
362 Senior Planner, Korey Brooks, provided a brief explanation of the request. Last year a zoning
363 change was approved for the subject property and the applicant is requesting to convert the
364 residential structure into an office building however most of the changes will be made to the
365 interior of the structure rather than the outside. The case went before the Architectural Review
366 Board and a recommendation for approval was made by the Board. Mr. Brooks indicated the
367 applicant was not present however staff would be available for questions.

368
369 Chairman Lyons indicated the case will return to the Commission for action at the next
370 scheduled meeting.

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373 11. SP2019-003

374 Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site
375 plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of
376 land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall,

377 Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any
378 action necessary.

379
380 Senior Planner, Korey Brooks, indicated the applicant was present and would go over the
381 request.

382
383 Chairman Lyons asked the applicant to come forward.

384
385 Robert LaCroix
386 4517 Scenic Drive
387 Rowlett, TX
388

389 Mr. LaCroix came forward and provided a brief explanation and background of the request. He
390 indicated that the owner would like to build office warehouses that will be constructed in two
391 phases. They are looking to have a much more organized development than what has occurred
392 in that area in the past and are working to meet as many of the requirements as they can and as
393 are possible in terms of the infrastructure. They feel that what they are proposing fits a demand
394 for such office/warehouse and fits to the already existing metal buildings which are adjacent and
395 along Ranch Trail and County Line Road. Mr. LaCroix indicated that they met with the
396 Architectural Review Board earlier and the Board recommended that they try to articulate the
397 buildings that face the street and after speaking with their architect on the project and they will
398 provide something to try to address those issues. Mr. LaCroix further noted that they will be
399 meeting the landscape buffer along County Line Road and Ranch Trail which will add some
400 screening to the buildings.

401
402 Chairman Lyons asked if they would be 5,000 square feet and would they be split up into
403 multiple bays. Mr. La Croix indicated each building would be independent and would be right
404 under 5,000 square feet to avoid the fire sprinkler requirement. He added that they feel that the
405 buildings will fit a need and demand for smaller type self-proprietary business.

406
407 Commissioner Welch asked if the intent was to rent each individual building and not to sell. Mr.
408 LaCroix indicated that the intent is to rent and maintain ownership which will allow them to
409 maintain the property and have rules and regulations for the tenants which they feel will be
410 beneficial to maintain the upkeep of the buildings.

411
412 Chairman Lyons indicated the case will return to the Commission for action at the next
413 scheduled meeting.

414
415
416 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 417
418 ✓ P2018-047: Preliminary Plat for Breezy Hill, Phase XII [Approved]
419 ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (2nd Reading) [Approved]
420 ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (1st Reading)
421 [Withdrawn]
422 ✓ Z2018-055: SUP for a Mini-Warehouse Facility on Ridge Road (1st Reading) [Denied]
423 ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (1st Reading) [Approved]
424 ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (1st Reading)
425 [Postponed to the February 4, 2019 Meeting]
426 ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (1st Reading) [Approved]
427 ✓ SP2018-043: Waiver for Marina Village Condominiums [Approved]
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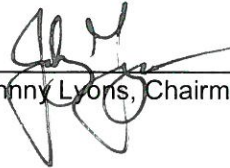
430 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
431 referenced case at the City Council meeting.

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434 VII. ADJOURNMENT

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436 Chairman Lyons adjourned the meeting at 7:28 p.m.
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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 12 day of March, 2019.



Johnny Lyons, Chairman

Attest:
Laura Morales
Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 12, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 2, 2018 Planning and Zoning Commission meeting.

2. SP2019-001

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, 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, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that agenda item #5 would be moved up.

IV. PUBLIC HEARING ITEMS

4. Z2019-001

Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background pertaining to agenda item. On January 7, 2019 the City Council directed staff to amend the Land Use Standards contained in Article IV, Permissible Uses, of the UDC to allow guest quarters/secondary living units not meeting the requirements stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the City Council also directed staff to create a land use for Barns or Agricultural Accessory Buildings. This direction came in response to a request by a citizen to amend the code to allow an 4,950 square feet, metal barn that would contain a storage area for eight vehicles and a guest quarters/secondary living facility, the facility includes all components of a residential living unit kitchen, bathroom, on a property zoned Agricultural District.

63 Mr. Miller advised the Commission staff was available for questions.
64

65 Chairman Lyons opened up the public hearing and asked if there was anyone wished to speak to
66 come forward and do so; there being no one indicating such Chairman Lyons closed the public
67 hearing and brought the item back to the Commission for discussion or a motion.
68

69 Following brief discussion Commissioner Welch made a motion to approve the text amendment
70 with Barn or Agricultural Accessory Buildings being allowed through a Specific Use Permit in
71 the Agricultural District. Chairman Lyons seconded the motion which passed by a vote of 7-0.
72

73
74 5. Z2019-002

75 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
76 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
77 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
78 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
79 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
80 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
81 Aluminum Plant Road, and take any action necessary.
82

83 Planning Manager, David Gonzales, indicated that the applicant has requested to withdraw the
84 case at this time and action will be required to be taken.
85

86 Commissioner Moeller made a motion to accept the withdrawal. Commissioner Fishman
87 seconded the vote which passed by a vote of 7-0
88

89 V. ACTION ITEMS
90

91 6. SP2019-002

92 Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval
93 of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F.
94 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District,
95 addressed as 108 St. Mary's Street, and take any action necessary.
96

97 Senior Planner, Korey Brooks, provided a brief background and explanation of the request. On
98 April 2 2018, the City Council approved a request] to rezone the subject property from a Single-
99 Family 7 District to a Residential-Office (RO) District. The request included a second property,
100 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the
101 intent was to convert two single-family homes into two residential-office buildings. The
102 Residential-Office District is a unique district that allows live/work arrangements with the
103 intention of extending the life of older homes by allowing them to be converted into low-intensity
104 office buildings. These areas usually serve as a transition between high-intensity, non-
105 residential land uses to low-intensity residential land uses. The flexibility of live/work
106 arrangements in a Residential-Office District allows a residential-office structure to be utilized as
107 a single-family home, an office, or both. The applicant is requesting approval of a site plan to
108 convert an existing single-family home to an office building. The home is approximately 1,423
109 SF including the garage. The applicant is proposing to demolish the existing garage, which
110 reduces the size of the structure to approximately 1,221 square feet. The exterior of the existing
111 structure is clad with hardie board or a similar cementitious material and the applicant is
112 proposing to add an approximately three foot stone wainscot to each façade. Since the
113 structure is being converted from a single-family home to an office building, it will require a
114 parking lot to be constructed. The applicant is proposing to locate the parking lot behind the
115 main structure and provide landscape screening in conjunction with an existing six foot tall
116 wooden fence to screen the property from the adjacent residential properties.
117

118 Mr. Brooks further noted that the Future Land Use Plan shows the subject property being
119 located in the Downtown District and designated for Live/Work land uses. The Downtown
120 District contains some of the City's oldest structures and maintains its small town atmosphere
121 by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive
122 reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street and
123 the surrounding Commercial/Retail land uses, the proposed office building appears to be a
124 natural transition from the high-intensity, non-residential land uses west of the subject property

125 to the lower intensity land uses east of the subject property. Since the subject property is
126 designated for Live/Work land uses, the existing structure utilized as a single-family home, an
127 office, or both. The applicant's request to convert a single-family home into an office building
128 conforms to the Future Land Use Plan and the strategies implemented in the Downtown District.
129 According to the Unified Development Code, Residential-Office Districts "...recognize the
130 existence of older residential areas where older homes can be converted into low-intensity office
131 uses..." Additionally, the Residential-Office District "...provides low-intensity services such as
132 offices, medical and professional services, and some limited retail businesses to residents in the
133 adjacent neighborhoods..." Residential-Office Districts serve as a transition between high-
134 intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and
135 should have access to major or secondary thoroughfares. With that being said, the applicant's
136 request for approval of a site plan to convert an existing single-family home to an office building
137 appears to be in conformance with the intent of the Residential-Office District. Currently, there
138 is residential adjacency to the east, and the proposed office would serve as a transition between
139 the higher intensity General Retail District land uses to the west of the subject property and the
140 lower intensity residential uses to the east. The Unified Development Code requires a six foot
141 masonry-screening wall be constructed for all non-residential property adjacent to residentially
142 zoned or used property; however, the code does give the Planning and Zoning Commission the
143 discretion to approve alternative landscape screening plans when warranted. In this case, the
144 adjacent residential subdivision has an existing six foot wood fence that extends along the
145 entire adjacency. Based on this, the applicant has indicated a preference to use a thick
146 vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall and
147 staff has requested an updated landscape plan reflecting these changes; however, the applicant
148 has failed to provide the plan prior to the resubmission date. As a result, staff has added a
149 condition of approval requiring that the applicant resubmit a landscape plan showing canopy
150 trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the
151 eastern property line along the entire residential adjacency. If the Planning and Zoning
152 Commission chooses to approve this alternative screening method the applicant would be
153 required to submit a landscape plan showing conformance to this requirement prior to
154 submitting civil plans and/or a building permit.
155

156 Mr. Brooks went on to share that the Architectural Review Board reviewed the building
157 elevations and passed a motion to recommend approval of the site plan. He then advised the
158 Commission that the applicant was present and available for questions.
159

160 Commissioner Womble asked if the screening was only required on the one side. Mr. Brooks
161 indicated it is only required on the residential adjacency which in this case is only on the one
162 side. South of the property is the Post Office and west of the property is General Retail District.
163 Commissioner Womble asked if they are removing part of the structure. Mr. Brooks indicated
164 that they are removing the garage.
165

166 Commissioner Fishman asked if they require a masonry wall, would they be required to also do
167 the landscape buffer. Mr. Brooks indicated it was discretionary to the Commission. Discussion
168 took place between the Commission in regards to what would be a better fit for the property the
169 landscape buffer or the masonry wall.
170

171 Chairman Lyons asked the applicant to come forward.
172

173 Jeff Carol
174 750 E. IH-30
175 Rockwall, TX
176

177 Mr. Carol came forward and provided additional comments in regards to the case. He shared that
178 they feel the living screen makes the most sense in this situation. With the mixture of the bushes
179 and the trees it provides a good buffer to the residential adjacency. He indicated he was
180 available for questions.
181

182 Chairman Lyons brought the item back to the Commission for further discussion or action.
183 Chairman Lyons generally shared being in favor of the landscape buffer as it offers a better
184 transition as opposed to the masonry wall. Commissioner Fishman expressed the same opinion.
185

186 Chairman Lyons made a motion to approve SP2019-002 with staff recommendations and the
187 condition that a thick vegetative screen be planted and maintained adjacent to the residential
188 properties to the east. Commissioner Chodun seconded the motion which passed by a vote of 7-
189 0.
190

191 7. SP2019-003

192 Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site
193 plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of
194 land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall,
195 Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any
196 action necessary.
197

198 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the
199 request. The applicant is requesting approval of a site plan for a multi-tenant office/warehouse
200 complex on the subject property. The proposed facility consists of 11 office buildings on
201 approximately seven acres. The proposed buildings will be approximately 4,999 square feet,
202 constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is
203 proposing to incorporate a seven foot stone and brick wainscot on all building façades that are
204 visible from the street. The remaining buildings will be internal to the complex, be constructed
205 of metal, and will not be visible from the street. In order to provide some variation in the
206 building facades, the applicant is proposing to utilize a contrasting roof and trim color, and
207 utilize metal awnings on the façades visible from the street. Additionally, the applicant is
208 proposing to provide landscape screening adjacent to the northern property line to screen the
209 property from the adjacent residential land uses. According to the applicant, the intent of the
210 development is to provide offices for multiple tenants such as plumbers, contractors, or other
211 similar uses. Additionally the applicant has submitted a treescape plan showing that 38.5
212 caliper-inches of primary protected trees and 493 caliper-inches of secondary protected trees
213 will be required to be removed to develop the subject property. According to the Unified
214 Development Code, primary protected trees require mitigation calculated on an inch-for-inch
215 basis and secondary protected trees require mitigation of ½ the total caliper inches being
216 removed. Based on the submitted treescape plan, the total mitigation balance for both primary
217 and secondary protected trees is 285 caliper-inches. Since the applicant is planting 150 caliper-
218 inches within the proposed development, the remaining balance will be 135 caliper-inches. The
219 Unified Development Code allows up to 20% of the total tree mitigation to be paid to the City's
220 tree fund. The Unified Development Code gives the City Council the ability to approve
221 alternative tree mitigation agreements, pending a recommendation from the Planning and
222 Zoning Commission. Since the applicant is proposing to exceed the 20% maximum allowable
223 tree mitigation paid to the City's tree fund by proposing 47% of total mitigation balance, an
224 alternative tree mitigation plan will need to be approved by the City Council, pending a
225 recommendation by the Planning and Zoning Commission.
226

227 Mr. Brooks further noted that the Future Land Use Plan indicates that the subject property is
228 located in the Southwest Residential District and is situated within an area that is identified as a
229 Transitional Area. According to the district, the Transitional Area is defined as, "...currently
230 transitioning from interim land uses and building types to more permanent structures with
231 conforming land uses. These areas should be given special consideration with regard to
232 requests that further the establishment of uses and structures that will improve the property
233 values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office
234 facility that is composed of metal buildings. This use and the proposed metal buildings are
235 similar to the existing buildings in the area, and the proposed improvements are similar to other
236 buildings that have been approved along Ranch Trail since this area was annexed by the City in
237 2004. The Unified Development Code states that the Commercial District is a district intended to
238 provide commercial land uses such as retail, large shopping centers, and restaurants.
239 Commercial Districts are generally situated in close proximity to an arterial or major collector
240 that is capable of carrying the traffic generated by the land uses in the district. In addition, these
241 areas may require increased water, fire protection, and wastewater and drainage capacity. Since
242 the Commercial District is general in nature, development standards are less stringent as lower
243 intensity districts such as Residential-Office, Neighborhood Services, and General Retail
244 Districts. In this case, the applicant's proposal is adjacent to County Line Road identified as a
245 Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a
246 high volume water/wastewater user. With regard to the land use, an office complex is permitted
247 by-right in a Commercial District. Additionally according to the Unified Development Code, non-

248 residential developments that are directly across the street from a residential development
249 should incorporate a minimum ten foot landscape buffer that incorporates trees on 50-foot
250 centers. In this case, the applicant's plan does appear to meet the minimum requirements.
251

252 Mr. Brooks then went over the details of the variances and exceptions that are being requested
253 by the applicant to the construction materials and building articulation. He then advised the
254 Commission the applicant was present and available for questions as well as staff.
255

256 Chairman Lyons asked the applicant to come forward.
257

258 Robert LaCroix
259 Scenic Drive
260 Rowlett, TX
261

262 Mr. LaCroix provided a power point presentation and shared a brief explanation of the request.
263 The presentation included pictures of surrounding metal buildings to the subject property. He
264 provided a picture of the site plan and shared the project will be done in two phases with the
265 complete infrastructure being done in the first phase. He added that they feel this building will
266 be an improvement to the area and owner operated which will allow the owner to maintain the
267 integrity of the site.
268

269 Following brief discussion Commissioner Welch made a motion to approve to approve SP2019-
270 003 with staff recommendations and recommended approval of the alternative tree mitigation
271 plan. Commissioner Moeller seconded the vote which passed by a vote of 6-0 with
272 Commissioner Logan dissenting.
273

274
275 VI. DISCUSSION ITEMS
276

277 Planning Manager, David Gonzales, provided a brief update about the outcome of the above
278 referenced case at the City Council meeting.
279

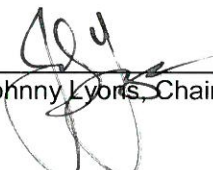
280
281 8. Director's report of post City Council meeting outcomes for development cases.
282

- 283 ✓ P2019-002: Lot 2, Block A, Houser Addition [Approved]
- 284 ✓ P2019-003: Lot 2, Block B, R. W. Marketcenter Addition [Approved]
- 285 ✓ P2019-004: Lot 7, Block A, Temunovic Addition [Approved]
- 286 ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (1st Reading) [Approved]
- 287 ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (2nd Reading) [Approved]
- 288 ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (1st Reading) [Approved]
- 289 ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (2nd Reading) [Approved]
- 290

291 VII. ADJOURNMENT
292

293 Chairman Lyons adjourned the meeting at 6:54 p.m.
294
295
296

297 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
298 Texas, this 17 day of March, 2019.
299

300
301 
302 _____
303 Johnny Lyons, Chairman

304 Attest:

305 
306 _____
307 Laura Morales, Planning Coordinator
308

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 26, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 15, 2019 Planning and Zoning Commission meeting.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

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, advised the Commission staff would go over the recommendations the Architectural Review Board made during discussion of the case that was reviewed.

IV. DISCUSSION ITEMS

3. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

Senior Planner, Korey Brooks, indicated the applicant was present and would go over the request and staff would be available for questions.

Chairman Lyons asked the applicant to come forward and speak.

Tim Lyssy
1191 T.L. Townsend Drive
Rockwall, TX

Mr. Lyssy came forward and indicated he was the construction project manager with Rockwall Independent School District. He shared that one of the things approved with the 2015 bond package was to expand the softball and football facilities. The original plan was to find and purchase land however they were unable to find land that was appropriate and therefore looked into their available resources one of which is the subject property. Mr. Lyssy went on to explain that what they envision doing is using that space as a multi-use space that will have a baseball diamond as well as a limited football and soccer use. The space would be fenced and netted up above the fencing as well as lit. He indicated he was available for questions.

Chairman Lyons asked if there were any questions from the Commission for the applicant.

63 Commissioner Chodun asked if they would be discussing the proposed project with the adjacent
64 owners/properties. Mr. Lyssy indicated that they have contacted the adjoining Rooms to Go and
65 the car dealership and neither have expressed any concern over the project.
66

67 Chairman Lyons asked if it would only be used for practice to limit the wear and tear to the game
68 fields or would games be held as well. Mr. Lyssy shared the intent is for the field, which will
69 compose of synthetic turf, to be for practice only, however should there be day tournaments on
70 weekends they may move those to this field as needed. Chairman Lyons asked how quickly the
71 field would be built and completed should approval of the SUP be granted. Mr. Lyssy indicated it
72 would be roughly less than three months given the weather once they go before their Board.
73

74 Commissioner Welch asked if the netting would it be permanently up. Mr. Lyssy Indicated it
75 would be permanently up as it would be troublesome to be taking it down after each use.
76 Commissioner Chodun asked in regards to the bond package was it restricting the use of the
77 practice field strictly for the high school. Mr. Lyssy indicated he did not have that information off
78 hand however he would provide that at the next meeting. Commissioner Moeller asked how
79 confident they are to meeting the lighting requirements in regard to the variance that is being
80 requested for the lighting going beyond what the City allows for spillage of lighting. Mr. Lyssy
81 indicated they will do all they can design and construction wise to ensure they get as close to
82 meeting the requirements. He added that even with lights that will be as high as the ones that
83 will be used, they will be focused onto the field only and any spillover they feel would not be
84 counterproductive in this area as it would possibly help safety in the adjoining properties
85 parking areas.
86

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

90
91 4. P2019-008

92 Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio
93 for the approval of a replat for Lots 1-4, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land
94 identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single
95 Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as
96 705 Peters Colony, and take any action necessary.
97

98 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is
99 seeking to subdivide the tract of land into four different parcels and is coming before the
100 Commission because the case will be going before the Parks Board the following week to have
101 park fees accessed. Mr. Brooks further shared that the two lots that will be facing onto Lamar
102 Street currently do not have water, and therefore the applicant would be required to extend the
103 eight inch water line up Lamar Street and loop back up to Peters Colony and additionally will be
104 required to pave an area of Lamar Street to meet Engineering and Fire codes.
105

106 Mr. Brooks indicated his applicant was not present however staff was available for questions.
107

108 Commissioner Logan why the city did not provide water access to a residential property. Mr.
109 Brooks indicated it was developer driven as with any other developments.
110

111 There being no further questions Chairman Lyons indicated the case will return to the
112 Commission for action at the next scheduled meeting.
113

114
115 5. SP2019-004

116 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina
117 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing
118 facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City
119 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
120 Aluminum Plant Road, and take any action necessary.
121

122 Planning Manager, David Gonzales, provided a brief explanation of the request. He shared that
123 the Architectural Review Board reviewed the case and took a look at the elevations and the
124 exceptions that are being requested by the applicant. He then briefly discussed the
125 recommendations ARB provided and those revisions/modifications that the applicant makes will

126 come before the Architectural Review for their review at the next scheduled meeting in two
127 weeks. Mr. Gonzales indicated the applicant was present and available for questions as well as
128 staff.
129

130 Commissioner Logan asked in regards to the variance on the height that was being requested.
131 Mr. Gonzales indicated that the case that is before the Commission is for the site plan only; the
132 case for the height variance was withdrawn by the applicant and may come back before the
133 Commission in the future however at this time what is being discussed is the site plan no height
134 variance is required.
135

136 Chairman Lyons asked the applicant to come forward.
137

138 Ignacio Echavarri
139 President of SPR Packaging
140 1480 Justin Road
141 Rockwall, TX
142

143 Mr. Echavarri came forward and provided a brief summary and background of the request. He
144 shared that this will be the third expansion of SPR with the initial building at 50,000 square feet
145 having been built in 2008 followed by the second expansion of a 150,000 square foot building in
146 20011 and the land for this third expansion having been purchased in 2015. The proposed
147 expansion will be an expansion from the existing building and will have all the same elements as
148 that building with an added modern and prominent look. Mr. Echavarri went on to share details
149 of the plan for the expansion and their intent to have as little impact on the surrounding
150 neighborhood as possible. He then indicated he was available for questions.
151

152 Chairman Lyons indicated the case will return to the Commission for action at the next
153 scheduled meeting.
154
155

156 6. SP2019-005

157 Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of
158 CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing
159 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P.
160 B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)
161 District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses,
162 situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John
163 King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action
164 necessary.
165

166 Planning Manager, David Gonzales, indicated the applicant was present and would discuss the
167 PD site plan. The case will be required to go before the Parks Board to tie down details such as
168 the hardscape plan, trail system, Neighborhood Park that will be associated with the site plan in
169 addition to a treescape plan that once approved would allow them to move onto the engineering
170 phase. Mr. Gonzales indicated staff was available for questions.
171

172 Chairman Lyons asked the applicant to come forward.
173

174 Pat Atkins
175 3076 Hays Road
176 Rockwall, TX
177

178 Mr. Atkins came forward and shared the case is a continuation of the project Saddle Star which
179 they are moving forward with and have reviewed all of staffs comments and will make
180 modifications to the comments provided. He indicated he was available for questions.
181

182 There being no questions Chairman Lyons indicated the case will return to the Commission for
183 action at the next scheduled meeting.
184
185

186 7. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
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- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (2nd Reading) [Approved]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (2nd Reading) [Approved]
- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (1st Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

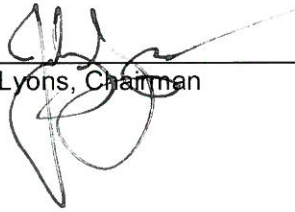
V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:37 p.m.

VI. WORK SESSION

8. A work session will be held in the City Council meeting room immediately following the adjournment of the February 26, 2019 Planning and Zoning Commission Work Session meeting to discuss the implementation of a zoning tool as directed by the City Council.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 26 day of March, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 12, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, and John Womble. Absent from the meeting were Commissioners Johnny Lyons, Tracey Logan and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the *January 29, 2019* Planning and Zoning Commission meeting.
2. Approval of Minutes for the February 12, 2019 Planning and Zoning Commission meeting.

3. P2019-009

Consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.

4. SP2019-005

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Moeller and Logan.

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 representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

6. Z2019-003

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned

62 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W.
63 Yellow Jacket Lane, and take any action necessary.

64
65 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is
66 requesting the approval of a Specific Use Permit for a Private Sports Arena, Stadium, or Track
67 on the subject property. Currently, the Rockwall Independent School District utilizes this area as
68 an existing multi-purpose field that serves as a practice facility for various sports. According to
69 the applicant, in order to protect vehicles and/or patrons of the commercial businesses (Rooms-
70 To-Go, Heritage Buick-GMC, Texas Roadhouse and the future Marriott Towneplace Suites hotel)
71 adjacent to the field, the school is requesting to construct a 40-foot fence/netting combination
72 around the perimeter of the field. The applicant is proposing to replace the existing natural grass
73 field with artificial turf, to utilize a ten foot tall black vinyl coated chain link fence installed one
74 foot inside the boundaries of the practice field. The fence will be topped with 30-foot tall black
75 netting and lights, which will be installed at the top of the poles adjacent to the north and south
76 boundaries of the field. The proposed field will be serve as a practice field for the school's
77 sports teams, intramural sports, physical education classes, and some other uses not identified
78 by the applicant. According to the applicant, the field will be utilized mostly during the day;
79 however, the applicant intends on the field being utilized, on a limited basis at night. According
80 to the applicant, this project is a part of the Rockwall Independent School District's bond
81 program that includes a provision for a practice facility for the softball and baseball team and
82 granting this request will enable the field to be more functional and meet that purpose.

83
84 Mr. Brooks further noted that according to the Unified Development Code the maximum
85 allowable light intensity measured at the property line of any non-residentially zoned lot shall be
86 0.2 of one footcandle and goes on to state that for planned shopping centers or other
87 commercial developments that contain more than one lot, the Planning and Zoning Commission
88 may consider lighting plans that result in light spillover across common lots within the same
89 development however; in no case shall light levels exceed 0.2 of one footcandle at the property
90 lines adjacent to the street and/or along the perimeter of the development. In this case, the
91 photometric plan submitted by the applicant shows that the light intensity along the east and
92 west boundaries range from 0.1 FC to 0.3 FC. Along the north and south boundaries where the
93 lights will be installed, the light intensity range from 0.1 FC to 0.9 FC. This practice field is
94 located toward the rear of the school away from the property lines adjacent to the street and this
95 request does not appear to affect the light intensity levels adjacent to the street adjacent to
96 Yellow Jacket Lane. Since the proposed lighting exceeds the maximum light intensity of 0.2 FC
97 at the southeast property line approving this request will effectively waive the lighting
98 requirements with regard to lighting spillover. Additionally, the Unified Development Code
99 requires that light sources be oriented down and toward the center of the site or shielded so as
100 not to be visible from the property line. The proposed light fixtures will be oriented toward the
101 center of the site and partially shielded; however, due to the proposed use combined the height
102 of the light poles, there is a possibility that the lights will be visible from the property line. Since
103 this does not meet the requirements of the UDC, approving this request will effectively waive the
104 lighting requirements with regard to the shielding and orientation of the lights. In this case, the
105 proposed light fixtures will be mounted on the top of 40-foot tall light poles and oriented toward
106 the field. Since this exceeds the maximum allowable height of 30-feet, approval of this request
107 will effectively waive the lighting requirements with regard to the maximum allowable height of
108 light poles within the IH-30 Overlay District. The Planning and Zoning Commission is tasked with
109 determining if the existing buildings provide sufficient screening of the adjacent public areas, if
110 additional screening/landscaping is required, and/or if approval of this request is warranted.
111 Additionally should this request be approved, staff has recommended to the applicant to provide
112 a thick vegetative screening along the adjacent property lines outside of the fence, which
113 consists of a combination of mature trees, bushes, and tall grasses. This will require the
114 applicants to provide staff with an updated concept plan reflecting the proposed screening.
115 Additionally, this may require that the proposed fence is shifted inward to accommodate the
116 additional landscaping.

117
118 Mr. Brooks went on to share that on February 22, 2019, staff mailed notifications to 39 property
119 owners/residents within 500-feet of the subject property and notified the Turtle Cove and
120 Waterstone Homeowner's. Staff did not receive any notices concerning this case.

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122 Mr. Brooks advised the Commission that the applicant was present and available for questions
123 as well as staff.

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Vice-Chairman Chodun asked the applicant to come forward.

Tim Lyssy
1191 TL Townsend Drive
Rockwall, TX

Mr. Lyssy came forward and indicated he is the project manager for Rockwall ISD and provided a brief explanation of the request. He indicated he was available for questions.

Vice-Chairman Chodun asked if the bond package restricted the use only for the high schools use. Mr. Lyssy indicated that was correct it would be strictly for the high schools practice use. Commissioner Fishman asked what the evening use of the field would involve. Mr. Lyssy indicated that it would vary throughout the year depending on the season and what sports are active.

Commissioner Welch shared that his one concern is with the hotel that will be built adjacent to this where there may be any bleed over from the lighting that may pose a problem. Mr. Brooks indicated that the site plan for the hotel in question shows there will not be any windows on the east and west side that would face the field. Mr. Lyssy added that the lights they will be using are LED lights that will be aiming directly at the field to keep as much of the light on site as possible.

Vice-Chairman opened up the public hearing and asked if anyone wished to speak to come forward and speak.

Bob Wacker
309 Featherstone Drive
Rockwall, TX

Mr. Wacker came forward and shared that when he moved to his home he was concerned with lighting and noise that the Williams Middle School football stadium that was located behind him may create, however neither turned out to cause a problem. He feels it will be the same case with this field therefore he is in favor of the request.

Vice-Chairman Chodun asked if there was anyone else that wished to speak to come forward and do so, there being no one indicating such; Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve Z2019-003 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

7. P2019-008

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

Senior Planner, Korey Brooks, gave a brief explanation of the request. The case is coming before the Commission because it is a residential replat that increases the number of lots. Originally the applicant was proposing to subdivide the tract of land into four different lots, however there were significant infrastructure costs associated with that and therefore the applicant decided to only subdivide into two lots. The case went before the Parks Board to have park fees assessed. Mr. Brooks advised the Commission that the applicant was not present however staff was available for questions.

Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Vice-Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

186 Commissioner Womble made a motion to approve P2019-008 with staff recommendations.
187 Commissioner Welch seconded the motion which passed by a vote of 4-0 with Commissioners
188 Lyons, Logan and Moeller absent.
189

190 V. ACTION ITEMS

191 8. SP2017-025

192 Discuss and consider a request by Greg Wallis of Mereshawn Architects on behalf of Doug Fox of
193 Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of
194 land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County,
195 Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District,
196 addressed as 1565 Airport Road, and take any action necessary.
197

198 Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In 2017
199 the Architectural Review Board as well as the Planning and Zoning Commission approved a site
200 plan for a house of worship on the subject property. While reviewing the landscape plan, site
201 plan, treescape plan and building elevations, staff notified the applicant of the variances
202 required for the construction of the building as proposed, specifically regarding the screening of
203 the mechanical equipment on the roof. In response to that, it was asked of the applicant to
204 provide a parapet wall along the rear of the building to screen the rooftop units. The applicant
205 then provided revisions that showed a dash line which appeared to be a parapet wall screening
206 those roof top units and commented that the roof top units would be screened by a six foot
207 masonry wall. At that time the site plan called out roof top units and staff interpreted that to be
208 units on the roof and that the masonry wall would be along the rear of the building screening the
209 roof top units. However, the applicant's intent was to have ground mounted units that are
210 screened by a wing wall. Currently the building is under construction and it was noticed that
211 along John King the back of the building does not have parapet and it is visible from John King
212 and FM-1141 as well as other points along John King. When that was brought to staffs attention,
213 staff then notified the applicant that the rear of the building is missing parapet. In response the
214 applicant requested a variance to the architectural standards for the John King Overlay District
215 and proposed three different considerations.
216

217 Mr. Brooks further noted that the approval of the variance being requested is discretionary to the
218 Planning and Zoning Commission however, the Commission is not limited to approving the
219 request as is. Additionally approval of the variance will require a super majority vote of all
220 members present. After review, the Architectural Review Board recommended that the parapet
221 be added along the rear of the building. If approval is granted the applicant will be required to
222 submit new building elevations reflecting changes.
223

224 Mr. Brooks advised the Commission that the applicant was present and available for questions
225 as well as staff.
226

227 Planning Director, Ryan Miller, added clarification as to the how the super majority vote is
228 written. He shared that it requires $\frac{3}{4}$ of the Planning and Zoning Commission present with a
229 minimum of four voting in the affirmative. In this case it would take approval of all four
230 Commissioners present.
231

232 Vice-Chairman Chodun asked the applicant to come forward.
233

234 Wayne Mereshawn
235 2313 Ridge Road
236 Rockwall, TX
237

238 Mr. Mereshawn came forward and requested the case be tabled until the next scheduled meeting.
239

240 Vice-Chairman Chodun brought the item back to the Commission for discussion or action.
241

242 Commissioner Welch made a motion to table SP2017-025 until the next scheduled meeting.
243 Commissioner Fishman seconded the motion which passed by a vote of 4-0 with
244 Commissioners Lyons, Logan and Moeller absent.
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248 9. SP2019-004

249 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina
250 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing
251 facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City
252 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
253 Aluminum Plant Road, and take any action necessary.

254
255 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is
256 requesting approval of a site plan for a multi-phase expansion of their existing operation of a
257 warehouse/manufacturing facility. This site plan is for the first phase construction of an
258 approximately 78,615 square foot single story warehouse facility which will be constructed of
259 tilt-up wall that will match their existing building which is located just south of and is adjacent of
260 the subject property. A warehouse facility in a Light Industrial District is allowed as a by right
261 land use and other than the exceptions that are being requested the site plan, landscape plan,
262 treescape plan, and photometric plan are all in general conformance with the technical
263 requirements that are contained within the Light Industrial District and the Unified Development
264 Code.

265
266 Mr. Gonzales further noted that the treescape plan provided by the applicant indicates all trees
267 being removed from the site are primarily Hackberry trees, which are considered a non-
268 protected tree if they are less than 11-caliper inch DBH (i.e. diameter breast height). Hackberry
269 and Cedar trees that are 11-inch to 25-inch DBH are mitigated at ½ inch for each one inch
270 removed 50% of the total inches removed. Additionally, there are several Bois-d-arc, Chinaberry,
271 Willow, Cottonwood, and Locust trees that are considered a non-protected species and will not
272 require mitigation, regardless of their size. However, the applicant has indicated a total of 7,919-
273 caliper inches being removed from the entire site. Of the caliper inches being removed, 1,554.25-
274 inches will require mitigation. The applicant is providing a total of 1,412 caliper inches on site
275 this will result in total mitigation balance due of 142.25-caliper inches. According to the Unified
276 Development Code in certain cases, the City Council upon recommendation from the Planning
277 and Zoning Commission may consider an Alternative Tree Mitigation Settlement Agreement
278 where, due to hardship, the applicant is unable to meet the requirements of this article or where
279 it is determined that adherence to the tree mitigation requirements will create a hardship for an
280 applicant. These funds will be deposited in the City's Tree Mitigation Fund and will be used for
281 planting trees in the City's parks, medians, street right-of-ways, or other similar areas as
282 determined by the Parks and Recreation Department. The applicant is requesting an Alternative
283 Tree Mitigation Settlement Agreement in order to satisfy the balance. If approved by the City
284 Council, a total amount of \$14,125.00 will be required to be paid into the City's Tree Fund prior to
285 the release of a Certificate of Occupancy. The applicant has provided additional screening trees
286 along the western property boundary, adjacent to the Park Place Addition. The purpose of these
287 plantings are to provide a three layer landscape screening system by providing two rows of
288 evergreen trees, low lying screening and one row of Live Oak trees along the western property
289 boundary south of the existing industrial building. North of the building, along the western
290 property boundary, is an existing tree line that is currently being used as a screening buffer.
291 These existing evergreens will remain and will be supplemented by a second layer of evergreen
292 trees that will be planted to fill in gaps that may exist along the existing tree line. This second
293 layer of evergreen trees will be spaced between Live Oak trees, which will also be incorporated
294 into the screening buffer. Mr. Gonzales went on to provide the Commission the
295 recommendations that the Architectural Review Board made after they reviewed the variances
296 and exceptions the applicant is requesting.

297
298 Mr. Gonzales advised the Commission advised the Commission that the applicant was present
299 and available for questions as well as staff.

300
301 Vice-Chairman Chodun asked the applicant to come forward.

302
303 Bobby Pross
304 Pross Design Group
305 5310 Harvest Hill Road. Suite 180
306 Dallas, TX

307
308 Mr. Pross came forward and indicated he was available for questions. The Commission did not
309 have any questions for the applicant.

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Vice-Chairman Chodun brought the item back to the Commission for discussion or action.

Commissioner Womble made a motion to approve SP2019-004 with staff's conditions and Architectural Review Boards recommendations as well as the request of an Alternative Tree Mitigation Settlement Agreement by the applicant. Commissioner Fishman seconded the motion which passed by a vote of 4-0 with Commissioners Lyons, Logan and Moeller absent.

VI. DISCUSSION ITEMS

10. Director's report of post City Council meeting outcomes for development cases.

✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:57 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 9 day of April, 2019.



Johnny Lyons, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 26, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, and John Womble. Absent from the meeting was Commissioner Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the February 26, 2019 Planning and Zoning Commission meeting.

2. P2019-006

Discuss and consider a request by Debora Allegranti of CBOCS Texas, LLC on behalf of Eric Borkenhagen of Kohls Illinois, Inc. for the approval of a replat for Lots 6 & 7, Market Center East Addition being a 9.012-acre tract of land identified as Lot 1, Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 823 & 845 E. IH-30, and take any action necessary.

3. P2019-014

Discuss and consider a request by Mike Whittle and Randall Noe of Rockwall Rental Properties, LLC for the approval of a replat for Lots 16 & 17, Block 2, Alliance Addition, Phase 2 being a 0.98-acre tract of land identified as Lots 14 & 15, 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 6520 & 6530 Alliance Addition, and take any action necessary.

4. P2019-015

Discuss and consider a request by Matt Moore of Claymoore Engineering on behalf of Phil Wagner of the Rockwall Economic Development Corporation for the approval of a replat for Lot 4, Block E, Rockwall Technology Park Addition being a 3.634-acre parcel of land identified as Lot 1, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northwest corner of the intersection of Technology Way and Observation Trail, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners Chodun and Fishman absent.

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 representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. ACTION ITEMS

6. SP2017-025

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land

64 identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,
65 zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed
66 as 1565 Airport Road, and take any action necessary.
67

68 Senior Planner, Korey Brooks, provided a brief explanation and background of the case. In August
69 2017, the applicant submitted a request for approval of a site plan for an approximately 21,600
70 square foot house of worship. While reviewing the proposed site plan, landscape plan, treescape
71 plan, photometric plan, and building elevations, staff notified the applicant of the variances
72 required to construct the building. At the time of this review, it appeared that the rear of the
73 building did not have a parapet wall providing screening from the mechanical equipment that was
74 thought to be mounted on the roof. In response to this, staff requested that the applicant provide
75 the height of the parapet wall, and indicate how the equipment would be screened. In addition,
76 staff requested that the applicant provide a dash line on the building elevations indicating where
77 the equipment would be located. The applicant submitted revised comments noting that the
78 rooftop units (RTU's) were to be screened utilizing a six foot tall masonry wall matching the
79 exterior materials used on the building; however, the applicant intended for the HVAC system to
80 be on the ground and screened by a six foot wing wall (despite indicating RTU's on the provided
81 comments as opposed to noting HVAC's). Staff was under the impression that the intent of the
82 applicant's comment was to provide a six foot tall masonry wall on the rear of the building where
83 there was no parapet wall. The revised building elevations depicted a sloped dash line on the east
84 and west building elevations, but did not indicate the provision of a parapet wall. At the time of
85 building permit, a comment was made indicating a need to show the parapet wall, but this was
86 never followed up on and a building permit was issued. Based on this issuance the applicant felt
87 like they had addressed all of staff's comments, and the applicant commenced construction of the
88 building. Currently, the building shell has been erected. Recently, it was discovered by staff that
89 the building did not incorporate the required parapet in accordance with the requirements of the
90 Unified Development Code, and that the variance was not requested by the applicant as part of
91 the original case nor was it approved as part of this case. Based on this, staff notified the applicant
92 that this would need to be rectified prior to the City giving final acceptance to the project.
93

94 Mr. Brooks further noted that since this notification, the applicant has stated that they do not wish
95 to construct the parapet wall citing the cost required to retrofit the building as being the main
96 reason. Based on this, the applicant has submitted an application requesting the approval of a
97 variance for this issue. As a compensatory measure the applicant is requesting that the Planning
98 and Zoning Commission accept one of the following alternatives: (1) Grant a variance to the
99 requirement and leave the building as-is since the City issued a permit in error; (2) Grant a
100 variance to utilize trees to partially screen the parapet walls at the rear; or (3) Grant a variance to
101 paint the back of the parapet walls that are visible from John King Boulevard a color to match the
102 stucco on the front façades and provide the additional trees mentioned in Option 2 above. The
103 rear of this building is highly visible from John King Boulevard and both staff and the applicant
104 have provided pictures of the visibility of the building. The Planning and Zoning Commission is
105 not limited to approving the variance as presented, and retains discretion with regard to the
106 request. Based on the requirements of the Unified Development Code, since the four sided
107 parapet wall is a requirement of the overlay district it will require a super-majority vote of the
108 Planning and Zoning Commission for approval. If the request is approved, the applicant would be
109 required to amend the existing site plan and provide staff with new documents reflecting the
110 changes required by the Planning and Zoning Commission.
111

112 Mr. Brooks advised the Commission that the applicant was present and available for questions as
113 well as staff.
114

115 Chairman Lyons asked the applicant to come forward and speak.
116

117 Wayne Mershawn
118 2313 Ridge Road
119 Rockwall, TX
120

121 Greg Wallis
122 2313 Ridge Road
123 Rockwall, TX
124

125 Mr. Mershawn came forward and provided additional comments in regards to the case. He shared
126 that they received the quote for the price of parapet wall and it is very cost prohibitive to the
127 project and is the reason they are proposing other options. He added that they are currently 65%
128 complete on the project which also adds to it being even more problematic to try and add the
129 parapet wall at this point.

130
131 Mr. Wallis came forward and shared during the comments that were given to them by staff the
132 main focus was in regards to screening the HVAC mechanical system which they addressed and
133 responded to. They feel the intent of the parapet wall was met.

134
135 Chairman Lyons brought the item back to the Commission for further discussion or action.

136
137 General discussion took place between the Commission in regards to the options that were
138 provided by the applicant and which would better suited.

139
140 Commissioner Womble made a motion to approve SP2017-025 to include the recommendations
141 of the Architectural Review Board to paint the back of the parapets and provide landscape
142 screening as presented. Commissioner Logan seconded the motion which passed by a vote of 5-
143 0 with Commissioners Chodun and Fishman absent.

144
145
146 V. DISCUSSION ITEMS

147
148 7. Z2019-004

149 Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific
150 Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements
151 as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre
152 parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County,
153 Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action
154 necessary.

155
156 Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would
157 provide details of the case.

158
159 Mike Reed
160 Reed Homes
161 307 S. Nash
162 Rockwall, TX

163
164 Mr. Reed came forward and indicated he is the builder working on the project. He shared that the
165 property being discussed had been used as a dump for many years and they have been hauling
166 large amounts of trash and items left behind as well as trimmed trees.

167
168 Sandy Wood
169 8718 Clearlake Drive
170 Rowlett, TX

171
172 Ms. Wood came forward came forward and provided a brief explanation of the request. She shared
173 her son has down syndrome and the area they are trying to get the Specific Use Permit approved
174 for would serve as an area that her son and his friends with special needs could use as an
175 additional independent space to allow independence for her son.

176
177 Mr. Brooks added that the request contains two uses, it contains a detached garage use and also
178 a living quarter's use which are two different uses. For the detached garage if it exceeds the
179 maximum square footage for that district it is required to go before the Board of Adjustments first
180 to request a variance to the maximum square footage. Following that it would come before the
181 Planning and Zoning Commission for a masonry exception if it does not meet the masonry
182 requirement which would be an SUP process. In this case, the guest quarters is an SUP process
183 however the detached garage is not. The Commission would be looking at separating the two uses
184 because it would be hard to regulate in the future to ensure compliance with the SUP if all is in
185 one building.

186
187 Chairman Lyons brought the item back to the Commission for questions or discussion.

188 Commissioner Womble asked for clarification as to what is being proposed. Ms. Wood stated it is
189 for a house and a garage that will contain the secondary living quarters that she intends to use
190 for a play area for her son.
191

192 Commissioner Moeller asked in regards to the material of the main structure. Mr. Reed indicated
193 it would be stone and hardyboard. Commissioner Moeller asked if they have considered those
194 same materials for the secondary quarter's space rather than metal which is what they are
195 proposing. Mr. Reed shared that they had looked into it, would rather not due to the cost, but
196 would go with that option if they had to. Commissioner Moeller shared he does not have a problem
197 with the concept however there are rules that need to be abided by, that being one of them.
198

199 Mr. Brooks added that should the request be approved for the use, it would then have to go before
200 the Board of adjustments for a variance for the maximum size of the entire structure and would
201 then come back to the Planning and Zoning Commission for a masonry exception.
202

203 There being no further questions Chairman Lyons indicated the case will return to the
204 Commission for action at the next scheduled meeting.
205

206
207 8. Z2019-005

208 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
209 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
210 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
211 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
212 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
213 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
214 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
215

216 Planning Director, Ryan Miller, indicated that the applicant was present and would provide
217 information in regards to the request.
218

219 Kent Donahue
220 15443 Noel Trail
221 Dallas, TX
222

223 Mr. Donahue came forward and provided a brief explanation of the case. He shared the subject
224 property is a unique site with a beautiful creek in the shape of the state of Texas. He has been
225 working with Planning and Parks staff on ideas to not only add amenities to the creek area but
226 also do a regional park which the south side of town is in great need of. The original plan had 39
227 acres of creek area with hike and bike trails and the lake area with 15 acres of high and dry land
228 however as they got into it they understood that there was a need for a regional park which has a
229 minimum requirement of 50 acres. This allowed them to propose a much bigger park by combining
230 the floodplain area along with 55 acres of high and dry areas. He went on to share that they have
231 been working diligently with staff and will be discussing three different plans with the Parks
232 Department to get their feedback as to which plan they prefer. He provided a brief power point
233 presentation that detailed the concept plan of their proposal for the park amenities as well as the
234 balance of the property which would be residential land use for a subdivision. He indicated they
235 have reviewed staff's comments and are in agreement with the majority of those, he feels they
236 have met all the base standards the City of Rockwall has.
237

238 Mr. Miller added that staff checked for conformance against the newly adopted Comprehensive
239 Plan and for the most part the majority of the plan does conform to it as well as the Future Land
240 Use and the Land Use Plan, however staff made a few recommendations to the applicant.
241

242 Chairman Lyons brought the item back to the Commission for questions or discussion.
243

244 Commissioner Welch asked if it would be developed in two different phases with the creek dividing
245 the two where one couldn't drive all the way across it. Mr. Donahue indicated there will be
246 pedestrian access with pedestrian bridges but no vehicular.
247

248 Commissioner Logan asked if there would be multiple entrances coming off of SH-205. Mr.
249 Donahue indicated there will be two points of entry. Mr. Miller added that they will be required to
250 do a traffic impact study.

251 There being no further questions Chairman Lyons indicated the case will return to the
252 Commission for action at the next scheduled meeting.

253
254
255 9. Z2019-006

256 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
257 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
258 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
259 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
260 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
261 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
262 Aluminum Plant Road, and take any action necessary.

263
264 Planning Manager, David Gonzales, advised the Commission that the applicant was present and
265 would be presenting the case and added that a site plan was approved last month and part of that
266 site plan was a landscape screening plan that was approved as well.

267
268 Chairman Lyons asked the applicant to come forward.

269
270 Ignacio Echavarri
271 President of SPR Packaging
272 1480 Justin Road
273 Rockwall, TX

274
275 Mr. Echavarri came forward and stated that they are requesting a Specific Use Permit for a height
276 variance on the three tracts of land that they own north of the railroad track. He shared that they
277 met with neighboring Park Place residents and discussed with them in great detail what they are
278 proposing. Mr. Echavarri then provided a lengthy power point presentation that detailed SPR's
279 background, their vision for their business expansion plans for the future, visual mitigation and
280 renderings of what they plan to provide, what the company is about and what they do, their
281 development plans and the reason for the need of the height variance that they are requesting.

282
283 Chairman Lyons brought the item back to the Commission for discussion/questions.

284
285 Commissioner Womble asked if the rooflines vary with the phases as they are developed or will
286 they keep a continuous roof line throughout the whole thing. Mr. Echavarri indicated that
287 technically they will vary. Commissioner Womble asked if there would be any steam or smoke
288 coming out of the facilities. Mr. Echavarri explained that they are very careful with what they emit
289 and their systems are energy efficient state of the art and do not emit any type of steam or smoke.

290
291 Commissioner Welch asked if this would be the largest company that currently is in Rockwall. Mr.
292 Gonzales indicated that it would be the largest of its kind there are big facilities within the
293 Technology Park but not nearly of this size. Commissioner Welch shared his appreciation to the
294 applicant for providing the master plan for the development in its entirety. Commissioner Logan
295 asked if there are any air quality issues with EPA. Mr. Echavarri explained that they have a very
296 clean record with TECQ who regulates air quality for the State.

297
298 Commissioner Moeller asked in regards to the FFA requirements since they are in proximity of the
299 airport. Mr. Echavarri shared that they have done their due diligence and are in compliance with
300 FFA requirements.

301
302 There being no further questions Chairman Lyons indicated the case will return to the
303 Commission for action at the next scheduled meeting.

304
305 Chairman Lyons called a recess at 7:55 p.m.

306
307 Chairman Lyons called the meeting back to order at 8:04 p.m.

308
309 10. Z2019-007

310 Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf
311 of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial*
312 *amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land
313 identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light

314 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy
315 Lane, and take any action necessary.

316
317 Planning Manager, David Gonzales, advised the Commission that the applicant was present and
318 would be discussing the case.

319
320 Chairman Lyons asked the applicant to come forward and speak.

321
322 Mike Rictor
323 Mingling Mouth
324 Rockwall, TX

325
326 Mr. Rictor came forward and shared he provides the food for the brewery. He added that the events
327 they host have been gaining popularity and they've outgrown the area on the inside. They would
328 like to have the stage in the back which will be fenced in to allow additional entertainment area for
329 their patrons.

330
331 Brandon Mullins
332 2015 Kristy Lane
333 Rockwall, TX

334
335 Mr. Mullins came forward and provided a brief explanation of the request. They are requesting a
336 Specific Use Permit for an outdoor amusement area. They hold events such as trivia, open mic
337 and karaoke as well as charity events. They would like to get a small stage in the back area of the
338 brewery to for the entertainment events they host.

339
340 Ruben Garcia
341 2015 Kristy Lane
342 Rockwall, TX

343
344 Mr. Garcia came forward and shared that with the numerous charity events they host as well as
345 other events they've outgrown the area they're in currently and by opening and fencing in the back
346 area would give them the much needed space to continue hosting and providing entertainment
347 for the patrons as well as their numerous charity events.

348
349 Chairman Lyons brought the item back to the Commission for questions or discussion.

350
351 Commissioner Welch asked if the parking requirement would be impacted by expanding to the
352 backyard where they will have more capacity. Mr. Gonzales explained that since it is just
353 concerning a use for the outdoor area it does not require any additional parking built in the
354 ordinance.

355
356 There being no further questions Chairman Lyons indicated the case will return to the
357 Commission for action at the next scheduled meeting.

358
359 11. Z2019-008
360 Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall
361 Rental Properties, LP for the approval of a PD Development Plan amending Ordinance 17-64 and in
362 accordance with Ordinance No. 17-22, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-
363 Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall
364 County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay
365 District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail,
366 and take any action necessary.

367
368 Planning Director, Ryan Miller, provided a brief explanation and background of the request. He
369 shared that recently the applicants purchased the Harbor Retail and they came before the
370 Commission and got a site plan approved for the property. It is tied to a PD Development Plan that
371 has certain time limits associated with it and upon finding out that the particular site plan hindered
372 some circulation to other properties in the District, Mr. Ziegler has chosen to come back and
373 amend the PD Development Plan to incorporate a roadway that would provide access to those
374 properties. He advised the Commission that the applicant was present and available for questions
375 as well as staff.

376 Chairman Lyons asked the applicant to come forward.

377
378 Jim Ziegler
379 8222 Douglas Ave.
380 Dallas, TX

381
382 Mr. Ziegler came forward and provided a brief explanation of the request. He shared that currently
383 they own the Harbor retail and have the adjoining site, north of the fountain, under contract for a
384 multi-family project for which a site plan has been approved. In going thru that process they
385 realized that with the construction of the IH-30 expansion at the road coming down onto the lake
386 will turn into a one way road going back to the east causing anybody going into their adjoining
387 properties to have to go back on IH-30 to the Dalrock exit and make a U-turn and back to be able
388 to get into the property. The view corridor to the fountain is a wide open area and in the approved
389 site plan had that as an emergency access point for fire trucks to be able to get around the entire
390 project however in looking at how they can help the circulation to allow better access, they are
391 asking to make that an actual drive that the public could access those other properties without
392 having to go back across the lake and turn around and come back. He added that it will be a private
393 drive not a public street and will have landscape to it to allow the visual of it to look pedestrian as
394 well as possibly adding sidewalk between the project and that drive with identified crosswalks in
395 the pavement such as pavers that would allow pedestrians to cross safely. Mr. Miller added that
396 one other aspect of this case is since the applicant has had to change the plan it puts them out
397 past their timelines and will be requesting a year extension.

398
399 Chairman Lyons brought the item back to the Commission for discussion/questions.

400
401 Commissioner Womble asked for clarification if it would be a one way street. Mr. Ziegler indicated
402 that it would be a one way coming from the east coming down the drive and going back out to the
403 service road. He added that they feel the overall traffic will be minor.

404
405 There being no further questions Chairman Lyons indicated the case will return to the
406 Commission for action at the next scheduled meeting.

407
408 12. P2019-010

409 Discuss and consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW
410 Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition
411 being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones
412 Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
413 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205
414 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast
415 and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action
416 necessary.

417
418 Planning Manager, David Gonzales, provided a brief explanation of the case. The only purpose the
419 case is coming before the Commission is because it has to go before the Parks Board.

420
421 Michael Duval
422 111 Hillside Drive
423 Lewisville, TX

424
425 Mr. Duval came forward and indicated he was available for questions.

426
427 There being no questions Chairman Lyons indicated the case will return to the Commission for
428 action at the next scheduled meeting.

429
430
431 13. P2019-013

432 Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes,
433 Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being
434 a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City
435 of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707
436 Hartman Street, and take any action necessary.

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Senior Planner, Korey Brooks, provided a brief explanation of the request. The case is coming before the Commission because it has to go before the Parks Board to access fees and in addition since it is going from two lots to three lots, a residential replat increasing the number of lots requires a public hearing and notifications were sent out to properties 200 feet within the subject property.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

14. SP2019-006

Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

Chairman Lyons asked the applicant to come forward and speak in regards to the case.

Steve Russell
233 S. Wacker
Chicago, Ill

Mr. Russell came forward and provided a brief explanation of the case. They are proposing a 9,800 square foot building. Current uses include proposed restaurants and a soft goods retailer.

Senior Planner, Korey Brooks, provided additional information pertaining to the request. There are a couple of variances associated with the request for horizontal and vertical articulation as well as some material variances however those are in order to match the surrounding buildings. A site plan was approved for the tract of land in 2007 and an area between the two buildings was placed for the purpose of a large park and in 2010 the site plan was amended making the park smaller and into more of an alley. This proposed site plan shows that area more narrow however the applicant is proposing a small park area off to the side. The applicant met with the Architectural Review Board and it was discussed how to make it wider to not have the entire walkway eliminated with this development. Mr. Russell added that in the ARB discussion the Board requested some modifications to the alleyway which included movement of some existing trees into tree wells inside the alley way and some relocating of some lighting as well as some realignment of some of the side walls. He indicated they are exploring those options and generally agreeable to making. Mr. Brooks stated that the applicant will be bringing revised elevations as well as renderings of the proposed alleyway modifications at the next scheduled meeting after having addressed both staff and the ARB's comments.

Chairman Lyons brought the item back to the Commission for discussion/questions.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

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

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

- ✓ P2019-008: Replat for Lots 1 & 2, Block A, N. E. & J. O. Addition [Approved]
- ✓ P2019-009: Replat for Lot 1, Block A, Brakes Plus Addition [Approved]
- ✓ SP2019-004: Alternative Tree Mitigation Plan for SPR [Approved]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (1st Reading) [Approved]

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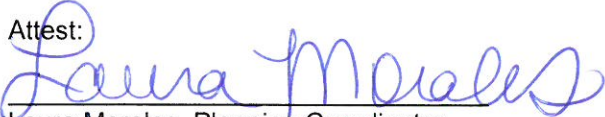
VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 8:31 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 30 day of April, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 12, 2019 Planning and Zoning Commission meeting.

2. P2019-010

Consider a request by Michael Duval of G&A/McAdams on behalf of John Delin of RW Ladera, LLC for the approval of a final plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition being a 47.694-acre tract of land identified as a portion of Tract 4-01 and all of Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for General Retail (GR) and Single-Family 7 (SF-7) District land uses, situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast and northwest corners of the intersection of SH-66 and John King Boulevard, and take any action necessary.

3. P2019-016

Consider a request by Kevin Patel of Triangle Engineering, LLC for the approval of a replat for Lot 2 of the Cain Properties #1 Addition being a 1.233-acre parcel of land identified as a portion of Lot 1 and Lot 1R of the Cain Properties #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, located north of the intersection of S. Goliad Street [SH-205] and Storrs Street, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Moeller seconded the motion which passed by a vote of 7-0.

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.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that Items # 6 and # 7 would be moved up on the agenda.

IV. PUBLIC HEARING ITEMS

5. P2019-013

Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes, Inc. for the approval of a replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition being a 0.57-acre tract of land identified as Lots 1 & 2, Block A, Richard Harris Subdivision No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 705 & 707 Hartman Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting to subdivide two parcels of land into a third parcel. The plat meets the technical requirements of the Unified Development Code and is coming before the Planning and Zoning Commission because Texas Local Government Code requires notifications be sent to property

64 owners within 200 feet of the subject property when there is a residential replat that increases the
65 number of lots. On March 25, 2019, staff mailed 29 notices to property owners/residents within
66 200-feet of the subject property and received one notice in opposition.
67

68 Mr. Brooks advised the Commission staff was available for questions. Chairman Lyons asked for
69 questions from the Commission.
70

71 Commissioner Logan asked if any of the property was in floodplain. City Engineer, Amy Williams,
72 indicated no part of the property was in the floodplain.
73

74 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
75 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
76 and brought the item back to the Commission for discussion or action.
77

78 Commissioner Welch made a motion to approve P2019-013 with staff recommendations.
79 Commissioner Logan seconded the motion which passed by a vote of 7-0.
80

81
82 6. Z2019-004

83 Hold a public hearing to discuss and consider a request by Sandie Wood for the approval of a Specific
84 Use Permit (SUP) for a *guest quarters/secondary living unit* that does not meet the minimum requirements
85 as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code (UDC) on a 3.574-acre
86 parcel of land identified as Lot 1, Block A, Wood Estates Addition, City of Rockwall, Rockwall County,
87 Texas, zoned Single-Family 7 (SF-7) District, addressed as 207 Nash Street, and take any action
88 necessary.
89

90 Senior Planner, Korey Brooks, advised the Commission that the applicant has requested to
91 withdraw the case and action would need to be taken by the Commission.
92

93 Commissioner Womble made a motion to withdraw Z2018-004. Commissioner Fishman seconded
94 the motion which passed by a vote of 7-0.
95

96 7. Z2019-005

97 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
98 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
99 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
100 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
101 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
102 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
103 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
104

105 Planning Director, Ryan Miller, advised the Commission that the applicant has requested to
106 postpone the case to the next scheduled meeting. Mr. Miller indicated the Commission would
107 need to take action.
108

109 Commissioner Moeller made a motion to approve the postponement of Z2019-005. Chairman
110 Lyons seconded the motion which passed by a vote of 7-0.
111

112 8. Z2019-006

113 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
114 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
115 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
116 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
117 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
118 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
119 Aluminum Plant Road, and take any action necessary.
120

121
122 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
123 The applicant is requesting for the approval of a Specific Use Permit for a structure that exceeds
124 60-feet in a Light Industrial District. In January 2019, the applicant requested approval of a site
125 plan for the purpose of expanding SPR's existing operations this request was for the first phase
126 of a multi-phase expansion plan. On March 18, 2019, the Planning and Zoning Commission

127 approved the requested site plan for Phase 1 for the purpose of constructing an approximately
128 78,615 square foot single-story, warehouse facility on an 11.3736-acre portion of the subject
129 property. Currently, the subject property is vacant, with the exception of the Columbia Extrusion
130 Corporation's existing structures located on the west side of the subject property. The applicant
131 is requesting to allow for a maximum overall height of 100-feet for structures that will be located
132 in the areas identified as Phases 2, 3, 4 and 5 as depicted on the concept plan they have provided.
133 This area will house the high bay extruders necessary for SPR's business operations. The
134 applicant has stated to staff that SPR's business involves the production of flexible packaging
135 products through a process called extrusion. The extrusion of certain plastics require additional
136 height to process, and SPR has set a maximum height of 100-feet from grade for these structures.
137

138 Mr. Gonzales further indicated that the construction for all of the buildings will be composed of
139 tilt-up wall construction, matching their existing building located just south of and adjacent to the
140 subject property. The area's extending above the tilt-up wall construction, which enclose the high
141 bay extruders will have pre-finished metal panels. These metal panels will have a height of not
142 more than 100-feet. The applicant has provided conceptual building elevations and a phasing
143 plan indicating uniformity with each phase being planned. These elevations will require a
144 recommendation by the Architectural Review Board prior to being considered by the Planning and
145 Zoning Commission during the site plan review. Due to the height of the structures being
146 requested, the applicant submitted a screening plan with the site plan for Phase 1 showing the
147 incorporation of a thick vegetative screen being incorporated adjacent to the north and west
148 property lines. The applicant has provided staff with this same landscape screening plan, which
149 has been incorporated in the draft SUP ordinance and will be required to be built with Phase 1 of
150 the development per this ordinance. Additionally, the applicant has provided a line of site study
151 that evaluates the visual impacts of the proposed structures from Justin Road, E. Washington
152 Street, and the Park Place neighborhood. Photographs were also included indicating
153 superimposed structures and their visibility based on direction and topography of these areas. A
154 development plan submitted by the applicant indicates an area where the maximum height of
155 structures is limited to 100-feet and that this area is a minimum distance of 500-feet from the west
156 property boundary the Park Place Addition and 132-feet from Industrial Road. It should be known
157 that within a Light Industrial District, the rear yard setback for a structure adjacent to a residential
158 district is a minimum of 20-ft + $\frac{1}{2}$ of the building height greater than 36-feet [i.e. 20-ft + (60-ft - 36-
159 ft = 24-ft/2)]. This means the minimum rear setback in this case would be 32-feet from the west
160 property line.
161

162 The Unified Development Code states that "(a)ll structures shall conform to the height
163 requirements specified for the zoning district of the subject property as stipulated by Section
164 7.03." Based on this, the maximum height for any structure within a Light Industrial (LI) District
165 is 60-feet; however, a "(b)uildings height may be increased up to 120-feet if approved through a
166 Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council." The
167 applicant is requesting to allow for a maximum overall height of 100-feet for Phases 2, 3, 4 and 5,
168 which will house the high bay extruders processed with this SUP. According to the Unified
169 Development Code, non-residential developments that are adjacent to or directly across the street
170 from a residential development should incorporate a minimum ten foot landscape buffer that
171 incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape
172 buffer with the addition of evergreen and Live Oak trees along the western and northern property
173 boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC and
174 has been included as a condition of approval in the draft SUP ordinance.
175

176 Additionally when analyzing the applicant's request, and given the need for the additional height
177 required for the high bay extruders, the applicant has provided staff with a landscape screening
178 plan and line of sight study that attempts to mitigate the visual impact of the proposed structures.
179 The applicant has also provided a development plan assuring that the 100-foot tall structures will
180 not be closer than 500-feet from the existing or future home sites within the Park Place
181 Subdivision. Additionally, and with the exception of PD-59 Park Place Addition and a vacant 1.945-
182 acre tract of land zoned Agricultural District located at the intersection of E. Washington Street
183 and Airport Road, the surrounding properties adjacent to the subject property are zoned Light
184 Industrial District. With this being said, a request for a Specific Use Permit is discretionary for the
185 City Council. The Planning and Zoning Commission is tasked with considering if this request will
186 adversely affect the neighboring properties, and provide a recommendation to the City Council.
187

188 Mr. Gonzales further noted that on March 29, 2019, staff mailed 99 notices to property owners and
189 residents within 500-feet of the subject property and also emailed a notice to the Park Place
190 Homeowner's Associations, which is the only HOA located within 1,500-feet of the subject
191 property participating in the Neighborhood Notification Program. Staff had received nine notices
192 in favor of the request, four notices in opposition and one notice that was undecided.
193

194 Mr. Gonzales advised the Commission that the applicant was present and available for questions
195 as well as staff.
196

197 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
198

199 Ignacio Echavarri
200 1480 Justin Road
201 Rockwall, TX
202

203 Mr. Echavarri came forward shared his appreciation to all of staff and both Council and the
204 Commission for their feedback through the process which he feels they have listened to and have
205 worked with those recommendations to bring what they feel is a good fit to the community. He
206 indicated he was available for questions.
207

208 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
209 forward and do so.
210

211 Sue Reeves
212 402 W. Boydston
213 Rockwall, TX
214

215 Ms. Reeves came forward and shared she is a member of the Soroptimist Children's House located
216 at 1350 E. Washington. She asked with Washington Street being a two lane road, where the
217 entrance/exit would be for the employees and delivery trucks and would they be passing the
218 Soroptimst House daily because her concern is with traffic.
219

220 Bill Bricker
221 505 Westway
222 Rockwall, TX
223

224 Mr. Bricker came forward and indicated he is the developer of the Park Place and is currently
225 starting on Phase II. A year and a half ago when SPR approached them with interest in buying the
226 subject property he did due diligence knowing whatever is built and goes on at SPR will affect the
227 Park Place communities, and feels that knowing the future is better than an unknown future as to
228 what will be built. Within the due diligence they looked at SPR what they did as well as their future
229 plans for expansion. Mr. Bricker shared that the things that affect the quiet enjoyment of one's
230 home are not disrupted by SPR plant nor their plans for future expansion. He expressed being in
231 favor of the request.
232

233 David David
234 1020 St. Charles Court
235 Rockwall, TX
236

237 Mr. David came forward and shared that when the initial Specific Use Permit when the applicant
238 was requesting 120 feet variance for the height, the Park Place homeowners were not in support.
239 However since then with the applicants new plan they have done their research and met with SPR
240 and feel that SPR is a good company and are very good stewards of their property. Mr. David
241 generally expressed being in favor of the request.
242

243 Phil Wagner
244 Rockwall Economic Development Corporation
245 2610 Observation Trail
246 Rockwall, TX
247

248 Mr. Wagner came forward and indicated he is with the Rockwall Economic Corporation and
249 expressed they are in favor of the request.

250 Chairman Lyons asked if anyone wished to speak to come forward and do so; there being no one
251 indicating such Chairman Lyons closed the public hearing and asked the applicant back for any
252 additional comments. Mr. Echavarri came forward and shared additional comments in regards to
253 their plans for the future expansions.

254
255 Chairman Lyons brought the item back to the Commission for discussion or action.
256

257 Chairman Lyons generally being in favor of the request. He shared appreciation for the applicant's
258 effort in working with the surrounding neighbors and the concerns they had and he feels SPR will
259 be a good neighbor and asset to the community.
260

261 Commissioner Chodun expressed concern with the height and how it impacts the area and
262 generally expressed not being in favor of the request. Commissioner Logan agreed with
263 Commissioner Chodun's concerns with the height and location and generally expressed not being
264 in favor of the request. Commissioner Welch, Moeller and Fishman generally expressed being in
265 favor of the request.
266

267 General discussion took place between the Commission in regards to the height being requested.
268

269 Commissioner Welch made a motion to approve Z2019-007 with staff recommendations.
270 Commissioner Moeller seconded the motion which passed by a vote of 5-0 with Commissioners
271 Logan and Chodun dissenting.
272

273
274 9. Z2019-007

275 Hold a public hearing to discuss and consider a request by Ruben Garcia and Brandon Mullins on behalf
276 of Forrest B. Davis Jr. for the approval of a Specific Use Permit (SUP) for *outdoor commercial*
277 *amusement/recreation* in conjunction with an existing Craft/Micro Brewery on a 1.215-acre parcel of land
278 identified as Lot 1-F, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light
279 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2015 Kristy
280 Lane, and take any action necessary.
281

282 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicants,
283 Ruben Garcia and Brandon Mullins, have submitted a request for a Specific Use Permit to allow a
284 Commercial Amusement/Recreation Outdoor land use in conjunction with an existing
285 craft/microbrewery located within a Light Industrial District. The applicant is requesting to operate
286 an outdoor entertainment area that includes a stage and seating areas and will be located at the
287 rear of the property and will be enclosed by an eight foot wooden fence. The applicants have
288 stated that they would like the opportunity to expand their operations by including an outdoor
289 stage and Biergarten venue for the purpose of incorporating live entertainment, charity events,
290 special events such as corporate events, birthday parties, weddings, and social gatherings into
291 their existing operations. Due to the hours of operation as regulated for a brewery by the Texas
292 Alcoholic Beverage Commission, the applicants would be able to host these events during the
293 hours of 8:00 a.m. 12:00 a.m. Monday through Saturday and 10:00 a.m. – 12:00 a.m. on Sunday.
294 Additionally, the applicants have provided a concept plan for the outdoor venue, which shows
295 that the area will be located at the rear of the facility. The concept plan indicates the location of
296 the outdoor stage area, proposed seating areas, and an eight foot high wood fence that will
297 enclose this area.
298

299 Mr. Gonzales went on to note that according to the Unified Development Code, a Commercial
300 Amusement/Recreation (Outdoor) land use requires approval of a Specific Use Permit in a Light
301 Industrial District. Staff has included language providing for the expiration of the SUP should the
302 land use designation change other than a craft brewery and this has been included as a condition
303 of approval. In addition according to the Unified Development Code, an "(o)utdoor commercial
304 recreational and amusement uses shall be no closer than 300 feet to residentially zoned land
305 unless such setback is reduced or waived by the planning and zoning commission and city
306 council." In this case, the subject property is more than 300-feet from a residentially zoned
307 property and is in conformance with the UDC. Based on the applicant's request, it should be noted
308 that the subject property is situated within the Bodin Industrial Addition, which is primarily zoned
309 Light Industrial District. It should also be noted that the hours of operation are limited by the
310 Texas Alcoholic Beverage Commission for a brewery. As a note, the required number of parking
311 spaces for any facility is calculated based on land use and the square footage of the facility and

312 in this case, the Commercial Amusement/Recreation (Outdoor) use is not considered an indoor
313 use; therefore, no additional parking spaces are required. Based on staff's review, the applicant's
314 request does appear to be in conformance with these requirements; however, the approval of a
315 Specific Use Permit is a discretionary decision for the City Council.
316

317 Mr. Gonzales further noted that on March 29, 2019, staff mailed 27 notices to property owners and
318 residents within 500-feet of the subject property and did not send a neighborhood notification as
319 there are no Home Owners Associations or neighborhood groups participating in the
320 Neighborhood Notification Program within 1,500-feet of the subject property. Staff had received
321 two notices in favor of the applicant's request.
322

323 Mr. Gonzales advised the Commission that the applicant was present and available for questions
324 as well as staff.
325

326 Commissioner Fishman asked if there would be any additional lighting provided. Mr. Gonzales
327 indicated the applicant could better answer that question however if they provided small exterior
328 lights no greater than 15 watts no photometric plan would be required.
329

330 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
331

332 Ruben Garcia
333 2015 Kristi Lane
334 Rockwall, TX
335

336 Mr. Garcia shared they host numerous charitable events that benefit the community and they are
337 a very community oriented business.
338

339 Brandon Mullins
340 2015 Kristi Lane
341 Rockwall, TX
342

343 Mike Richter
344 2015 Kristi Lane
345 Rockwall, TX
346

347 Mr. Richter shared he is with the food truck Mingling Mouth which provides the food to the
348 brewery. In regards to Commissioner Fishman's question to lighting he indicated they would only
349 have accent lighting such as outdoor tea lights. Mr. Garcia added that they do provide safety
350 lighting for walkways and parking. Mr. Richter shared the purpose for the request is to allow them
351 to continue to host events and having a dedicated outdoor stage will be beneficial because there
352 is not much room within the brewery.
353

354 Commissioner Chodun asked in regards to the noise and how that will impact the adjacent
355 properties. Mr. Garcia stated that when the brewery is in operation the adjacent businesses are
356 usually closed.
357

358 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
359 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
360 and brought the item back to the Commission for discussion or action.
361

362 Chairman Logan made a motion to approve Z2019-007 with staff recommendations. Commissioner
363 Fishman seconded the motion which passed by a vote of 7-0.
364
365

366 10. Z2019-008

367 Hold a public hearing and consider a request by James Ziegler of PegasusAblon on behalf of Rockwall
368 Rental Properties, LP for the approval of a PD Development Plan amending *Ordinance No. 17-64* and in
369 accordance with *Ordinance No. 17-22*, for a 7.344-acre tract of land identified as Lot 9, Block A, Harbor-
370 Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall
371 County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay
372 District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail,
373 and take any action necessary.

374 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
375 applicant submitted an application requesting to amend the PD Development Plan approved under
376 Ordinance No. 17-64. The applicant has stated that the purpose of this application is to change
377 the pedestrian access easement that extends from Lakefront Trail to the Harbor Fountain to a one-
378 way private drive and pedestrian access easement, and to change the construction schedule for
379 Harbor Village project. On January 15, 2019, the Planning and Zoning Commission approved a site
380 plan for a 375-unit condominium building on a 6.2-acre tract of land located at the southwest
381 corner of the intersection of the IH-30 frontage road and Lakefront Trail. While going through the
382 site plan approval process, staff explained to the applicant that the proposed IH-30 improvements
383 which are scheduled for 2021 would restrict the properties west of the subject property and the
384 existing office/retail building adjacent to the takeline from having access to Lakefront Trail, and
385 that the only access to these properties would be provided from the eastbound lanes of the IH-30
386 frontage road drivers in the City of Rockwall would have to take IH-30 west and exit the Bayside
387 exit in Rowlett, and take IH-30 east and exit the Harbor exit prior to crossing into the City's
388 corporate limits to access these properties. Based on this, the applicant has submitted a request
389 to transform the pedestrian access easement providing access to the Harbor Fountain into a new
390 street that would serve as both a pedestrian access easement and a private drive for the properties
391 to the west of the subject property. In accordance with the design guidelines contained in
392 Resolution No. 10-40, staff has requested that the applicant retain the aesthetics of the original
393 pedestrian access easement and use bollards in lieu of a curbed one-way street. Based on this
394 direction the applicant has provided a street cross section showing the proposed new street and
395 a concept plan showing the additional details requested by staff.
396

397 Mr. Miller went on to share that the applicant was required to go through a zoning process to
398 change the PD Development Plan, it will be difficult for the project to be completed in accordance
399 with the construction schedule laid out in Ordinance No. 17-64. This requires that a building
400 permit be issued by June 1, 2019. As a result, the applicant has requested to extend this timeline
401 for a period of one year from the approval date of the proposed ordinance. If the ordinance is
402 approved under the current schedule and the case is not tabled or denied the date the applicant
403 would need a building permit by would be May 6, 2020. The applicant has not requested changes
404 to the construction schedule for the building adjacent to the Harbor Fountain, and the date
405 required for the owner of that property to obtain a building remains as June 1, 2020. Staff should
406 note that the applicant was asked to provide letters from the adjacent property owners indicating
407 their consent to change the access to their properties; however, the applicant has failed to provide
408 these letters to staff. With this being said, the proposed changes should be an improvement to
409 the access of these properties, and should not create any development issues for these property
410 owners. In addition the applicant's request does not change the conformance to the City's codes
411 for the site plan approved with Case No. SP2018-043, and should not have an effect on any future
412 projects ability to conform to the City's Municipal Code of Ordinances or the Unified Development
413 Code and does not change the infrastructure requirements that were identified with Case No.
414 SP2018-043, and no new infrastructure would be required with this case.
415

416 Mr. Miller further noted that on March 25, 2019, staff mailed 41 notices to property owners and
417 occupants within 500-feet of the Freeway Frontage, Harbor Link Mixed-Use, and Harbor
418 Residential Subdistricts and also notified the Lakeside Village and Lago Vista Homeowner's
419 Associations, which are the only HOA/Neighborhood Organizations that are within 1,500-feet of
420 the subject property. No notices were received concerning the applicant's request.
421

422 Mr. Miller advised the Commission that the applicant was present and available for questions.
423

424 Chairman Lyons asked for questions from the Commission.
425

426 Commissioner Womble expressed concerns with allowing vehicles in such a pedestrian zone and
427 asked if there have been any safety concerns been discussed. Mr. Miller shared that there is a
428 separation between the fountain and the driveway and it was always intended for it to be a fire
429 lane access. Therefore what is being proposed is a very minor change to the original plan however
430 by doing it through bollards that could direct traffic while also allowing for pedestrian access.
431

432 Chairman Lyons asked the applicant to come forward and speak.
433

434 James Ziegler
435 8222 Douglas Avenue

436 Dallas, TX

437
438 Mr. Ziegler came forward and provided additional comments and indicated he was available for
439 questions.

440
441 Chairman Lyons opened up the public hearing and asked if anyone wished to speak to come
442 forward and do so; there being no one indicating such Chairman Lyons closed the public hearing
443 and brought the item back to the Commission for discussion or action.

444
445 After extensive general discussion between the Commission; Commissioner Welch made a
446 motion to approve Z2019-008 with staff recommendations. Commissioner Chodun seconded the
447 motion which passed by a vote of 5-0 with Commissioners Womble and Logan dissenting.
448

449 V. ACTION ITEMS

450
451 11. SP2019-006

452 Discuss and consider a request by Marla Mauricio of Kimley-Horn and Associates, Inc. on behalf of Steve
453 Russell of Excel Rockwall, LLC (ShopCore Properties, LLC) for the approval of a site plan for a
454 commercial retail building on a 0.69-acre portion of a larger 11.125-acre parcel of land being identified as
455 Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned
456 Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-
457 30, and take any action necessary.

458
459 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
460 subject property is occupied with an existing multi-tenant shopping center. On June 8, 2010, the
461 Planning and Zoning Commission approved a site plan for a multi-tenant shopping center that
462 contained several buildings Rockwall Plaza, Phase II). At that time, the developer was seeking
463 several variances. As a compensatory measure to offset the requested variances, the developer
464 proposed providing a large park area between Buildings 16 and 17 (i.e. between the existing
465 adjacent building and the proposed building). Staff should note, Building 16 was 9,600 SF and
466 Building 17 was 8,800 SF. The park area was approximately 6,600 SF at the time of that request.
467 The City Council approved the associated variances and park area on June 21, 2010. In 2013, staff
468 approved an administrative site plan for a commercial retail building (i.e. the adjacent building) on
469 an approximately 1.7095-acre portion of the subject property. As part of that request, the applicant
470 increased Buildings 16 and 17 to be 11,500 square feet each (i.e. Building 16 was 1,900 square feet
471 larger and Building 17 was 2,700 square feet larger than originally requested. As a result, the park
472 area decreased in size to approximately 4,000 square feet. Building 16 was later constructed;
473 however Building 17 was never constructed. The applicant is requesting approval of a site plan
474 for a commercial retail building (i.e. Building 17 on the site plan approved in 2013), which will be
475 approximately 9,835 square feet. As part of this request, the park will be relocated adjacent to the
476 east façade of the proposed commercial retail building (i.e. the park are will no longer be between
477 the two buildings as originally intended). The existing park area has been reduced in size and
478 resembles an alley. The proposed building will utilize the same design scheme, building materials,
479 and colors as the adjacent commercial retail buildings and will have one (1) retail space and two
480 (2) restaurant with outdoor dining areas. In regards to conformance with the Comprehensive Plan,
481 the proposed building will house retail land uses and incorporate a park area with landscaping,
482 benches, trellises, and a water feature and based on the proposed land use and the incorporation
483 of pedestrian elements, the applicant's request appears to conform to the vision of the IH-30
484 Corridor District and the goals and policies of non-residential development outlined in the
485 Comprehensive Plan. Mr. Brooks then went on to discuss in detail the recommendations the
486 Architectural Review Board made after having reviewed the case in regards to the variances to
487 the building elevations and secondary materials. He noted that the Architectural Review Board
488 made a recommendation of approval.

489
490 Mr. Brooks advised the Commission that the applicant was present and available for questions as
491 well as s the applicant.

492
493 Chairman Lyons asked the applicant to come forward.

494
495 Steve Russell
496 233 North Wacker Ste. 3400
497 Chicago, Illinois

498
499
500
501
502
503
504
505
506
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509
510
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537

Mr. Russell came forward and indicated they will adhere to recommendations the Architectural Review Board Provided. .

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve SP2019-006 with both the recommendations of staff as well as the Architectural Review Board. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

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


- ✓ P2019-006: Replat for Lots 6 & 7, Market Center East Addition [Approved]
- ✓ P2019-009: Replat for Lot 4, Block E, Rockwall Technology Park Addition [Approved]
- ✓ P2019-014: Replat for Lots 16 & 17, Alliance Addition [Approved]
- ✓ Z2019-003: SUP for a Private Sports Arena, Stadium or Track (2nd Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:51 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 17 day of may, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Eric Chodun and Annie Fishman. John Womble. Absent from the meeting was Commissioner Tracy Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the March 26, 2019 Planning and Zoning Commission meeting.

2. P2019-018

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

3. P2019-019

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

4. SP2019-008

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

5. SP2019-011

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, 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 1306 Summer Lee Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

III. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

64 7. Z2019-005 **[REQUEST TO WITHDRAW]**

65 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
66 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
67 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
68 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
69 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
70 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
71 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
72

73 **Planning Director, Ryan Miller, advised the Commission that the applicant has requested to**
74 **withdraw the case and action would need to be taken.**

75
76 **Commissioner Womble made a motion to approve the withdrawal request. Commissioner Welch**
77 **seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.**
78

79
80 V. ACTION ITEMS

81
82 8. MIS2019-004

83 Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the
84 minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of
85 Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of
86 land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas,
87 zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action
88 necessary.
89

90 **Senior Planner, Korey Brook, provided a brief explanation of the request. The applicants are**
91 **requesting for the approval of an exception to the minimum masonry requirements stipulated in**
92 **the Unified Development Code. Currently, the subject property is vacant. The applicants have**
93 **indicated they intend on constructing a single-family home on the subject property. The applicants**
94 **are requesting a masonry exception to utilize 80% Hardie Board as the primary material on the**
95 **exterior of the proposed the home. In addition, the applicants are proposing to provide a two (2)-**
96 **foot stone and brick wainscot around the entire home. The proposed home will be two stories,**
97 **approximately 2,400 square feet, utilize a board and batten design, and will be constructed utilizing**
98 **farmhouse architecture. The proposed home exceeds the maximum allowable cementitious**
99 **materials and does not meet the requirements of the Unified Development Code. Due to this, an**
100 **exception to the masonry requirements is required to be approved by the Planning and Zoning**
101 **Commission in order for the applicant to construct the home as presented. According to the**
102 **Unified Development Code all buildings with a footprint of 120 square feet or greater and are over**
103 **ten feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20%**
104 **Secondary Materials. The UDC defines Primary Materials as stone, brick and/or cementitious**
105 **materials such as cementitious lap siding, stucco, or similar materials, and limits the use of**
106 **cementitious materials to 60% of the building's exterior façade. The code does grant the Planning**
107 **and Zoning Commission the ability to consider exceptions to these requirements on a case-by-**
108 **case basis, provided the applicant submits material samples and building elevations. In this case,**
109 **the applicants are proposing to utilize 80% which is 20% more than the maximum allowance fiber**
110 **cement board. A material sample has not been provided by the applicants; however, the applicants**
111 **have provided building elevations of the proposed home indicating the proposed building**
112 **materials. Mr. Brooks went on to note that the Planning and Zoning Commission and the City**
113 **Council have approved a similar request for the use of cementitious materials in excess of 60%**
114 **on the adjacent property. The approval of an exception to the masonry requirements does not**
115 **appear to negatively impact the subject property or surrounding properties; however, approval of**
116 **this request is discretionary to the Planning and Zoning Commission.**
117

118 **Mr. Brooks advised the Commission that the applicant was present and available for questions as**
119 **well as staff.**

120
121 **Commissioner Womble asked if the request would go before the Architectural Review Board. Mr.**
122 **Brooks explained that single family homes do not go before the Architectural Review Board.**
123

124 **Commissioner Fishman asked if notifications of the request were sent out to surrounding**
125 **properties. Mr. Brooks stated notices are not required to be sent out for miscellaneous cases.**
126

127 Chairman Lyons asked the applicant to come forward.

128
129 Amy Herbst
130 317 Bowie
131 Forney, TX
132

133 Ms. Herbst came forward and indicated she was available for questions.
134

135 Commissioner Chodun asked how long the property has been vacant. Mr. Brooks stated the
136 subdivision was established 2011 and has been vacant since that time.
137

138 Chairman Lyons brought the item back to the Commission for discussion or action.
139

140 Commissioner Chodun made a motion to approve MIS2019-004 with staff recommendations.
141 Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner
142 Logan absent.
143

144
145 9. MIS2019-005

146 Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W.
147 Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre
148 parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall,
149 Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-
150 Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast
151 corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
152

153 Chairman Lyons indicated that this agenda item would be tabled to the May 28, 2018 scheduled
154 meeting and no action would be needed.
155

156 VI. DISCUSSION ITEMS
157

158 10. Z2019-009

159 Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering
160 on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit
161 (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land
162 identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
163 Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North
164 Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action
165 necessary.
166

167 Planning Manager, David Gonzales, indicated that the applicant was present and would be
168 presenting the case.
169

170 Chairman Lyons asked the applicant to come forward.
171

172 Chris Lam
173 6804 Wilmeana
174 Sachse, TX
175

176 Mr. Lam shared that the current site requires eight parking spaces and they are seeking a variance
177 to allow them to provide seven spaces. Mr. Lam indicated he was available for questions. Mr.
178 Gonzales added that it will be built into the SUP and part of the concept plan that is attached to
179 the SUP and approval would allow for seven parking spaces. In addition the SUP will limit the
180 ability to be able to have the restaurant only on the first floor and the smaller second floor will be
181 used for storage.
182

183 Commissioner Chodun asked what the adjacent properties were and would there be fencing. Mr.
184 Gonzales indicated south was vacant, north houses a small retail boutique and a six foot wooden
185 fence on the back residential property.
186

187 There being no further questions Chairman Lyons indicated the case will return to the
188 Commission for action at the next scheduled meeting.
189

190 11. Z2019-010

191 Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the
192 approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural*
193 *accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-
194 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned
195 Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.
196

197 **Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would**
198 **be discussing the request.**
199

200 **Chairman Lyons asked the applicant to come forward.**
201

202 **Dwayne Cain**
203 **305 Stonebridge Drive**
204 **Rockwall, TX**
205

206 **Mr. Cain came forward and shared he is requesting a Specific Use Permit for an accessory building**
207 **adjacent to a residential home on the property. Across the street is outside the city limits and**
208 **many of those properties have metal accessory buildings he feels what he is proposing will be an**
209 **improvement to what is in the area currently. Mr. Cain added that although it is worded as “guest**
210 **quarters” the purpose of the building is more of a lounge area that would allow for entertaining**
211 **will not be used to live in. He indicated he was available for questions.**
212

213 **Commissioner Chodun asked what the height of the building would be. Mr. Brooks stated it will**
214 **be fourteen feet in height.**
215

216 **Planning Director, Ryan Miller, added that the applicant went before City Council recently and**
217 **requested that the ordinance be changed to allow agricultural accessory buildings because there**
218 **was not a mechanism in place to allow accessory agricultural building previously. That ordinance**
219 **change process was done early this year and was approved.**
220

221 **There being no further questions Chairman Lyons indicated the case will return to the**
222 **Commission for action at the next scheduled meeting.**
223

224
225 12. Z2019-011

226 Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of
227 an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a
228 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block
229 A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned
230 Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within
231 the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge
232 Road [*FM-740*] and White Road, and take any action necessary.
233

234 **Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would**
235 **be presenting the details of the request.**
236

237 **Chairman Lyons asked the applicant to come forward.**
238

239 **Scott Lewis**
240 **900 Heathlane Crossing**
241 **Heath, TX**
242

243 **Mr. Lewis came forward and indicated the property is being developed for 28 home sites being**
244 **called Whisper Rock. As the project has moved along with streets already having been put in, it**
245 **was realized that in 1999 the Planned Development was set up with very minimal requirements**
246 **one being no front entry garages. They are not looking to have a front entry garage rather a j-**
247 **swing where it sits back at least 20 feet back. Another requirement is the maximum lot coverage**
248 **has to be 45% and they're looking to increase that and lastly they are seeking a variance on the**
249 **masonry requirement from 80% to 60%. He indicated he was available for questions.**
250

251 **Chairman Lyons asked for questions from the Commission.**

252 Commissioner Womble asked what lot coverage increase is being requested. Mr. Lewis shared it
253 would be an increase from 45% to 55%. Commissioner Chodun asked how long the property has
254 been under development and when did the infrastructure start. Mr. Brooks indicated that the PD
255 was approved in 1999 and currently is vacant. Planning Director, Ryan Miller, shared that the
256 preliminary plat as well as site plan was submitted by the applicant and infrastructure began
257 earlier this year. They are in the engineering process currently and close to completion.
258

259 Commissioner Chodun asked for additional detail in regards to the garage variance being
260 requested. Mr. Brooks shared that the current PD states that all garages must j-swing and the
261 applicant is requesting to allow some garages to be front facing but set back 20 feet from the front
262 façade which meets the Unified Development Code.
263

264 There being no further questions Chairman Lyons indicated the case will return to the
265 Commission for action at the next scheduled meeting.
266
267

268 13. P2019-017

269 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh
270 Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms
271 Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract
272 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned
273 Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the
274 east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action
275 necessary.
276

277 Senior Planner, Korey Brooks, provided a brief background and explanation of the request. The
278 applicant submitted a preliminary plat laying out 170 lots for a single family subdivision. The
279 preliminary plat does generally conform to the technical requirements of the Planned
280 Development District however they are working on a second point of entry that is required. The
281 case will go before the Park Board next week to have park fees accessed.
282

283 Commissioner Welch asked if the property was within the city limits or the Extraterritorial
284 jurisdiction. Mr. Brooks stated it was within the city limits.
285

286 There being no further questions Chairman Lyons indicated the case will return to the
287 Commission for action at the next scheduled meeting.
288

289 14. SP2019-009

290 Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site
291 plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition,
292 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
293 Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District,
294 addressed as 925 N. Goliad Street, and take any action necessary.
295

296 Senior Planner, Korey Brooks, advised the applicant was present and would go over the request.
297

298 Chairman Lyons asked the applicant to come forward.
299

300 Cari Foote
301 153 Sequoia Road
302 Rockwall, TX
303

304 Ms. Foote came forward and shared that the subject property is a Landmark property that is zoned
305 Residential Office and currently being used residentially however she is requesting to be allowed
306 to transition it to professional office space. There is currently parking facing Goliad which they
307 plan on removing and replacing with sod and by doing so she feels it will look keep more of
308 historical state. Parking will be accessed through Alamo where there is existing pavement where
309 additional parking will be added as well as a handicap ramp. Ms. Foote indicated she was available
310 for questions.
311

312 Chairman Lyons asked for questions from the Commission.
313

314 There being no questions Chairman Lyons indicated the case will return to the Commission for
315 action at the next scheduled meeting.
316

317 15. SP2019-012

318 Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of
319 Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a
320 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of
321 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay
322 (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.
323

324 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
325 The applicant is requesting the approval of an amended site plan for the purpose of constructing
326 22, 60-foot tall storage silos that will be located adjacent to the rear façade. The silos will be visible
327 from Discovery Boulevard, Corporate Crossing, and IH-30. According to the Unified Development
328 Code the proposed silos are considered ground mounted appurtenances, mechanical equipment,
329 which require screening and loading and service areas shall be located on the rear and side of
330 buildings where possible. In the event that a loading or service area faces towards the Primary
331 Roadway, additional screening of the loading and service area may be required by the
332 Architectural Review Board and Planning and Zoning Commission. The applicant has submitted
333 a landscaping plan showing an additional row of mature evergreen trees that planted along the
334 southern property boundaries. In addition as compensatory measure of the original site plan
335 case, the applicant agreed to plant a single row of mature evergreen trees along this boundary to
336 help mitigate for the lack of vertical and horizontal articulation on the southern and western
337 building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will
338 not create a complete screening of the silos; however, there are intervening properties to the
339 south and west of the subject property that could potentially be developed in the future that could
340 provide additional screening of the silos. The variance to the screening requirements for the use
341 of landscape screening for the silos remains a discretionary decision for the Planning and Zoning
342 Commission. Mr. Gonzales further noted that the Architectural Review Board reviewed the
343 amended building elevations and sightline studies provided by the applicant and after general
344 discussion with the applicant regarding the appearance, color, and proposed screening of the
345 silos, the ARB made a motion to recommend approval of the amended building elevations.
346

347 Mr. Gonzales advised the Commission the applicant was present and available for questions as
348 well as staff.
349

350 Chairman Lyons asked the applicant to come forward.
351

352 Kyle McCullah
353 1207 Hampshire Lane
354 Rockwall, TX
355

356 Mr. McCullah came forward and provided additional details and provided samples of the product
357 they produce.
358

359 General discussion took place in regards to the request and Chairman Lyons indicated the case
360 will return to the Commission for action at the next scheduled meeting.
361

362 16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
363

- 364 ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [Approved]
- 365 ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [Approved]
- 366 ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [Approved]
- 367 ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [Postponed to May 20, 2019]
- 368 ✓ Z2019-006: SUP for a Structure Exceeding 60-Foot in a Light Industrial (LI) District (1st Reading)
- 369 [Approved]
- 370 ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (1st Reading) [Approved]
- 371 ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (1st
- 372 Reading) [Approved]
- 373
- 374
- 375

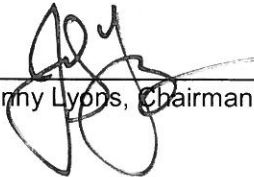
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Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:01 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28 day of may, 2019.



Johnny Lyons, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 14, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun and Annie Fishman. Absent from the meeting were Commissioners Mark Moeller and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the April 9, 2019 Planning and Zoning Commission meeting.

2. SP2019-009

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

3. SP2019-010

Discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the approval of an amended site plan for 42 townhomes on a 4.08-acre tract of land identified as Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 32 (PD-32), situated within the *Residential Subdistrict* of the Harbor and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road [FM-740] and Glen Hill Way, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble seconded the vote which passed by a vote of 5-0 with Commissioners Moeller and Logan absent.

III. PUBLIC HEARING ITEMS

4. Z2019-009

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, 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, addressed as 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant, is requesting a Specific Use Permit to allow a restaurant, without a drive-through or drive-in that is less than 2,000 square feet within Planned Development District 50. More specifically, the applicant is proposing to convert the existing single-family home to a commercial property to accommodate the proposed restaurant land use. Currently situated on the subject property is a 1,916 square foot single family home, which according to the Historic Resource Survey, that was performed by the City of Rockwall in 2017, was constructed circa 1915, and is identified as a Medium Contributing Property, a property that displays an architectural style, use unusual to construction methods, or for some other reason has a potentially significant historic significance. According to the City's historic zoning maps, the subject property has been zoned Planned Development District 50 for Residential Office District land uses since August 5, 2002.

64 Mr. Gonzales further noted that Bonafide Betties Pie Company is currently located at 103 S. San
65 Jacinto Street, and is planning to relocate to a larger facility at 505 N. Goliad Street. This location
66 is located with Planned Development District 50 with the Residential Office District, which is the
67 underlying zoning designation for Planned Development District 50, requires a Specific Use Permit
68 for a restaurant with additional restrictions that stipulate the restaurant be less than 2,000 square
69 feet and not have a drive-through or a drive-in. The proposed restaurant is a limited service
70 restaurant, and parking for the facility will be calculated at one parking space per 250 square feet
71 of area. This means the restaurant would require eight parking spaces. Based on size of the site
72 and the area taken up by the existing single-family home, the applicant is only able to incorporate
73 a total of seven parking spaces on-site. Staff has included an operational condition allowing the
74 reduced number of parking spaces. Staff has also included operational conditions requiring the
75 installation of a minimum six foot tall, board-on-board, wood fence to be constructed along the
76 western property boundary, and that the second floor be used only for storage purposes and these
77 have been included as conditions of approval in the SUP ordinance. The intent of the Residential-
78 Office District is to allow for the conversion of older residential homes into low-intensity
79 professional office and/or retail businesses. This creates a transition from the adjacent residential
80 neighborhoods to more intense land uses or higher intensity thoroughfares. In addition,
81 conversion of this home would extend the economic life of the structure. The use as a limited
82 service restaurant is consistent with other properties in the district. A limited service restaurant
83 tends to operate in a similar way to a low-intensity retail establishment in that it usually involves
84 customers that are picking up food or baked goods, and does not typically involve a dine-in
85 experience. Included in the attached packet is a concept plan, floor plan, and a draft ordinance
86 containing regulations for the proposed land use. Based on staff's review, the applicant's request
87 does appear to be consistent with the intent of the district; however, the approval of a Specific
88 Use Permit is a discretionary decision for the City Council.
89

90 Mr. Gonzales went on to share that on May 2, 2019, staff mailed 34 notices to property owners and
91 residents within 500-feet of the subject property. Staff did not send a neighborhood notification
92 as there are no Home Owners Associations or neighborhood groups participating in the
93 Neighborhood Notification Program within 1,500-feet of the subject property. Staff received one
94 notice and two emails in favor of the applicant's request.
95

96 Mr. Gonzales advised the Commission that the applicant was present and available for questions
97 as well as staff.
98

99 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
100

101 Chris Lam
102 6884 Woodhill
103 Sachse, TX
104

105 Mr. Lam came forward and indicated they will follow staff recommendations and he was available
106 for questions.
107

108 Commissioner Womble asked if the SUP would expire if it changed to a different use. Mr. Gonzales
109 shared that if the land use were to change the Specific Use Permit would not be available to that
110 particular use it is only for the limited use restaurant.
111

112 Commissioner Fishman asked what the second floor would be used for. Mr. Lam stated that would
113 be used for storage.
114

115 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
116 indicating such Chairman Lyons closed the public hearing and brought the item back to the
117 Commission for discussion or action.
118

119 Commissioner Womble made a motion to approve Z2019-009 with staff recommendations.
120 Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners
121 Moeller and Logan absent.
122
123
124
125

126 5. Z2019-010

127 Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the
128 approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural*
129 *accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-
130 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned
131 Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.
132

133 Senior Planner, Corey Brooks, provided a brief explanation and background pertaining to the
134 request. Currently, there is a single-family home on the subject property and the applicant is
135 requesting approval of a Specific Use Permit to allow a guest quarters/secondary living unit and
136 barn or agricultural building in conjunction with this structure. The structure will be 4,950 square
137 feet in total size, with 576 square feet being dedicated to the guest quarters/secondary living unit.
138 The proposed building will be situated behind the main structure, have four roll-up garage doors,
139 and be clad with metal on the exterior. The proposed building will primarily serve as storage for
140 vehicles/equipment and contain a small bathroom with a shower. The subject property is
141 addressed as 777 & 839 Cornelius Road and is zoned Agricultural District. It was annexed on
142 January 4, 2010 by Ordinance No. 10-01. On January 7, 2019, the City Council directed staff to
143 amend the Land Use Standards contained the Unified Development Code to incorporate the ability
144 to request a Specific Use Permit for guest quarters/secondary living units not meeting the
145 requirements stipulated in the Unified Development Code. In conjunction with this direction, the
146 City Council also directed staff to create a new land use for barns and/or agricultural accessory
147 buildings. This text amendment was approved on March 4, 2019 by Ordinance No. 19-12. Based
148 on the approval of the text amendment, the applicant submitted a request for a Specific Use Permit
149 for a guest quarters/secondary living unit and barn or agricultural accessory building.
150

151 Mr. Brooks further noted that according to the Unified Development Code, a guest
152 quarters/secondary living unit is allowed as an accessory use in an Agricultural District. The
153 Unified Development Code also stipulates that such a structure shall not exceed 30% of the main
154 structure and shall not be sold or conveyed separately without meeting the requirements of the
155 zoning district and subdivision ordinance. The Unified Development Code also provides the
156 ability for a guest quarters/secondary living unit not meeting those requirements to request a
157 Specific Use Permit. In this case, the proposed guest quarters is ancillary to the primary structure;
158 however, since the proposed guest quarters/secondary living unit will be approximately 576
159 square feet, it will exceed 30% of the main structure and will require a Specific Use Permit.
160 According to the UDC a barn or agricultural accessory building is permitted by Specific Use Permit
161 in an Agricultural District. The UDC requires that the structure be between 2,000 and 4,999 square
162 feet in total size, and be located behind the front façade of the primary structure. In addition, the
163 code allows the structure to be constructed utilizing metal and or other materials, and specifically
164 exempts these structures from the masonry requirements. In this case, the proposed barn or
165 agricultural accessory building will be approximately 4,950 square feet, located behind the front
166 façade of the main structure, and will be clad with metal. Additionally in order to have a barn in an
167 Agricultural property the minimum lot size is 10 acres. The applicant initially did submit an exhibit
168 showing the lot divided however it left a remainder tract in the back half which is not accessible
169 therefore staff has requested an exhibit showing how the property can be subdivided by meeting
170 the requirements of the UDC. Staff has not received that however that is a condition of approval.
171 When analyzing the applicant's request and with the exception of the guest quarters exceeding
172 the maximum allowable size the proposed accessory building is generally in conformance with
173 the requirements of the Unified Development Code.
174

175 Mr. Brooks went on to state that on May 1, 2019, staff mailed 16 notices to property owners and
176 residents within 500-feet of the subject property and there are no Homeowner's Associations
177 /Neighborhood Associations within 1,500-feet of the subject property participating in the
178 Neighborhood Notification Program. Staff received four notices in favor of the request.
179

180 Mr. Brooks advised the Commission the applicant was present and available for questions as well
181 as staff.
182

183 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
184

185 Dwany Cain
186 305 Stonebridge Drive
187 Rockwall, TX

188 Mr. Cain came forward and provided additional details pertaining to the request and indicated he
189 was available for questions.
190

191 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
192 indicating such Chairman Lyons closed the public hearing and brought the item back to the
193 Commission for discussion or action.
194

195 Commissioner Welch made a motion to approve Z2019-010 with staff recommendations.
196 Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners
197 Moeller and Logan absent.
198
199

200 6. Z2019-011

201 Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of
202 an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a
203 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block
204 A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned
205 Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within
206 the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge
207 Road [*FM-740*] and White Road, and take any action necessary.
208

209 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the
210 request. The applicant is requesting to amend the development standards contained in Planned
211 Development District 47 Ordinance No. 99-17. Specifically, the applicant is requesting three (3)
212 changes to the ordinance. 1) The minimum masonry requirement be 60% with all lap-siding
213 being a cementitious fiber material (e.g. HardiBoard or HardiPlank); 2) The maximum lot coverage
214 be 55%, and 3) Front-facing garages be allowed provided they are set back a minimum of 20-feet
215 from the front façade of the structure. Currently, Planned Development District 47 is comprised
216 of two (2) areas. Area 1 the Whisper Rock Subdivision is undeveloped and contains 28 single-
217 family residential lots on a 9.477-acre tract of land. Area 2 is currently occupied by First Christian
218 Church. The applicant is requesting changes to the development standards for Area 1.
219 Specifically, the applicant would like to reduce the minimum masonry requirement to 60% from
220 80%, change the maximum lot coverage from 45% to 55%, and change the garage standards to
221 allow front facing garages provided the garages are setback a minimum of 20-feet from the front
222 of the structure. Currently, the development standards for Planned Development District 47
223 require all garages to be in a J-Swing or Traditional Swing format with no garage doors facing the
224 street. According to the Unified Development Code in single-family districts, garages must be
225 located at least 20-feet behind the front building façade for front-entry garages. In this case, the
226 applicant's request conforms to the requirements of the Unified Development Code for garages,
227 and changing the Planned Development District ordinance does not appear to negatively impact
228 the subject property or surrounding properties. With regard to the masonry and lot coverage
229 requirements, the applicant is requesting to minimally reduce these standards; however, the
230 Planning and Zoning Commission have approved similar requests in previous cases, and if
231 approved it would not negatively impact surrounding or adjacent properties.
232

233 Mr. Brooks went on to state that on May 1, 2019, staff mailed 123 notices to property owners and
234 residents within 500-feet of the subject property and notified Spyglass Phases 2 & 3, the Rainbow
235 Lakes, Chandler's Landing, and Foxchase Homeowner's Associations, which are the only
236 HOA's/Neighborhood Associations within 1,500-feet of the subject property and participating in
237 the Neighborhood Notification Program. Staff received two notices in favor, one in opposition, and
238 one notice in favor with the exception of the front-facing garages.
239

240 Mr. Brooks advised the Commission that the applicant was present and available for questions as
241 well as staff.
242

243 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
244

245 Matt Atkins
246 Engineering Concepts
247 201 Winco Circle
248 Wylie, TX
249

250 Mr. Atkins came forward and indicated he was representing the applicant Scott
251 Lewis. He provided additional details pertaining to the request. He indicated he was available for
252 questions.
253

254 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
255 indicating such Chairman Lyons closed the public hearing and brought the item back to the
256 Commission for discussion or action.
257

258 Commissioner Welch made a motion to approve Z2019-011 with staff recommendations.
259 Commissioner Fishman seconded the motion which passed by a vote of 5-0 with Commissioners
260 Moeller and Logan absent.
261

262
263 IV. ACTION ITEMS

264
265 7. SP2019-012

266 Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of
267 Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a
268 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of
269 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay
270 (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.
271

272 Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the
273 request. The applicant is requesting approval of an amended site plan for the purpose of
274 constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade (i.e. south
275 elevation). The silos will be visible from Discovery Boulevard, Corporate Crossing, and IH-30.
276 According to the Unified Development Code, the proposed silos are considered ground mounted
277 appurtenances, mechanical equipment, which require screening. The UDC goes on to say that
278 loading and service areas shall be located on the rear and side of buildings where possible. In the
279 event that a loading or service area faces towards the Primary Roadway, additional screening of
280 the loading and service area may be required by the Architectural Review Board and Planning and
281 Zoning Commission. The applicant has submitted a landscaping plan showing an additional row
282 of mature evergreen trees that planted along the southern property boundaries. Staff should point
283 out that as compensatory measure of the original site plan case, the applicant agreed to plant a
284 single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical
285 and horizontal articulation on the southern and western building façade, which faces onto
286 Discovery Boulevard. The additional row of evergreen trees will not create a complete screening
287 of the silos; however, there are intervening properties to the south and west of the subject
288 property that could potentially be developed in the future that could provide additional screening
289 of the silos. The variance to the screening requirements for the use of landscape screening for
290 the silos remains a discretionary decision for the Planning and Zoning Commission. On April 30,
291 2019, the Architectural Review Board reviewed the amended building elevations and sightline
292 studies provided by the applicant and recommended approval of the amended building elevations.
293

294 Mr. Gonzales advised the Commission that the applicant was present and available for questions
295 as well as staff.
296

297 Chairman Lyons asked the applicant to come forward.
298

299 Kyle McCullah
300 1207 Hampshire Lane, Suite 105
301 Richardson, TX
302

303 Mr. McCullah came forward and provided a brief explanation of the request. The request is for 22
304 silos that will be 60 feet in height and will be adding a coating to the silos to match the existing
305 building. They recently added new landscaping along Discovery Blvd. Their goal is to blend them
306 in and not it as an eyesore. Mr. McCullah indicated he was available for questions.
307

308 Chairman Lyons brought the item back to the Commission for discussion or a motion.
309

310 Commissioner Chodun shared that although the height is of some concern, with it being in the
311 Technology Park he generally expressed being in favor of the request.

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Commissioner Womble generally expressed not being in favor of the request.

Commissioner Chodun made a motion to approve SP2019-012 with staff recommendations. Chairman Lyons seconded the motion which passed by a vote of 4-1 with Commissioner Womble dissenting and Commissioners Logan and Moeller absent.

V. DISCUSSION ITEMS

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


- ✓ P2019-018: Replat for Park Place, Phase III Addition [Approved]
- ✓ P2019-019: Final Plat for Lot 11, Block A, SH-205 Business Park Addition [Approved]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Foot in a Light Industrial (LI) District (2nd Reading) [Approved]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (2nd Reading) [Approved]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (2nd Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:42 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 11 day of June, 2019.



Johnny Lyons, Chairman

Attest: 

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the April 30, 2019 Planning and Zoning Commission meeting.

2. P2019-020

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

3. P2019-021

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. P2019-022

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

5. SP2019-019

Discuss and consider a request by Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage for the approval of a site plan for an existing mini-warehouse facility on a 4.264-acre of land identified as Lot 1, Block B, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

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

63 Architectural Review representative gave a brief explanation concerning agenda items that were
64 discussed at the Architectural Review Board meeting.
65

66
67 IV. ACTION ITEMS

68
69 7. SP2017-019

70 Discuss and consider a request by Himmat Chauhan of Best Western Plus for the approval of an extension
71 of an approved site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn
72 & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial
73 (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as
74 700 E. IH-30, and take any action necessary.
75

76 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
77 applicant is requesting approval of an amended site plan for an existing mini-warehouse facility.
78 On December 9, 2013, the City entered into a 212 Development Agreement with the then owner of
79 the subject property Ronald C. Valk. On March 19, 2018, the City Council annexed the subject
80 property by Ordinance No. 18-17. At the time of annexation, the subject property became subject
81 to the requirements of the City's Municipal Code of Ordinances and the Unified Development
82 Code.
83

84 Mr. Miller further noted that in March 2019, staff was made aware that some of the exterior lighting
85 on the storage facility had been changed without the approval of a photometric plan. In response
86 to this violation, Neighborhood Improvement Services contacted the owner of the property to
87 inform them about the violation. Based on staff's examination of the site, the new light fixtures
88 did not meet the requirements of the UDC. Specifically, the light fixtures were not fully shielded
89 and directed downward causing ambient light to be shed onto the adjacent residential properties.
90 Upon being contacted by the Neighborhood Improvement Services Department, the property
91 owner submitted a photometric plan and lighting cutsheets proposing new light fixtures be
92 installed that meet the requirements of the UDC. The submitted photometric plan shows that the
93 new maximum light intensity at the property line will not exceed 0.2 FC, the maximum allowable
94 light intensity stipulated by the UDC. In addition, the submitted plan does meet all of the
95 requirements of the Unified Development Code. Since the mini-warehouse facility was
96 constructed prior to being annexed, the City does not have a site plan for this facility and felt it
97 necessary to bring this to the Planning and Zoning Commission for review and approval.
98

99 Mr. Miller advised the Commission that the applicant was present and available for questions as
100 well as staff.
101

102 Chairman Lyons asked the applicant to come forward and speak.
103

104 Juan Vasquez
105 1919 S. Shiloh Road
106 Garland, TX
107

108 Mr. Vasquez came forward and provided additional comments in regards to the request.
109

110 Chairman Lyons asked for questions from the Commission.
111

112 Commissioner Womble asked if any changes were being requested. Mr. Miller indicated no
113 changes were being requested it is the same site plan that was brought initially.
114

115 Commissioner Chodun asked the reason the property was for sale. Mr. Vasquez shared that the
116 applicant wasn't sure if he would continue with the project due to his market indicators and wanted
117 to get an idea of what kind of inquires he would get however after four months on the market he
118 has not had any inquiries.
119

120 Commissioner Moeller asked if the two year extension would suffice to allow the applicant to
121 complete the project. Mr. Vasquez shared that it is the intent of the applicant to get started on the
122 project and be far along in that two year period.
123

124 Chairman Lyons brought the item back to the Commission for discussion or action.
125

126 Commissioner Womble made a motion SP2019-019 with staff recommendations. Commissioner
127 Moeller seconded the motion which passed by a vote of 5-2 with Commissioners Chodun and
128 Welch dissenting.

129
130 8. MIS2019-005

131 Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W.
132 Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre
133 parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall,
134 Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-
135 Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast
136 corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

137
138 Chairman Lyons indicated agenda item would be tabled until the next scheduled meeting.

139
140 9. MIS2019-006

141 Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum
142 masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V,
143 *District Development Standards*, of the Unified Development Code for an accessory structure on a 0.2296-
144 acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall
145 County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any
146 action necessary.

147
148 Chairman Lyons indicated the applicant has requested to withdraw the case and no action would
149 need to be taken.

150
151 V. DISCUSSION ITEMS

152
153 10. Z2019-012

154 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on
155 behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural
156 (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-
157 acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,
158 Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road
159 [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action
160 necessary.

161
162 Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would
163 be discussing the case.

164
165 Chairman Lyons asked the applicant to come forward.

166
167 Ryan Joyce
168 1189 Waters Edge Drive
169 Rockwall, TX

170
171 Mr. Joyce came forward and provided additional remarks in regards to the case. He shared the
172 site plan for a potential development at the southwest corner of Clem Road and Stodgehill Road
173 it is a 62.5 acre tract that has 40 lots on it. It will be a lower density development with all lots being
174 minimum of 1 acre up to 1.8 and 1.7 acres with an additional 5.5 acre that will be a single family
175 home. The development will have 75 foot front yard setbacks along with front facing garages. Mr.
176 Joyce went on to share that he believes this development is a great project and is in high need for
177 the north side of Rockwall. He indicated he was available for questions.

178
179 Commissioner Chodun asked if there was an estimated costs for the homes at this time. Mr. Joyce
180 indicated that at this time he did not have the estimated cost for the homes however the lots will
181 be available to retail the lot prices will range from \$100k to \$165k for the lots and all will be custom
182 built.

183
184 There being no further questions Chairman Lyons indicated the case will return to the
185 Commission for action at the next scheduled meeting.

189 11. Z2019-013

190 Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects,
191 Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned
192 Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor
193 District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of
194 Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at
195 the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any
196 action necessary.

197
198 **Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is**
199 **requesting to amend an existing Planned Development Plan that had retail shops down Harbor**
200 **Hills Drive and have since then changed that out to incorporate a parks space in between that and**
201 **move several buildings also along Sunset Ridge Drive. The differences between this request and**
202 **the previous plan is the location of the buildings, building placement issues and also the**
203 **incorporation of the park area. The applicant is requesting to remove the building elevations and**
204 **that can be dealt with at the time of site planning where they will be required to go before the**
205 **Architectural Review Board. For the most part however the development requirements being**
206 **requested are the same as previous and they would be required to adhere to all the design**
207 **standards contained in Planned Development District 32. Mr. Miller advised the Commission that**
208 **the applicant was not present and staff could answer any question.**
209

210 **Chairman Lyons asked for questions from the Commission.**

211
212 **There being no questions Chairman Lyons indicated the case will return to the Commission for**
213 **action at the next scheduled meeting.**
214

215 12. SP2019-013

216 Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-
217 Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a
218 larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey,
219 Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated
220 on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow
221 Jacket Lane, and take any action necessary.
222

223 **Planning Manager, David Gonzales, provided a brief explanation of the request. A Specific Use**
224 **Permit was approved for this last year and they are going through site plan currently which will**
225 **then be followed by Engineering and Building Inspections. Mr. Gonzales indicated Mr. John Gatz**
226 **was present and available for questions as well as staff.**
227

228 **Chairman Lyons asked the applicant to come forward.**
229

230 **John Gatz**
231 **309 Edenborough Drive**
232 **Anna, TX**
233

234 **Mr. Gatz came forward and provided additional comments pertaining to the request. He shared**
235 **that they have negotiated a lease with the City of Rockwall to lease a portion where they can install**
236 **a cell tower at the bottom portion of the park. The plans have all been submitted and they have**
237 **received initial comments from staff and those will be addressed. He indicated he was available**
238 **for questions.**
239

240 **Chairman Lyons asked for questions from the Commission**
241

242 **Commissioner Womble asked if the height is what was approved with the Specific Use Permit. Mr.**
243 **Gonzales indicated it was and everything would need to follow the approved Ordinance.**
244

245 **There being no further questions Chairman Lyons indicated the case will return to the**
246 **Commission for action at the next scheduled meeting.**
247

248 13. SP2019-014

249 Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for
250 Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on

251 a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64,
252 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
253 Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of
254 Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

255
256 **Senior Planner, Korey Brooks, advised the Commission that the applicants were present and**
257 **would provide details on the request and staff would answer any question.**

258
259 **Chairman Lyons asked the applicant to come forward.**

260
261 **Ahmed Helaluzzaman**
262 **545 Coventry Drive**
263 **Grapevine, TX**

264
265 **Mr. Helaluzzman came forward and provided a brief explanation of the request. They are**
266 **requesting to have space for worship as well as retail space. He indicated he was available for**
267 **questions.**

268
269 **Chairman Lyons asked for any questions from the Commission.**

270
271 **Commissioner Chodun asked if there were any variances being requested. Mr. Brooks indicated**
272 **there are several variances associated with the vertical and horizontal articulation and the**
273 **applicant will be providing staff revisions.**

274
275 **There being no further questions Chairman Lyons indicated the case will return to the**
276 **Commission for action at the next scheduled meeting.**

277
278
279 **14. SP2019-016**

280 **Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob**
281 **and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing**
282 **commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition,**
283 **City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch**
284 **Road, and take any action necessary.**

285
286 **Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is**
287 **requesting to add additional buildings behind the existing buildings. The request went before the**
288 **Architectural Review Board and they did recommend approval however they want the wainscot to**
289 **be included with the existing buildings to have uniformity. Mr. Gonzales advised that the applicant**
290 **was not present.**

291
292 **Chairman Lyons asked for questions from the Commission.**

293
294 **Commissioner Chodun asked if there were additional variances that the applicant was requesting.**
295 **Mr. Gonzales indicated there would be for the horizontal articulation and since it is a metal building**
296 **they do not meet the material requirement.**

297
298 **There being no further questions Chairman Lyons indicated the case will return to the**
299 **Commission for action at the next scheduled meeting.**

300
301
302 **15. SP2019-017**

303 **Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent**
304 **Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-**
305 **acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County,**
306 **Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court,**
307 **and take any action necessary.**

308
309 **Planning Manager, David Gonzales, advised the Commission that the request went before the**
310 **Architectural Review Board and they forwarded their recommendation. Mr. Gonzales stated that**
311 **the applicant was present and would provide details on the request.**

313 Chairman Lyons asked the applicant to come forward.

314
315 Steven Homeyer
316 (No address given)
317
318

319 Mr. Homeyer came forward and provided comments in regards to the request. The request is for
320 a kennel daycare facility as well as night boarding with an outside exercise area. They are
321 proposing an 8foot wooden fence around the exercise area and the intent for the wooden fence is
322 to provide security and to keep the dogs from seeing surrounding activities. Mr. Homeyer
323 indicated he was available to answer any questions the Commission may have.
324

325 Mr. Gonzales added that in regards to the fence, it is a screening fence and as far as what the UDC
326 requires is a masonry fence therefore the wooden fence will be an exception they are requesting.
327

328 There being no questions Chairman Lyons indicated the case will return to the Commission for
329 action at the next scheduled meeting.
330

331
332 16. SP2019-018

333 Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of
334 Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-
335 acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County,
336 Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action
337 necessary.
338

339 Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would
340 provide details of the request and staff would be available to answer any question.
341

342 Chairman Lyons asked the applicant to come forward and speak.
343

344 Annalyse Valk
345 1450 TL Townsend suite 100
346 Rockwall, TX
347

348 Ms. Valk came forward and provided details pertaining to the request. They proposing to build a
349 multi-tenant office warehouse building. Ms. Valk indicated she was available for questions.
350

351 Mr. Brooks added that two years ago the Planning and Zoning Commission approved a site plan
352 for a similar facility with the applicant just north of the subject property. Since this will be located
353 at a highly visible location the Architectural Review Board made a recommendation for this new
354 facility match the old facility.
355

356 There being no further questions Chairman Lyons indicated the case will return to the
357 Commission for action at the next scheduled meeting.
358

359
360 17. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
361

- 362 ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*1st Reading*) [*Approved*]
363 ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory
364 Building at 777 & 839 Cornelius Road (*1st Reading*) [*Approved*]
365 ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*1st*
366 *Reading*) [*Approved*]
367

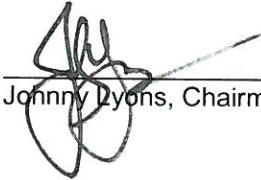
368 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
369 case at the City Council meeting.
370

371
372 VI. ADJOURNMENT
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Chairman Lyons adjourned the meeting at 6:43 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 25 day of June, 2019.



Johnny Lyons, Chairman

Attest:



Laura Morales, Planning Coordinator

18. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

19. Planning and Zoning Commission Training Session [7:00 PM]
The Planning and Zoning Commission will hold a training session with the City Attorney immediately following the adjournment of the May 28, 2019 Capital Improvements Advisory Committee Meeting.

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 11, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Annie Fishman, Mark Moeller and Tracey Logan. Absent from the meeting was Chairman Lyons. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the May 14, 2019 Planning and Zoning Commission meeting.

2. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [*SH-205*] and Yellow Jacket Lane, and take any action necessary.

3. P2019-024

Consider a request by Charles Corbett for the approval of a vacating plat establishing Lots 17 & 18, Block B, Lago Vista Addition being a 1.09-acre parcel of land currently identified as Lot 19, Block B, Lago Vista Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 18 (PD-18) for single family land uses, addressed as 2835 Marcie Lane, and take any action necessary.

Commissioner Fishman made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

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.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

5. Z2019-012

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [*FM-3549*] north of the intersection of Stodgehill Road [*FM-3549*] and Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting a change in zoning from an Agricultural District to a Planned Development District for Single-Family 1 District land uses. The concept plan shows that the 61.45-acre property will consist of 39 single-family lots that will broken-down into two lot types, 120' x 200' & 130' x 400'. Specifically, the development will include 17 lots that will be a minimum of 120' x 200'

64 and 22 lots that will be a minimum of 130' x 400'. The lot sizes will range in size from 43,560 square
65 feet to 65,340 square feet. The proposed minimum size of each dwelling unit will be 2,500 square
66 feet. The applicant has stated that the homes will be custom homes and will vary from lot to lot.
67 The product will also be a rural style estate lot, which will incorporate a rural-local roadway and a
68 minimum front yard setback of 70-feet. The proposed housing product will have a minimum
69 masonry requirement of 80%, with up to 50% cementitious fiberboard horizontal lap siding being
70 HardiBoard or Hardy Plan and stucco being permitted. The proposed housing product conforms
71 to the City's minimum masonry and anti-monotony requirements and will allow both traditional
72 swing, side entry, and flat front entry which is setback behind the width of the double car garage
73 that is access from the traditional swing configuration garage configurations. All garage doors
74 will incorporate upgraded finishes. The development will incorporate less than the required 20%
75 open space; however, it will have a 30-foot landscape buffer adjacent to FM-3549 that will
76 incorporate ground cover, a built-up berm and/or shrubbery or a combination thereof and trees
77 and a five foot sidewalk along the entire frontage. In addition, the applicant has stated that by
78 virtue of the development incorporating larger lots without stockade or solid fencing, it will
79 achieve the same feel as more dense developments that incorporate the required 20% open space.
80 The proposed Planned Development District will be subject to the land uses and requirements
81 stipulated for the Single-Family 1 District unless specifically called out in the Planned
82 Development District ordinance. Additionally, the applicant is proposing to allow traditional
83 swing, side entry, and flat-front entry garages in lieu of alleyways. All flat-front entry garages will
84 be setback either behind the width of a double garage that is accessed from a traditional swing or
85 flush with the front façade of the home for the standard flat-front entry garages. As a
86 compensatory measure for not meeting the required 20-foot setback stipulated by the Unified
87 Development Code for flat-front entry garages, the applicant is requiring that all garage doors
88 incorporate upgraded finishes. With regard to the open space requirement, the applicant has
89 stated that estate style lots with non-transparent fencing provide a similar aesthetic as traditional
90 neighborhoods that incorporate opaque fencing and 20% open space.

91
92 Mr. Brooks further noted that the OURHometown Vision 2040 Comprehensive Plan indicates that
93 the subject property is located in the Northeast Residential District and is designated for Low
94 Density Residential land uses. The Northeast Residential District is characterized by its low-
95 density subdivisions and rural/estate style lots and this district has several large vacant tracts of
96 land that are suitable for low-density residential development, and it is anticipated that this district
97 will be a future growth center for the City. The Low Density Residential land use category consists
98 of residential subdivisions that are two units per gross acre or less. Primary land uses in this
99 district are suburban, estate, and rural developments. In this case, the development is an estate
100 style subdivision with a density of 0.63 units per gross acre. This is substantially in conformance
101 to intent of the Northeast Residential District and the Low Density Residential land use
102 designation. In addition, the Comprehensive Plan seeks to preserve the City's current residential
103 to non-residential land use ratio 80% Residential; 20% Commercial in order to maintain a balance
104 mix of land uses for fiscal sustainability. The Land Use Plan contained in the Comprehensive Plan
105 was created to guide the City toward the desired 80% residential to 20% non-residential land use
106 balance. Currently, the land use balance is at 75.48% residential to 24.52% non-residential. If the
107 City Council chooses to approve this case since this case is proposing zoning in conformance to
108 the Land Use Plan the ratio will remain the same.

109
110 Mr. Brooks went on to state that On May 24, 2019, staff mailed 13 notices to property owners and
111 occupants within 500-feet of the subject property and located within the City Limits. There are no
112 Homeowner's Associations or neighborhood groups within 1,500-feet of the subject property and
113 participating in the Neighborhood Notification Program. Staff did not receive any notices
114 concerning this case.

115
116 Mr. Brooks advised the Commission that the applicant was present and available for questions as
117 well as staff.

118
119 Vice-Chairman Chodun asked the applicant to come forward and speak.

120
121 Ryan Joyce
122 1189 Waters Edge Drive
123 Rockwall, TX
124

125 Mr. Joyce came forward and provided a power point presentation that provided additional
126 information pertaining to the proposed development.
127
128 Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to
129 come forward and do so.
130
131 David Ingram
132 950 Clem Road
133 Rockwall, TX
134
135 Mr. Ingram came forward and generally expressed being in favor of the request.
136
137 Steve Curtis
138 2130 FM-1141
139 Rockwall, TX
140
141 Mr. Curtis came forward and expressed concern with the topography that septic systems would
142 create.
143
144 Vice-Chairman Chodun asked the applicant to come forward and provide rebuttal to
145 concerns/questions that were brought up.
146
147 Vice-Chairman Chodun asked if anyone who wished to speak to come forward and do so; there
148 being no one indicating such Vice-Chairman closed the public hearing and brought the item back
149 to the Commission for discussion or a motion.
150
151 After general discussion Commissioner Welch made a motion to approve Z2019-012 with staff
152 recommendations. Commissioner Fishman seconded the motion which passed by a vote of 6-0
153 with Chairman Lyons absent.
154
155 6. Z2019-013
156 Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects,
157 Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned
158 Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor
159 District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of
160 Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at
161 the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any
162 action necessary.
163
164 Planning Director, Ryan Miller, provided a brief explanation and background of the request. He
165 shared that on September 20, 2010, the City Council passed Ordinance No. 10-21 Planned
166 Development District 32, which established a concept plan and development standards for the
167 approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within
168 the approved concept plan, PD-32 was divided into ten subdistricts that contained individual
169 development and land use standards. On November 17, 2014, the City Council adopted Ordinance
170 No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the
171 Hillside Subdistrict. This PD Development Plan showed a series of buildings would be
172 constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-
173 21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the
174 building placement requirements and pedestrian access requirements to allow retaining walls
175 ranging from seven (7) to nine (9) feet in height to be established along Harbor Heights Drive. The
176 approval of these walls were tied to building elevations submitted by the applicant and which were
177 tied down as part of the City Council's approval. On May 1, 2017, the City Council adopted
178 Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the
179 ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for
180 the subject property. On May 15, 2019, the applicant submitted an application requesting to amend
181 Ordinance No. 14-51 to change the PD Concept Plan approved for the subject property. According
182 to Ordinance No. 17-22 [the regulating ordinance for Planned Development District 32, the purpose
183 of a PD Development Plan is to ensure that a proposed development meets the intent of the
184 subdistrict and/or to address any waivers required by the development. Ordinance No. 17-22 goes
185 on to state that the Hillside Subdistrict, in which the subject property is located, is intended to
186 provide a cluster of restaurant anchors that can contribute to the creation of a vibrant, pedestrian
187 oriented character within the Harbor District. In this case, the applicants proposed development

188 meets this intent of the Hillside Subdistrict; however, the submitted PD Concept Plan will require
189 waivers to the building placement and parking requirements stipulated in Ordinance No. 17-22.
190 The concept plan for the Hillside Subdistrict contained in Ordinance No. 17-22 calls for existing
191 slopes between 8-12% with the incorporation of two pedestrian opportunities extending
192 perpendicular to Harbor Heights Drive at not more than 2% slope. Harbor Heights Drive which is
193 intended to serve as the primary connector to the existing Harbor Development and is a primary
194 street frontage for retail, residential and mix use development within the adjacent subdistricts is
195 designated as a Street Type 'D', and was constructed by the City with slopes of 10.3% with one
196 pedestrian crossing, situated in the center of the roadway, constructed at a 1% slope in
197 accordance to the concept plan. Additionally, the original concept plan contained in Ordinance
198 No. 17-22 depicted smaller pad sites that stepped down to adjust for the slope of the street, which
199 allowed for storefronts and patios to be at or closer to grade. The PD Concept Plan approved with
200 Ordinance No. 14-51 incorporated larger pad sites, which made it more difficult to step the
201 buildings down to a pedestrian level. As a result, the ordinance was approved allowing the use
202 of retaining walls, ranging in size from seven to nine feet adjacent to Harbor Heights Drive. A
203 major consideration in allowing the retaining walls was the incorporation of building elevations
204 showing how the retaining walls would be incorporated into the development. In this case, the
205 amended PD Concept Plan reduces the number of buildings adjacent to Harbor Heights Drive, but
206 continues to incorporate larger pad sites that may require retaining walls. Since the applicant has
207 not submitted building elevations with the revised PD Development Plan, staff has included a
208 condition of approval allowing retaining walls not to exceed seven feet in height. Additionally,
209 according to Ordinance No. 17-22, in order to provide flexibility and create high quality projects,
210 an applicant for development within PD-32]may request a waiver of the following District or
211 Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3)
212 Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in
213 any Subdistrict. Mr. Miller went over the waivers that are being requested to the requirements
214 based on what the applicant submitted.

215
216 Mr. Miller further noted that on May 24, 2019, staff mailed 25 notices to property owners and
217 residents within 500 feet of the Hillside Subdistrict and also emailed notices to the Lakeside
218 Village and Lago Vista Homeowner's Associations. No notices were received for or against the
219 request.

220
221 Mr. Miller advised the Commission that the applicant was present and available for questions as
222 well as staff.

223
224 Vice-Chairman Chodun asked for questions from the Commission.

225
226 Jimmy Strohmeyer
227 2701 Sunset Ridge
228 Rockwall, TX

229
230 Mr. Strohmeyer came forward and provided additional details pertaining to the request.

231
232 Vice-Chairman Chodun opened up the public hearing and asked if anyone wished to speak to
233 come forward and do so; there being no on indicating such Vice-Chairman Chodun closed the
234 public hearing and brought the item back to the Commission for discussion or action.

235
236 Commissioner Womble made a motion to approve Z2019-013 with staff recommendations.
237 Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Chairman Lyons
238 absent.

239
240 V. ACTION ITEMS

241
242 7. SP2019-014 [*Postponed to the June 25, 2019 Planning and Zoning Commission Meeting*]
243 Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for
244 Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on
245 a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64,
246 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
247 Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of
248 Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.
249

Vice-Chairman Chodun indicated agenda item is being postponed and no action was necessary.

8. SP2019-016

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant submitted an application requesting approval of a site plan for the purpose of expanding their existing site by constructing two additional single story buildings which will consist of a total of approximately 7,220 square feet, and bring the total number of metal buildings on the subject property to four. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According to the Unified Development Code the proposed general office use is allowed by-right in a Commercial District. Excluding the exceptions being requested, the submitted site plan, landscape plan, and building elevations, generally conform to the technical requirements contained within the UDC for a property located within a Commercial District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design and additionally the applicant is proposing to incorporate a brick wainscot on all building façades. After receiving a recommendation from the Architectural Review Board, the applicant intends to provide a wainscot on the existing buildings, matching the proposed building exterior facades. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district and in addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent as lower intensity districts. In this case, the applicant's proposal is adjacent to Ranch Trail which is identified as a Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a high volume water/wastewater user. . Mr. Gonzales went on to discuss the exceptions being requested based on the information submitted by the applicant and additionally noted that the Architectural Review Board reviewed the proposed site plan and recommended approval.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Bob Holly
1716 Bison Meadow
Heath, TX

Mr. Holly came forward and provided additional details pertaining to the request.

Vice-Chairman brought the item back to the Commission for discussion or a motion.

After general discussion Commissioner Fishman made a motion to approve the site plan with staff conditions and Architectural Review Board recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

9. SP2019-017

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting approval of a site plan for the purpose of constructing an approximately 6,042 square foot single-story, animal boarding/kennel facility. The building will be composed of masonry construction such as natural stone, brick, and cement board siding, meeting the requirements of the Unified Development Code. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. According the Unified Development Code, an animal boarding/kennel without outside pens is a permitted by-right land

312 use in a Light Industrial District. The subject property proposes one point of ingress and egress
313 along Alpha Drive. Other than the exceptions being requested, the submitted site plan, landscape
314 plan, treescape plan, photometric plan, and building elevations generally conform to the technical
315 requirements contained within the UDC for a property located within a Light Industrial District.
316 The treescape plan provided by the applicant indicates a total of 20-caliper inches to be removed
317 from the site, which consists of two, ten inch cedar trees. According to the UDC, no mitigation
318 will be required for the removal of any tree that is less than four inches DBH or less than 11 inches
319 DBH for hackberry and cedar trees. The proposed animal shelter/kennel is a permitted land use
320 in the Light Industrial District. Additionally, all operations will be indoors with no outside kennels
321 or pens. According the Unified Development Code, non-residential developments that have a
322 side or rear contiguous to any residential district shall be screened with a masonry fence tilt wall
323 or concrete block are prohibited; however, precast walls may be approved by the planning and
324 zoning commission, six feet in height. As an alternative, berms in conjunction with a minimum of
325 a six-foot wrought fence and a combination of trees and shrubs can be utilized to meet the
326 screening requirements if the planning and zoning commission determines that the proposed
327 alternative will provide sufficient screening. In this case, the applicant is providing an eight foot
328 tall wood fence adjacent to the western property boundary that will face the Wilkerson-Sanders
329 Memorial Stadium. Typically, wood fences are not used for screening purposes outside of the
330 Residential Office District due to the maintenance required for this material, and the fact that it is
331 not consistent with the City's codes. The use of a wood fence for screening purposes will require
332 approval of an exception by the Planning and Zoning Commission. Mr. Gonzales went on to
333 discuss the exceptions being requested based on the information submitted by the applicant and
334 additionally noted that the Architectural Review Board reviewed the proposed site plan and
335 recommended approval.

336
337 Mr. Gonzales advised the Commission that the applicant was present and available for questions
338 as well as staff.

339
340 Vice-Chairman asked the applicant to come forward.

341
342 Steve Homemeyer
343 206 Elm Street
344 Dallas, TX

345
346 Mr. Homemeyer came forward and indicated he was available for questions.

347
348 Vice-Chairman Chodun brought the item back to the Commission for discussion or action. General
349 discussion took place between the Commission in regards to the request in particular the fence
350 and the landscape buffer.

351
352 Commissioner Fishman made a motion to approve the site plan with staff conditions and
353 Architectural Review Board recommendations. Commissioner Moeller seconded the motion which
354 passed by a vote of 5-1 with Commissioner Logan dissenting and Chairman Lyons absent.

355
356
357 10. SP2019-018

358 Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of
359 Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-
360 acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County,
361 Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action
362 necessary.

363
364 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
365 subject property was annexed in 1980 and is currently vacant. In 2017, the applicant submitted a
366 request for approval of a site plan for a multi-tenant office/warehouse on the subject property. At
367 that time, the proposed office/warehouse facility matched the office/warehouse facility that had
368 just been approved located just north of this property, and which is owned by the applicant. After
369 receiving staff's comments, the applicant requested to withdraw the request in order to revise the
370 submittal to address staff's comments. According to the Unified Development Code the proposed
371 office/warehouse use is allowed by-right in a Light-Industrial District and will not require any
372 additional approvals with regard to land use. With the exception of the exceptions being
373 requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building

374 elevations generally conform to the technical requirements contained within the UDC for a
375 property located within a Light Industrial District. The applicant has provided a treescape plan
376 identifying 72 caliper-inches of protected trees that are required to be removed in order to develop
377 the site. The trees being removed include four Hackberry trees that are 12 caliper-inches and one
378 Hackberry tree that is 24 caliper-inches. According to the UDC, the trees are identified as
379 secondary protected trees and shall be replaced with a half-inch for every inch removed. In this
380 case, the applicant is required to mitigate for 48 caliper-inches. According to the submitted
381 treescape plan, the applicant intends to provide 72 caliper-inches of trees on-site and this will
382 satisfy the mitigation balance on the subject property.
383

384 Mr. Gonzales further noted that according to the submitted site plan, the facility will consist of two
385 buildings that are approximately 12,200 square feet, utilize a flat roof design, and will be
386 constructed of a combination of brick, stone, and stucco. Building A will be adjacent to T. L.
387 Townsend Drive will consist of offices. Building B will be situated behind Building A, will consist
388 of warehouse space, and have roll-up bay doors. The submitted site plan indicates that all of the
389 roll-up doors will face toward Building A and will have limited visibility from T. L. Townsend Drive.
390 According to the Unified Development Code, the minimum masonry requirement for buildings
391 located within a Light Industrial District is 90% primary materials and/or a maximum of 10%
392 secondary materials. Additionally a minimum of 20% stone is required on all building facades,
393 and the use of cementitious materials shall be limited to 50% of each façade and shall not be used
394 in the first four feet from grade. Each building is also required to incorporate accent brick or stone
395 or brick and stone patterns and materials that provide contrast on the façade. In this case, the
396 proposed building utilizes a combination of brick, stone, and stucco. With the exception of the
397 east façade of Buildings A & B, proposed buildings appear to be in conformance with the masonry
398 requirements of the UDC. The Unified Development Code stipulates that all buildings located in a
399 Light Industrial District conform to building articulation required on all primary and secondary
400 facades. In this case, with the exception of the east façade of Buildings A & B, the proposed
401 buildings appear to be in conformance with the requirements of the Unified Development Code.
402 The applicant has the ability to conform to the masonry and building articulation requirements;
403 however, the applicant has cited the limited visibility of the east façade as the motivation for
404 requesting the exceptions. Should the Planning and Zoning Commission approve the exceptions,
405 staff has recommended to the applicant that a thick vegetative screen consisting of a combination
406 of bushes, grasses, and/or mature trees be planted adjacent to the southeast and northeast
407 property lines to provide additional screening. This has been made a condition of approval. Mr.
408 Gonzales went on to discuss the exceptions being requested based on the information submitted
409 by the applicant and additionally noted that the Architectural Review Board reviewed the revised
410 elevations and made a motion to approve the variances to the building materials and articulation
411 on the east facade of Buildings A and B. Additionally, the ARB requested two additional trees to
412 help provide screening from the roll up doors on the north and south of Building B.
413

414 Mr. Brooks advised the Commission that the applicant was present and available for questions as
415 well as staff.
416

417 Vice-Chairman Chodun asked the applicant to come forward.
418

419 Ross Ramsay
420 2235 Ridge Road
421 Rockwall, TX
422

423 Mr. Ramsay came forward and provided additional details pertaining to the request.
424

425 Vice-Chairman Chodun brought the item back to the Commission for discussion or action.
426

427 Commissioner Welch made a motion to approve SP2018-018 with staff and Architectural Review
428 Board's recommendations. Commissioner Womble seconded the motion which passed by a vote
429 of 6-0 with Chairman Lyons absent.
430

431 VI. DISCUSSION ITEMS
432

433 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
434
435

- 436 ✓ P2019-020: Lot 2, Block A, RISD Elementary School Addition [Approved]
- 437 ✓ P2019-021: Lots 1-3, Block A, Town Place Marriott Addition [Approved]
- 438 ✓ P2019-022: Lot 5, Block A, Harbor Village Addition [Approved]
- 439 ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (2nd Reading) [Approved]
- 440 ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory
- 441 Building at 777 & 839 Cornelius Road (2nd Reading) [Approved]
- 442 ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (2nd
- 443 Reading) [Approved]
- 444

445 **Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced**

446 **case at the City Council meeting.**

447

448

449 VII. ADJOURNMENT

450 **Chairman Lyons adjourned the meeting at 7:44 p.m.**

451 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF

452 ROCKWALL, Texas, this 9 day of July, 2019.

453

454

455

456

457

458 

459 _____

460 Johnny Lyons, Chairman

461 Attest:

462 

463 _____

464 Laura Morales, Planning Coordinator

465

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 25, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:07 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Melba Jeffus
1903 S. FM-549
Rockwall, TX

Ms. Jeffus came forward and generally expressed concern in regards to a proposed site plan for a shopping mall/house of worship. She has major concerns with the traffic impact the project will cause in that area which already has tremendous traffic issues.

Judith Matherne
1115 Signal Ridge
Road, TX

Ms. Matherne came forward and generally expressed being in favor of the proposed shopping center she feels Rockwall is an expanding city and the concern with traffic is one that is being faced in the entire city and is part of the growth.

Dean Lanty
216 W. Quail Run Road
Rockwall, TX

Mr. Lanty came forward and expressed concern with the traffic issue the proposed site plan for the house of worship and shopping center will create in one of the most congested intersections in Rockwall.

Sergio Bento
2002 S. Lakeshore Drive
Rockwall, TX

Mr. Bento came forward and spoke in regards to the proposed house of worship/ shopping center and shared he is a Baptist pastor born in Brazil and has faced discrimination. He spoke of the concern of traffic however traffic and growth is inevitable.

Jim Alford
635 Stafford Circle
Rockwall, TX

Mr. Alford came forward and spoke in regard to the proposed site plan for the house of worship/retail center. He expressed concern with the traffic it will create.

64 III. CONSENT AGENDA

65 1. Approval of Minutes for the May 28, 2019 Planning and Zoning Commission meeting.

66 2. SP2019-015

67 Consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB
68 Construction Group, LLC for the approval of a site plan for a restaurant less than 2,000 SF without a drive-
69 through or drive-in on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of
70 Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office
71 (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed
72 as 505 N. Goliad Street, and take any action necessary.

73 3. SP2019-020

74 Consider a request by Dub Douphrate & Associates on behalf of Carla Rankin of Carla Rankin Real Estate
75 Holdings for the approval of a site plan for an office building on a 0.29-acre tract of land identified as Tract
76 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned
77 Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District,
78 addressed as 4035 N. Goliad Street, and take any action necessary.

79 4. P2019-027

80 Consider a request by Kyle Coleman Harris of Pacheco Koch Consulting Engineers on behalf of Alton
81 Frazier of Channell Commercial Corporation for the approval of a replat for Lot 3, Block A, Channell
82 Subdivision Addition being a 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision
83 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the
84 SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take
85 any action necessary.

86 **Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble**
87 **seconded the motion which passed by a vote of 7-0.**

88 IV. APPOINTMENTS

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

91 **Architectural Review representative gave a brief explanation concerning agenda items that were**
92 **discussed at the Architectural Review Board meeting.**

93 V. ACTION ITEMS

94 6. SP2019-014

95 Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for
96 Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center* and *house of worship* on
97 a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64,
98 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic
99 Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of
100 Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

101 **Planning Director, Ryan Miller, provided a brief explanation and background in regard to the case.**
102 **The applicant is requesting approval of a site plan for a retail shopping center and house of**
103 **worship on a tract of land that is currently vacant. According to the Unified Development Code, a**
104 **house of worship and retail shopping center are both permitted by-right on properties zoned**
105 **Commercial District and no additional approvals are necessary with regard to land use. With the**
106 **exception of the variances being requested the submitted site plan, landscape plan, treescape**
107 **plan, photometric plan, and building elevations generally conform to the technical requirements**
108 **contained within the UDC for a property. Additionally according to the treescape plan submitted**
109 **by the applicant, there are 48 caliper-inches of primary protected trees and 113 caliper-inches of**
110 **secondary protected trees being removed (i.e. a total of 161-caliper-inches in order to develop the**
111 **site. Of the total number of trees, 125 caliper-inches require mitigation, which will be satisfied by**
112 **landscaping being planted on site. Additionally according to the Unified Development Code the**
113 **Commercial District is the proper zoning classification for most types of commercial development**
114 **and generally consists of large shopping centers at major intersection, and commercial shopping**
115 **centers along arterial roadways. Areas should not be zoned Commercial District unless they are**
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127 located close to an arterial or a major collector. The Unified Development Code goes on to state
128 that since the Commercial District is general in nature, the development standards are less
129 stringent and do not require as high of standards of development as the Residential Office,
130 Neighborhood Services, and the General Retail Districts. When adjacent to neighborhoods the
131 area should have adequate buffering between the Commercial District and the residential
132 development. In this case, the proposed uses are allowed by-right in a Commercial District and
133 is also located in close proximity to Ridge Road, which is a major collector. Given the proposed
134 use, zoning district, and its proximity to a major collector, the applicant's request appears to
135 conform to the development standards as stipulated in the Unified Development Code with regard
136 to development standards within the Commercial District. The Scenic Overlay District requires
137 90% primary materials and 20% natural stone. Additionally, all structures that have a footprint of
138 6,000 square feet or less require a pitched roof. The Scenic Overlay District also requires four
139 sided architecture and that all rooftop mechanical equipment to be screened by an architectural
140 feature that is integral to the building's design. The building elevations submitted by the applicant
141 appear to conform to the requirements stipulated in the Unified Development Code with regard to
142 exterior building materials. The proposed building will be 4,535 square feet and will utilize a flat
143 roof system and since this does not conform to the requirements of the Unified Development Code
144 an exception is required. The Planning and Zoning Commission has approved similar requests.
145 Additionally, although the building elevations seem to generally conform to the four sided
146 architecture requirements, the proposed building elevations show a portion of the rooftop
147 mechanical equipment. The applicant has provided a line-of sight-study showing that the
148 mechanical equipment will not be visible from the property line. The Unified Development Code
149 requires any commercial use or parking lot that has a side or rear contiguous to a residential
150 district to be screened with a masonry fence. As an alternative, berms in conjunction with a
151 minimum six foot wrought iron fence and a combination of trees and shrubs can be utilized to
152 meet this requirement, should the Planning and Zoning Commission determine that the proposed
153 alternative will provide sufficient screening. In this case, the subject property is adjacent to the
154 Turtle Cove Subdivision and the applicant is proposing to utilize six foot tall wrought iron fence
155 in conjunction with a combination of trees and landscaping to provide screening from the adjacent
156 neighborhood.

157
158 Mr. Miller further noted that based on the information submitted by the applicant, staff has
159 identified a variance to the requirements of the Unified Development Code for Architectural
160 Standards and Rood Design Standards. According to the Unified Development Code, all structures
161 having a footprint of less than 6,000 square feet shall be constructed of a pitched roof. The
162 proposed house of worship/retail shopping center will utilize a flat roof system and since this does
163 not conform to the requirements of the Unified Development Code, a variance is required. This
164 variance is a discretionary decision for the Planning and Zoning Commission and requires
165 approval by a $\frac{3}{4}$ majority. In the event that the variance is denied, the applicant has the ability to
166 appeal the Planning and Zoning Commission's decision to the City Council by filing a written
167 request with the Planning and Zoning Department.

168
169 Mr. Miller advised the Commission that the applicant was present and available for questions as
170 well as staff.

171
172 Chairman Lyons asked for questions from the Commission.

173
174 Commissioner Chodun asked what criteria could be utilized in considering approval or denial of
175 a site plan. Mr. Miller went over the Unified Development Codes requirements set forth in
176 evaluating a site plan.

177
178 Commissioner Fishman asked if the pitched roof requirement has been waived in the past for any
179 other buildings in the area. Mr. Miller indicated it has been waived several instances along this
180 corridor. Commissioner Logan asked if it met all fire codes in regards to access. Mr. Miller stated
181 it met the International Fire Code.

182
183 Chairman Lyons asked if based on the location and concern with traffic that was brought up, could
184 a traffic impact analysis be requested. Mr. Miller explained that a traffic analysis could be
185 requested by the Planning and Zoning Commission either at time of site plan or final plat.
186 Commissioner Womble asked if one has been requested before on such a small building. Mr. Miller
187 indicated a TIA has not been requested before by the Commission on a building of this size.
188

189 Chairman Lyons asked the applicant to come forward and speak.

190
191 Naim Khan
192 2105 Canyon Creek
193 Garland, TX
194

195 Mr. Khan came forward and indicated he was the civil engineer for the project and was available
196 for questions from the Commission.
197

198 Commissioner Welch asked what the expected hours of operation for the house of worship would
199 be. Mr. Khan shared that the main congregation hours will be Fridays from 1:30 p.m. to 2:30 p.m.
200 however individual people can come and go throughout the day.
201

202 Commissioner Chodun asked if any prospective tenants for the retail portion had pre-leased yet.
203 Mr. Khan indicated he was unaware of any that had at this time.
204

205 Chairman Lyons brought the item back to the Commission for discussion or action.
206

207 Extensive general discussion took place between the Commission in regards to the concern with
208 traffic and should a Traffic Impact Analysis be requested, hours of operation regarding the hour
209 of prayer that takes place daily and the variance to the pitch roof that is being requested.
210

211 Chairman Lyons made a motion to postpone the case pending a Traffic Impact Analysis.
212 Commissioner Fishman seconded the motion. The motion failed to pass with a vote of 5-2 with
213 Commissioners Womble, Logan, Chodun, Welch, and Moeller dissenting.
214

215 Commissioner Chodun made a motion to approve SP2019-014 with staff recommendations and
216 variances requested. Commissioner Womble seconded the motion which passed by a vote of 5-2
217 with Chairman Lyons and Commissioner Fishman dissenting.
218
219

220 7. MIS2019-005

221 Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W.
222 Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre
223 parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall,
224 Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-
225 Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast
226 corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
227

228 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
229 The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in conjunction
230 with the Ladera of Rockwall Addition for the purpose of offsetting a portion of the required tree
231 mitigation. Specifically, the applicant is requesting relief associated with the trees (i.e. 699.5-
232 caliper inches of trees) that will be removed to construct an off-site, 12-inch sanitary sewer line
233 that will serve the development. On June 26, 2018, the Planning and Zoning Commission approved
234 an amended treescape plan allowing for the removal of an additional 977.75-caliper inches that
235 were associated with the construction of this sanitary sewer line. This approval brought the total
236 mitigation balance due to 1,443.25 caliper-inches. On March 12, 2019, a revised treescape plan
237 was submitted with the final plat application indicating the need for the removal of an additional
238 283.5-caliper inches of tree to allow the installation of the 12-inch sanitary sewer line. This
239 increased the total mitigation balance due to 1,726.75-caliper inches. Currently, the applicant's
240 approved mitigation plan calls for providing all 1,726.75-caliper inches on-site. The applicant's
241 proposal requests that the City Council consider one of two alternatives. Those being option one,
242 that the City Council waive the 699.5-caliper inches associated with the offsite installation of the
243 12-inch sanitary sewer line; or, option two, that the City Council consider reducing the tree
244 mitigation balance associated with the off-site improvements by $\frac{1}{2}$ the amount (i.e. 349.75-caliper
245 inches). This balance would then be donated to the Parks Department to save the applicant the
246 expense of planting and caring for the trees on-site. If the City Council does not approve one of
247 the two alternatives, the applicant has stated that they intend to provide the full balance to the
248 Parks Department to be used in other areas of the City.
249

250 Mr. Gonzales further noted that according to the Unified Development Code, the City Council,
251 upon recommendation from the Planning and Zoning Commission, may consider an Alternative
252 Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the
253 requirements of this article or where it is determined that adherence to the tree mitigation
254 requirements will create a hardship for an applicant.
255

256 Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.
257

258 Chairman Lyons asked the applicant to come forward.
259

260 John Delin
261 361 W. Byron Nelson Blvd. Suite 104
262 Roanok, TX
263

264 Mr. Delin came forward and provided additional comments pertaining to the request.
265

266 Chairman Lyons brought the item back to the Commission for discussion or a motion. General
267 discussion took place in regards to which option of the two being proposed would be the better
268 option.
269

270 Commissioner Welch made a motion to approve SP2019-005 with option #2. Commissioner
271 Moeller seconded the motion which was denied by a vote of 4-3 with Commissioners Womble,
272 Logan, Lyons and Fishman dissenting.
273

274 Planning Director, Ryan Miller, indicated the Commission could entertain another motion since
275 additional options were provided and a recommendation is being forwarded to City Council
276 however that is discretionary to the Commission.
277

278 Commissioner Logan made a motion to approve with option #3. Commissioner Chodun seconded
279 the motion which passed by a vote of 5-2 with Commissioners Welch and Moeller dissenting.
280

281 Chairman Lyons called a recess at 7:25 p.m.
282 Chairman Lyons reconvened the meeting at 7:31 p.m.
283

284 VI. DISCUSSION ITEMS 285

286 8. P2019-026

287 Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a
288 preliminary plat for Lots 1-5, Block A, Park Station Addition, being a 16.26-acre tract of land identified as
289 a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract
290 No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100
291 & 1300 E. Washington Street, and take any action necessary.
292

293 Planning Director, Ryan Miller, indicated that the case was on the discussion items because it will
294 go before the Parks Board before it returns to the Commission for action and if it adheres to the
295 technical requirements will be on the consent agenda on the next scheduled meeting. Mr. Miller
296 advised the Commission that the applicant was present and was available for questions as well
297 as staff.
298

299 Chairman Lyons asked the applicant to come forward.
300

301 Tom Jones
302 5815 Meadowcrest Drive
303 Dallas, TX
304

305 Mr. Jones came forward and provided information pertaining to the request and indicated he was
306 available for questions.
307

308 There being no questions Chairman Lyons indicated the case will return to the Commission for
309 action at the next scheduled meeting.
310
311

312 9. SP2019-021
313 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier
314 of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial
315 building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City
316 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-
317 Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action
318 necessary.
319

320 Planning Manager, David Gonzales, indicated the applicant was present and would go over the
321 case.
322

323 Chairman Lyons asked the applicant to come forward.
324

325 Ed Burke
326 1700 Justin Road
327 Rockwall, TX
328

329 Mr. Burke came forward and provided additional comments pertaining to the request. They have
330 realigned the fire lane based on requirements from the fire department and in the process of that
331 staff asked they create a plot plan for the entire site and they are currently working with TXDOT
332 with the realignment of John King and staff to meet requirements. Mr. Burke indicated he was
333 available for questions.
334

335 Mr. Gonzales added that staff is currently working with the applicant with where the storage areas
336 will be located to make sure that those areas are properly enclosed.
337

338 Chairman Lyons asked for questions from the Commission.
339

340 There being no questions Chairman Lyons indicated the case will return to the Commission for
341 action at the next scheduled meeting.
342

343 10. SP2019-022
344 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly
345 of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land
346 identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned
347 Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.
348

349 Planning Director, Ryan Miller, indicated that the applicant was present and available for
350 questions.
351

352 Chairman Lyons asked the applicant to come forward.
353

354 Greg Wallis
355 2313 Ridge Road
356 Rockwall, TX
357

358 Mr. Wallis came forward and provided details pertaining to the request. They are working with
359 Lakes Assembly who have a need for additional classroom space and therefore will be doing an
360 expansion and providing a covered patio off the existing fellowship hall. The materials will match
361 the existing building. Mr. Wallis indicated he was available for questions.
362

363 Mr. Miller added that the applicants request is seeking only one variance to the articulation
364 requirement. The Architectural Review Board reviewed the case when they met earlier this evening
365 and recommended approval.
366

367 There being no questions Chairman Lyons indicated the case will return to the Commission for
368 action at the next scheduled meeting.
369

370 11. SP2019-023
371 Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real
372 Estate, LLC for the approval of a site plan for a multi-tenant retail building and restaurant on a 2.542-acre
373 tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall

374 County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land
375 uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner
376 of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.
377

378 Planning Manager, David Miller, indicated that the applicant was present and would discuss
379 details pertaining to the request. He added that there are various variances associated with the
380 case which the Architectural Review Board will review.
381

382 Chairman Lyons asked the applicant to come forward.
383

384 Jake Fears
385 2201 E. Lamar Blvd. Suite 200E
386 Arlington, TX

387 Mr. Fears came forward and provided information pertaining to the request. They are proposing
388 two separate building and will be seeking variances to the horizontal and vertical articulation. He
389 indicated it is their intent to modify based on staffs' comments to conform to the Overlay
390 standards. He indicated he was available for questions.
391

392 Commissioner Fishman asked if there were any potential tenants being considered for the site.
393 Mr. Fears shared that the south building possibly will be a coffee kiosk with the brand name
394 Scooters and the north is being proposed for a restaurant use with the remaining to be retail.
395

396 Commissioner Logan expressed concerns with the screening with one of the buildings'
397 orientation will have the back of the building facing SH-205. Mr. Fears indicated they are potentially
398 looking into reorienting that building. Mr. Miller added that one of the Architectural Review Boards
399 comments was to reorient the front of the building.
400

401 There being no further questions Chairman Lyons indicated the case will return to the
402 Commission for action at the next scheduled meeting.
403
404

405 12. SP2019-024

406 Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the
407 approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr
408 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
409 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of
410 Justin Road and John King Boulevard, and take any action necessary.
411

412 Planning Director, Ryan Miller, indicated that the applicant was present and would provide details
413 pertaining to the request.
414

415 Chairman Lyons asked the applicant to come forward.
416

417 Tom Jones
418 5815 Meadow Crest
419 Dallas, TX
420

421 Mr. Jones came forward and provided details in regards to the request. He shared that he will take
422 the comments that the Architectural Review Board provided to the architect and work with staff
423 to make needed changes before action is taken at the next meeting. He indicated he was available
424 for questions.
425

426 Chairman Lyons asked for questions from the Commission. There being no further questions
427 Chairman Lyons indicated the case will return to the Commission for action at the next scheduled
428 meeting.
429

430 13. SP2019-025

431 Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424
432 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified
433 at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas,
434 zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest
435 corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

436 Planning Manager, David Gonzales, stated that the Architectural Review reviewed the variance
437 being requested and recommended recommendation for approval. He indicated that the applicant
438 was present and available for questions.
439

440 Chairman Lyons asked the applicant to come forward.
441

442 Joseph Hornisher
443 13455 Noel Road Suite 700
444 Dallas, TX
445

446 Mr. Hornisher came forward and indicated he was the engineer of record for the project and was
447 available for questions.

448 Chairman Lyons asked if a Traffic Impact Analysis was done for the project. Mr. Hornisher stated
449 that there had been one done in January of this year and in March obtained approval and in
450 addition because they are connecting to Ridge Road which is a TXDOT roadway it was submitted
451 to TXDOT and approved.
452

453 There being no further questions Chairman Lyons indicated the case will return to the
454 Commission for action at the next scheduled meeting.
455

456 14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
457

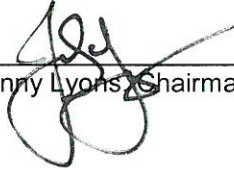
- 458 ✓ P2019-024: Vacating Plat for Lots 17 & 18, Block B, Lago Vista Addition [Approved]
- 459 ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (1st Reading) [Approved]
- 460 ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (1st Reading) [Approved]

461 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
462 case at the City Council meeting.
463
464
465

466 VII. ADJOURNMENT
467
468

469 Chairman Lyons adjourned the meeting at 7:54 p.m.
470
471

472 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
473 ROCKWALL, Texas, this 30 day of July, 2019.
474

475
476
477
478 
479 _____
480 Johnny Lyons, Chairman

481 Attest:

482 
483 _____
484 Laura Morales, Planning Coordinator
485
486

487 15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
488

489 The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss
490 any matters listed on the agenda above, as authorized by Texas Local Government Code § 55.071 (Consultation with City Attorney)
491 or any other exception allowed under Chapter 551 of the Texas Local Government Code.
492

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 9, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller and Tracey Logan. Absent from the meeting was Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 11, 2019 Planning and Zoning Commission meeting.

2. P2019-011

Discuss and consider a request by Judy K. Larson for the approval of a final plat for Lot 1, Block A, Devoll Place Addition being a 6.96-acre tract of land identified as Tract 26-2 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-3549, and take any action necessary.

3. P2019-026

Discuss and consider a request by Bill Bricker of Columbia Development Co., LLC for the approval of a preliminary plat for Lots 1-5, Block A, Park Station, Phase 1 Addition, being a 16.26-acre tract of land identified as a portion of Lot 1, Block 1, Indalloy Addition (7.409-acres) and Tract 31 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1100 & 1300 E. Washington Street, and take any action necessary.

4. MIS2019-012

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 an *Alternative Tree Mitigation Plan* for an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

Commissioner Chodun made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

IV. 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 representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. ACTION ITEMS

6. MIS2019-007

64 Discuss and consider a request by Judy K. Larson for the approval of a masonry exception for the purpose
65 of constructing an accessory building that does not meet the minimum masonry requirements stipulated
66 by the Unified Development Code (UDC) on a 6.96-acre tract of land identified as Tract 26-2 of the E. M.
67 Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5
68 (SFE-1.5) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 556 N. FM-
69 3549, and take any action necessary.
70

71 **Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The**
72 **applicant is requesting the approval of a masonry exception for the purpose of constructing a**
73 **1,200 square foot accessory building that does not meet the minimum masonry requirements**
74 **stipulated by the Unified Development Code. The proposed building will be located toward the**
75 **rear of the home and will be constructed of metal. The subject property is a 6.69-acre tract of land**
76 **that was annexed in 1998. On September 4, 2018, the City Council approved a change in zoning**
77 **from an Agricultural District to a Single-Family Estate District for the subject property. On June**
78 **27, 2019, the Board of Adjustments approved a variance to [1] reduce the required side setback to**
79 **from 25-feet to six feet, to reduce the minimum lot frontage from 150-feet to 122-feet, and to allow**
80 **a 1,200 square foot accessory building on the subject property. According to the Unified**
81 **Development Code, the exterior of an accessory building or structure shall be clad in the same**
82 **materials in roughly the same proportions as the primary structure. In this case, the applicant is**
83 **proposing to construct the accessory building out of metal. Since this does not meet the minimum**
84 **masonry requirements, an exception is required. The Unified Development Code grants the**
85 **Planning and Zoning Commission the ability to approve exceptions to the construction materials**
86 **on a case-by-case basis. In this case, since the Board of Adjustments has approved a variance**
87 **to the maximum size of the accessory building, the Planning and Zoning Commission is tasked**
88 **with viewing the proposed material and determining if an exception is warranted and approval of**
89 **a masonry exception is a discretionary decision for the Planning and Zoning Commission.**
90

91 **Mr. Brooks advised the Commission that the applicant was not present however staff was**
92 **available for questions.**
93

94 **General discussion took place between the Commission in regards to the variance requests.**
95 **Chairman Lyons brought the item back to the Commissioner for discussion or action.**
96

97 **Case MIS2019-007 failed to pass due to a lack of a motion.**
98

99 **7. MIS2019-009**

100 Discuss and consider a request by Chase Bowen for the approval of a masonry exception for the purpose
101 of constructing a single-family home that does not meeting the minimum masonry requirements stipulated
102 by the Unified Development Code (UDC) on a 0.48-acre parcel of land identified as Lot 2, Block 1, Clark
103 Street Homesite Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7)
104 District, addressed as 407 S. Clark Street, and take any action necessary.
105

106 **Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is the**
107 **approval of a masonry exception for the purpose of constructing a single-family home will be**
108 **clad in 100% wood siding which does not meeting the minimum masonry requirements. The**
109 **subject property is a 0.48-acre vacant parcel of land that was annexed prior to 1959, and was**
110 **originally platted as part of the B. F. Boydston Addition and in 2004, the property was replatted as**
111 **According to the City's historic zoning map from January 3, 1972, the subject property was zoned**
112 **Single-Family 3 District. This designation was later changed to Single-Family 7 District according**
113 **to the May 16, 1983 zoning map. The property has continued to be zoned for Single-Family 7**
114 **District land uses since this 1983.**
115

116 **Mr. Miller further noted that according to the applicant's letter, the applicant is proposing to**
117 **construct a new single-family home on the subject property and is requesting an exception to the**
118 **masonry requirements to clad the house in 100% wood lap-siding. The lap-siding being proposed,**
119 **is an eight inch wood siding product that will have two inch ribs that replicate a historic wood**
120 **siding. The applicant has stated to staff an intent to construct a house that matches the aesthetics**
121 **of the surrounding area. According to the Unified Development Code all buildings with a building**
122 **footprint of 120 square feet or greater that are over ten feet in height shall consist of a minimum**
123 **of 80% Primary Materials. Primary materials in this case are defined as stone, brick, and**
124 **cementitious materials; however, cementitious materials are limited to 60% of the building's**
125 **exterior façade. The code does grant the Planning and Zoning Commission the ability to approve**

126 exceptions to the material requirements on a case-by-case basis pending the applicant provide
127 material samples and/or building elevations of the structure. The applicant has indicated to staff
128 that a sample of the proposed siding product will be provided to the Planning and Zoning
129 Commission at the meeting on July 9, 2019. Similar requests are not uncommon in the City's Old
130 Town Rockwall Historic District, and that the Historic Preservation Advisory Board has approved
131 a number of these requests. In this case, the applicant's property is situated just outside of the
132 Historic District (the Historic District ends three properties north of the subject property), and is
133 not eligible to request a Certificate of Appropriateness from the HPAB. Many of the surrounding
134 properties are clad with a lap-siding product; however, any request for an exception is a
135 discretionary decision for the Planning and Zoning Commission. The applicant has requested
136 that if the Planning and Zoning Commission is not inclined to grant the exception for wood siding
137 that, as an alternative, they approve an exception to allow 100% cementitious lap-siding. This
138 request would allow the applicant to clad the exterior of the home in HardiBoard or a similar
139 cementitious lap-siding.

140
141 Mr. Miller advised the Commission that the applicant was present and available for questions as
142 well as staff.

143
144 Chairman Lyons asked the applicant to come forward.

145
146 Chase Bowen
147 (No address given)

148
149 Mr. Bowen came forward and provided additional details in regards to the request as well as a
150 sample board of material being requested to be used.

151
152 Chairman Lyons brought the item back to the Commissioner for discussion or action.

153
154 Commissioner Chodun made a motion to approve MIS2019-009 with staff recommendations.
155 Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner
156 Fishman absent.

157
158 8. MIS2019-011

159 Discuss and consider a request by Darrell & Ashley Quinton for the approval of a masonry exception for
160 the purpose of constructing an accessory building that does not meet the minimum masonry requirements
161 stipulated by the Unified Development Code (UDC) on a 1.4969-acre parcel of land identified as Lot 3,
162 Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate
163 1.5 (SFE-1.5) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1935 Silver
164 View Lane, and take any action necessary.

165
166 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is
167 requesting approval of a masonry exception for the purpose of constructing an accessory building
168 that does not meet the minimum masonry requirement. The proposed accessory building will be
169 2,500 square feet, and will be a 1,600 square foot detached garage with 900 square foot attached
170 carport. The structure will be located behind the main home and constructed of metal. The subject
171 property was annexed on July 21, 1997 and is currently occupied by a single-family home that is
172 part of a residential subdivision and is zoned Single-Family Estate 1.5 District. On June 27, 2019,
173 the Board of Adjustments approved a variance to allow a detached garage with an attached carport
174 that exceeds the maximum allowable size requirements for a property located in a Single-Family
175 Estate 1.5 District.

176
177 Mr. Brooks further noted that according to the Unified Development Code, all accessory structures
178 shall be clad in the same materials in roughly the same proportions as the main structure. The
179 applicant is proposing to construct the accessory building out of metal. Since this does not meet
180 the minimum masonry requirements, an exception is required. The Unified Development Code
181 gives the Planning and Zoning Commission the ability to grant exceptions to the minimum
182 masonry requirements on a case-by-case basis. The Board of Adjustments has approved a
183 variance to the maximum allowable size for the proposed accessory building allowing the
184 applicant to construct the structure up to 2,500 square foot (i.e. a 1,600 SF detached garage with
185 a 900 SF attached carport). Staff should also note that the subject property currently has an
186 existing 120 square foot accessory building, which appears to be clad in the same brick as the
187 primary structure. Currently, Subsection 7.04 only allows two accessory buildings on a property

188 that is zoned Single Family Estate 1.5 District, and if constructed this would be the last accessory
189 building that could be constructed on the property without additional approvals by the Board of
190 Adjustments, or [2] removing one of the accessory buildings. Based on the applicant's submittal,
191 the Planning and Zoning Commission is tasked with viewing the proposed materials and
192 determining if an exception is warranted. Approval of a masonry exception is a discretionary
193 decision for the Planning and Zoning Commission.

194
195 Chairman Lyons asked the applicant to come forward.

196
197 Darrell Quinton
198 1935 Silver View Lane
199 Rockwall, TX

200
201 Mr. Quinton came forward and provided additional comments in regards to the request.

202
203 Chairman Lyons brought the item back to the Commissioner for discussion or action.

204
205 After general discussion between the Commission in regards to the variance being requested,
206 Commissioner Welch made a motion to approve MIS2019-011 with staff recommendations.
207 Commissioner Moeller seconded the motion which passed by a vote of 4-2 with Commissioners
208 Logan and Chodun dissenting and Commissioner Fishman absent.

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210
211 9. SP2019-021 *[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]*

212 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier
213 of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial
214 building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City
215 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-
216 Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action
217 necessary.

218
219 Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no
220 action would be necessary.

221
222 10. SP2019-022

223 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly
224 of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land
225 identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned
226 Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

227
228 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is
229 requesting approval of a site plan for the purpose of expanding an existing house of worship on
230 behalf of Rockwall Assembly of God. The subject property was annexed prior to 1959 and is
231 considered to be one of the original areas of the City of Rockwall. The subject property is zoned
232 Single-Family 7 District and is currently occupied with a house of worship. The existing house of
233 worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit to
234 allow an accessory building in conjunction with the house of worship.

235
236 Mr. Brooks further noted that according to the Unified Development Code, the existing use is
237 permitted with a Specific Use Permit in a Single-Family 7 District; however, in this case, the house
238 of worship was constructed prior to that requirement and is considered to be legally non-
239 conforming. With the exception of the exception being requested the submitted site plan,
240 landscape plan, and building elevations generally conform to the technical requirements
241 contained within the UDC for a property located within a Single-Family 7 District. Additionally
242 according to the Unified Development Code, the Single-Family 7 District is the proper zoning
243 classification for single-family developments with smaller lots and accommodates public land
244 uses, denominational and private schools, houses of worship, and public/private parks. These
245 elements are considered to be essential to creating the basic neighborhood unit, and
246 developments in the Single-Family 7 District are typically in areas adjacent to low-intensity non-
247 residential land uses that serve as a logical transition from higher to lower density residential
248 districts. In this case, the existing development is a house of worship, which seems to conform
249 to the intent of the Single-Family 7 District. Specifically, the house of worship is an element of the

250 basic neighborhood unit and serves as a transition from the higher density residential located to
251 the south of the subject property lower density single-family residential located north of the
252 subject property. Based on the information submitted by the applicant, they are requesting an
253 exception to the requirements of the Unified Development Code in regards to the Building
254 Articulation Primary Building Facades. According to the Unified Development Code, a primary
255 building façade is any building façade that has a primary entryway or that has an adjacency to a
256 public right of way, open space/green space, public/private park or a residential zoning district.
257 Primary facades have a maximum wall length of three times the walls' height without a wall
258 projection/architectural element. In this case, the expansion has three primary facades. The north
259 and east façades meet the articulation requirements; however, the south façade does not.
260 Specifically, the south façade is 69'-2 1/2" in length and 14-feet in height. Since south façade
261 exceeds the maximum length by 27'-2 1/2", an exception to the building articulation standards is
262 required. The Unified Development Code gives the Planning and Zoning Commission the ability
263 to approve exceptions and when considering an exception, the Planning and Zoning Commission
264 should determine if the proposed request is [1] in conformance with the spirit and intent of the
265 articulation requirements and [2] if granting the exception will substantially weaken the City's
266 ability to enforce the general purpose of the building articulation requirements in the future. The
267 proposed expansion will generally look similar to the existing building with regard to design and
268 materials and approval of this request does not appear to negatively impact the subject property
269 or surrounding properties. The Architectural Review Board reviewed the proposed building
270 elevations and passed a motion to recommend approval of the building elevations

271
272 Mr. Brooks advised the Commission that the applicant was present and available for questions as
273 well as staff.

274
275 Chairman Lyons asked the applicant to come forward.

276
277 Greg Wallis
278 2313 Ridge Road #103
279 Rockwall, TX

280
281 Mr. Wallis came forward and provided additional comments pertaining to the request and
282 indicated he was available for questions.

283
284 Chairman Lyons brought the item back to the Commissioner for discussion or action.

285
286 Commissioner Chodun made a motion to approve SP2019-022 with staff recommendations.
287 Chairman Lyons seconded the motion which passed by a vote of 6-0 with Commissioner Fishman
288 absent.

289
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291 11. SP2019-023

292 Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real
293 Estate, LLC for the approval of a site plan for a multi-tenant retail building on a 2.542-acre tract of land
294 identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,
295 zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within
296 the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of
297 Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

298
299 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is
300 requesting approval of a site plan for the purpose of constructing an 11,000 square foot single
301 story multi-tenant retail building. The site is subject to the requirements and land uses stipulated
302 for the General Retail District and as stated in Planned Development District 65, the North SH-205
303 District, and the Unified Development Code. According to the Unified Development Code, the
304 proposed use of a retail facility is allowed by-right in a General Retail District. Excluding the
305 variances being requested, the submitted site plan, landscape plan, and building elevations,
306 generally conform to the technical requirements contained within Planned Development District
307 65, the North SH-205 Overlay District, and the Unified Development Code. The proposed multi-
308 tenant retail facility will be constructed utilizing cultured stone, stucco, store front glass,
309 canopies, and will incorporate a flat roof design. Additionally, according to the Tree Preservation
310 Plan provided by the applicant, a total of 1,159-inches of trees will be removed from the site and
311 551-inches of trees will be preserved on the site. This grants the applicant a tree preservation

312 credit of 48-inches and reduces the overall mitigation balance to 1,111-inches. In addition, the
313 landscape plan shows that the applicant will be planting a total of 94-inches of trees, which will
314 further reduce the mitigation balance to 1,017-inches. The applicant has indicated that they will
315 work with the Parks and Recreation Department to satisfy the mitigation balance, or request an
316 Alternative Tree Mitigation Plan at a later date. According to the Unified Development Code,
317 feature trees may not be removed without the approval of the Planning and Zoning Commission.
318 A feature tree is defined as any tree that is greater than 25-inches. In this case, the applicant is
319 requesting that the Planning and Zoning Commission allow the removal of five feature trees. Staff
320 has reviewed the location of each feature trees to see if preservation would be an option for the
321 Planning and Zoning Commission to consider; however, it appears that each of the feature trees
322 would need to be removed to accommodate the applicant's proposed development. As a
323 compensatory measure the applicant will be meeting the two to one mitigation ratio required by
324 the UDC.
325

326 Mr. Gonzales further noted that according to the Unified Development Code, states that the
327 General Retail District is a district intended to provide limited retail and service uses for nearby
328 residential neighborhoods and not intended to be a major commercial/retail district. General
329 Retail Districts should try to avoid intensive commercial land uses that carry large volumes of
330 retails traffic and should be adequately buffered from residential land uses. General Retail
331 Districts are generally situated in close proximity to an arterial or major collector that is capable
332 of carrying the traffic generated by the land uses in the district. Since the General Retail District
333 is located close to residential areas, the development standards are more stringent and similar to
334 the Residential-Office and Neighborhood Services Districts. In this case, the applicant's proposal
335 is adjacent to N. Goliad Street a principle arterial identified as a TXDOT 4D on the City's Master
336 Thoroughfare Plan and West Quail Run Road. The multi-tenant retail land use is not typically
337 considered an intensive commercial land use, nor is it a high-volume water/wastewater user. With
338 regard to the land use, a retail facility is permitted by-right in a General Retail District.
339

340 Mr. Gonzales went on to go over the variances to the material and masonry composition as well
341 as the four sided architecture being requested by the applicant. He indicated that the applicant
342 was present and available for questions as well as staff.
343

344 Chairman Lyons asked the applicant to come forward.

345
346 Jake Fears
347 (No address given)
348

349 Mr. Fears came forward and provided additional comments in regards to the request.
350

351 Chairman Lyons brought the item back to the Commissioner for discussion or action. Extensive
352 general discussion between the Commission regarding the variances being requested.
353

354 Commissioner Womble made a motion to approve the site plan only. Commissioner Welch
355 seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.
356 Commissioner Welch made a motion to approve the variance to the four sided architecture as
357 recommended by the Architectural Review Board. Commissioner Chodun seconded the motion
358 which passed by a vote of 6-0 with Commissioner Fishman absent. Commissioner Welch made a
359 motion to deny the variance to the masonry composition. Commissioner Womble seconded the
360 motion which was not approved by a vote of 3 to 3 with Commissioners Chodun, Lyons, and
361 Moeller dissenting and Commissioner Fishman absent. Commissioner Chodun made a motion to
362 approve the variance to the masonry composition. Chairman Lyons seconded the motion which
363 failed to be approved by a vote of 3-3 and constitutes denial, with Commissioners Welch, Womble
364 and Logan dissenting and Commissioner Fishman absent.
365

366 12. SP2019-024 *[Postponed to the July 30, 2019 Planning and Zoning Commission Meeting]*
367 Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the
368 approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr
369 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
370 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of
371 Justin Road and John King Boulevard, and take any action necessary.
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Chairman Lyons indicated the agenda item was postponed to the next scheduled meeting and no action would be necessary.

13. SP2019-025

Discuss and consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of a site plan for an office building on a 9.7-acre tract of land identified at Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting the approval of a site plan for the purpose of constructing a four story office complex. The site is subject to the requirements and land uses stipulated for the Commercial District and the Scenic Overlay District as stipulated by the Unified Development Code. The subject property was annexed on November 7, 1960 and on January 7, 2019, the City Council approved a Specific Use Permit allowing an office building exceeding 36-feet in height within the Scenic Overlay District on the subject property. According to the Unified Development Code, the proposed use for a general office is allowed by-right in a Commercial District. With the exception of the variance being requested, the submitted site plan, landscape plan, photometric plan, and building elevations, generally conform to the technical requirements contained within the Scenic Overlay District and the Unified Development Code for a property located within a Commercial District. In addition, the site plan conforms to the Specific Use Permit which was approved by the City Council on January 7, 2019. Additionally, the proposed four story office building will consist of a total of approximately 80,236 square foot, with a portion of the first floor being constructed below grade. The overall height of the building will not exceed 60-feet in height at top of grade or four stories. The building design will be finished architecturally with a curtain wall system that incorporates natural stone, buff and rocked limestone, sintered stone accents, canopies, ACM paneling, and wood lattice work.

Mr. Gonzales further noted that according to the Tree Preservation Plan provided by the applicant, a total of 329.7-inches of trees will be removed from the site and 90-inches of trees will be preserved on the site. This grants the applicant a tree preservation credit of 65.94-inches and reduces the overall mitigation balance to 263.76-inches. In addition, the landscape plan shows that the applicant will be planting a total of 109-inches of trees, which will further reduce the mitigation balance to 154.7-inches. This balance will need to be satisfied prior to the submission of a final plat. Additionally, according to the Unified Development Code, states that the Commercial District is a district intended to provide commercial land uses such as retail, large shopping centers, office, and restaurants. Commercial Districts are generally situated in close proximity to an arterial or major collector that is capable of carrying the traffic generated by the land uses in the district. In addition, these areas may require increased water, fire protection, and wastewater and drainage capacity. Since the Commercial District is general in nature, development standards are less stringent than lower intensity districts. In this case, the applicant's proposal is adjacent to Ridge Road, which is identified as a M4D on the City's Master Thoroughfare Plan. In addition, office buildings are not typically high-volume water/wastewater users. With regard to the land use, an office complex is permitted by-right in a Commercial District. Additionally, As part of the proposed development the applicant will be required to construct a two land roadway that will provide connection from Turtle Cove Boulevard to La Jolla Pointe Drive. The proposed roadway will be built to the Minor Collector specification; however, the paving width of this roadway will be reduced to a 37-foot back-to-back roadway. This will be done in conjunction with an existing facilities agreement that was approved by the City Council and signed by the adjacent property owner on June 22, 1994.

Mr. Gonzales went on to go over the variances to the materials and masonry composition that the applicant is requesting.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Joseph Hornisher
13455 Noel Road

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Dallas, TX

Mr. Hornisher came forward and provided additional comments in regards to the request.

Chairman Lyons brought the item back to the Commissioner for discussion or action. General discussion took place between the Commission in regards to the variances being requested.

Commissioner Moeller made a motion to approve SP2019-025 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 6-0 with Commissioner Fishman absent.

VI. DISCUSSION ITEMS

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

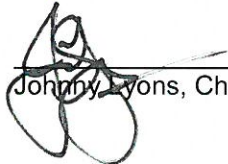
- ✓ P2019-027: Replat for Lot 3, Block A, Channell Subdivision Addition [Approved]
- ✓ MIS2019-005: Alternative Tree Mitigation Plan for Ladera of Rockwall Subdivision [Approved]
- ✓ Z2019-012: Zoning Change (AG to PD) for North Gate (2nd Reading) [Approved]
- ✓ Z2019-013: PD Development Plan in Planned Development District 32 (PD-32) (2nd Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:09 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 13 day of August, 2019.



Johnny Lyons, Chairman

Attest:



Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 30, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Absent from the meeting was Chairman Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Vice-Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 25, 2019 Planning and Zoning Commission meeting.

2. P2019-023

Consider a request by Rick Bates of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a replat for Lot 2, Block A, Rockwall High School Addition being a 35.295-acre parcel of land currently identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

3. P2019-028

Consider a request by Matthew Gardner of Halff Associates on behalf of Carolina Molina of Alvaplast US (*SPR Packaging*) for the approval of a replat for a 43.0139-acre tract of land identified as Lot 1, Block 1, Indalloy Addition; Tract 31 of the R. Ballard Survey, Abstract No. 29; and Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Chairman Lyons absent.

IV. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Vice-Chairman Chodun advised the Commission that agenda item #7 would be moved to the end of the agenda and agenda items #9, #10, and #11 would be discussed together.

V. DISCUSSION ITEMS

5. Z2019-014

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas,

64 zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within
65 the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of
66 Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.
67

68 Vice-Chairman Chodun asked the applicant to come forward and speak.
69

70 Jake Fears
71 2201 E. Lamar Blvd. #200
72 Arlington, TX
73

74 Mr. Fears came forward and provided information regarding to the request. He shared that the
75 SUP is to allow for a restaurant that will be approximately 500 square feet for a coffee kiosk. He
76 indicated he was available for questions.
77

78 Vice-Chairman Chodun asked for questions from the Commission. There being no questions
79 Chairman Lyons indicated the case will return to the Commission for action at the next scheduled
80 meeting.
81

82 6. Z2019-015

83 Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf
84 of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto*
85 *Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City
86 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road
87 [FM-3097], and take any action necessary.
88

89 Vice-Chairman Chodun asked the applicant to come forward and speak.
90

91 Greg Wallis
92 1520 IH-30
93 Rockwall, TX
94

95 Mr. Wallis came forward and provided details pertaining to the case. They are proposing what will
96 be a Kwik Kar Oil Change. He indicated he was available for questions.
97

98 There being no questions Chairman Lyons indicated the case will return to the Commission for
99 action at the next scheduled meeting.
100

101 Vice-Chairman Chodun advised the Commission that agenda items #8, #9 and #11 would be
102 discussed together.
103

104
105 7. Z2019-016

106 Hold a public hearing to discuss and consider approval of a text amendment to various sections of the
107 Unified Development Code [Ordinance No. 04-38] and Article IX, *Fences*, of Chapter 10, *Building and*
108 *Building Regulations*, of the Municipal Code of Ordinances for the purpose of updating the codes to
109 conform to changes made by the 86th Legislative Session, and take any action necessary.
110

111 Planning Director, Ryan Miller, provided details pertaining to the request. He explained that during
112 the 86th Legislative Session several planning and zoning related bills were approved by the
113 legislature that have major impacts to the City's codes. These bills could affect how the
114 community grows and develops in the future. In order to amend the City's ordinances to address
115 the new laws prior to their effective dates of September 1, 2019, City staff prepared the attached
116 memorandum- which provides a synopsis and list of potential impacts of each of the major bills
117 for the City Council's review, and held a work session with the City Council on July 15, 2019 to
118 discuss possible steps that could be taken to continue to ensure that the City require the highest
119 quality development possible. Through this work session staff was directed to make several
120 changes to the Unified Development Code and Municipal Code of Ordinances including: (1)
121 Changes to Article IV, Permissible Uses, of the UDC to require a Specific Use Permit for residential
122 infill development in established subdivisions. (2) Changes to the landscape standards contained
123 in Article VIII, Landscape Standards, of the UDC to increase the screening requirements.
124 (3) Changes to Article V, District Development Standards, of the UDC to [1] increase the residential
125 anti-monotony requirements, [2] remove all residential, commercial and industrial building

126 material requirements from the general standards, [3] change the variance/exception approval
127 requirements, and [4] change the residential accessory building/structure requirements to require
128 a Specific Use Permit. (4) Changes to Article X, Planned Development Regulations, of the UDC to
129 remove material requirements.
130

131 Mr. Miller further noted that in making these changes staff has found several other sections of the
132 code that require changes or adjustments as a result of the above amendments. Staff has also
133 taken this opportunity to start to clean up other language in the code, clarify certain sections, and
134 make the changes that were referenced in the OURHometown 2040 Comprehensive Plan. In
135 addition to making the changes required by the 86th Legislature, the City Council also directed
136 staff to make changes to the fence standards and move them from the Municipal Code of
137 Ordinances to the UDC. Staff has incorporated this direction into the proposed amendment. Due
138 to the magnitude of the required changes, staff is still in the process of preparing these
139 amendments and will bring a full list of changes along with a draft ordinance to the Planning and
140 Zoning Commission at the next scheduled meeting on August 12, 2019.
141

142 Mr. Miller indicated he was available for questions.
143

144 Vice-Chairman Chodun asked for questions from the Commission.
145

146 There being no questions Chairman Lyons indicated the case will return to the Commission for
147 action at the next scheduled meeting.
148

149
150 8. P2019-029

151 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of
152 Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract
153 of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall
154 County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land
155 uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road,
156 and take any action necessary.
157

158 Vice-Chairman Chodun asked the applicant to come forward and speak.
159

160 Ryan Joyce
161 1189 Waters Edge Drive
162 Rockwall, TX
163

164 Mr. Joyce came forward and provided details pertaining to the three agenda items. He shared that
165 zoning for the property was recently approved and they are now bringing forward the preliminary
166 plat, master plat and site plan which was a condition of approval. The single phase development
167 will consist of 40 lots and falls within the FM-3549 Overlay District and are conforms to the 30 foot
168 landscape buffer requirement. He further noted that staff has provided them with comments and
169 they will work with staff in addressing those. He indicated he was available for questions.
170

171 Commissioner Womble asked if there were any deviations from the original plan that was
172 approved. Mr. Joyce indicated there were not.
173

174 There being no further questions Chairman Lyons indicated the case will return to the
175 Commission for action at the next scheduled meeting.
176
177

178 9. P2019-030

179 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of
180 Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61
181 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey,
182 Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-
183 88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of
184 Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.
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186 Agenda item was discussed with agenda item # 8.
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10. SP2019-027

Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated north of Horizon Road and east of Ranch Trail Road, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward.

Russell Phillips
521 Lorraine Way
Heath, TX

Mr. Phillips came forward and provided information pertaining to the case. He indicated he was available for questions.

Vice- Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-028

Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

Agenda item was discussed with agenda item # 8.

12. SP2019-029

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (*i.e. Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward.

Michael Bausch
4318 Rosser Square
Dallas, TX

Mr. Bausch came forward and provided information pertaining to the request. They are proposing an addition to an existing structure to expand the current business. He indicated he was available for questions.

Vice-Chairman Chodun asked if the addition materials and paint will match the existing building. Mr. Bausch indicated that it would. Commissioner Fishman asked if with the additional space would additional parking be required. Planning Manager, David Gonzales, indicated that currently the site is over parked and therefor would not need to increase the parking.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

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

- ✓ P2019-011: Final Plat for Lot 1, Block A, Devoll Place Addition [Approved]
- ✓ P2019-026: Preliminary Plat for Lots 1-5, Block A, Park Station Addition [Approved]
- ✓ MIS2019-012: Alternative Tree Mitigation for Townplace Suites [Approved]
- ✓ SP2019-014: Variance for Retail Shopping Center and House of Worship [Approved]

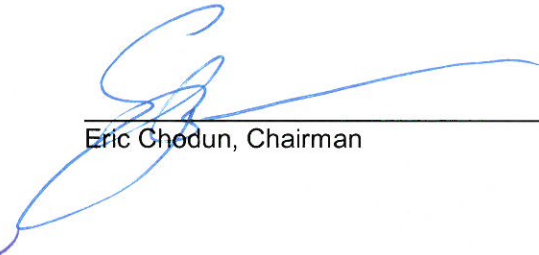
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Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VI. ADJOURNMENT

Vice-Chairman Chodun adjourned the meeting at 6:32 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 27 day of August, 2019.



Eric Chodun, Chairman

Attest:



Laura Morales, Planning Coordinator

14. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 13, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller, Annie Fishman and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.

II. OPEN FORUM

Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 9, 2019 Planning and Zoning Commission meeting.

2. P2019-029

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

3. P2019-030

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

4. SP2019-028

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgehill Road [FM-3549] and Clem Road, and take any action necessary.

Commissioner Logan made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

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

Senior Planner, Korey Brooks, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. PUBLIC HEARING ITEMS

6. Z2019-014

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

Chairman Lyons indicated that the applicant has requested to withdraw the case and the Commission would need to take action.

Commissioner Chodun made a motion to accept request to withdraw. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

7. Z2019-015

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit for the expansion of an existing minor auto repair garage. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties and should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board and the Planning and Zoning Commission.

Mr. Brooks further noted that according to the Unified Development Code, a minor auto repair garage is permitted with a Specific Use Permit in a Commercial District. Currently, there is an 8,431 square foot building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 square feet and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials since this is a substantial change from the approved Specific Use Permit, the applicant is required to amend the Specific Use Permit. Additionally, according to the Unified Development Code, the Commercial District is the proper zoning classification for most types of commercial development and excludes land uses that are not compatible with retail shopping. The Unified Development Code goes on to state that the Commercial District is a general business zoning and is intended to service most commercial land uses. In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code.

Mr. Brooks went on to share that on July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property there are no Homeowner's Associations Neighborhood Programs located with 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not received any notices concerning this request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Lyons asked for questions from the Commission.

Commissioner Logan asked if there would be overnight parking allowed. Mr. Brooks indicated there would not be any outside storage allowed.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.

124 Greg Wallis
125 2313 Ridge Rd. #103
126 Rockwall, TX
127

128 Mr. Wallis came forward and indicated he was available for questions.
129

130 Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one
131 indicating such, Chairman Lyons closed the public hearing and brought the item back to the
132 Commission for discussion or action.
133

134 Commissioner Moeller made a motion to approve Z2019-015 with staff recommendations.
135 Commissioner Womble seconded the motion which passed by a vote of 7-0.
136
137

138 8. Z2019-016

139 Hold a public hearing to discuss and consider approval of a text amendment to various sections of the
140 Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and*
141 *Building Regulations*, of the Municipal Code of Ordinances for the purpose of updating the codes to
142 conform to changes made by the 86th Legislative Session, and take any action necessary.
143

144 Planning Director, Ryan Miller, provided background information pertaining to this agenda item.
145 He shared that the text amendments are in response to passage of recent state legislation. He
146 then went on to explain each of the proposed amendments and its purpose. Additionally Mr. Miller
147 noted that due to the expediency in which these amendments were prepared, staff will be
148 requesting that the City Council allow staff to bring back a subsequent amendment addressing
149 any additional changes that may further clarify the UDC's requirements; however, staff is of the
150 opinion that the proposed amendment brings the City's Unified Development Code into
151 conformance with all legislative actions resulting from the 86th Legislative Session. In addition,
152 the changes that were made to the UDC that were not tied to legislative actions are intended to
153 clarify the zoning code and make it easier for staff, citizens and developers to understand and
154 interpret the UDC. A 15-day notice to the Rockwall Herald Banner in accordance with all applicable
155 state laws and the Unified Development Code.
156

157 Mr. Miller advised the Commission staff was available for questions.
158

159 Chairman Lyons opened up the public hearing asked if anyone wished to speak to come forward
160 and do so, there being no one indicating such, Chairman Lyons closed the public hearing and
161 brought the item back to the Commission for discussion or action.
162

163 After general discussion Commissioner Chodun made a motion to approve Z2019-016.
164 Commissioner Womble seconded by a vote of 7-0.
165
166

167 VI. ACTION ITEMS
168

169 9. SP2019-024

170 Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the
171 approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr
172 Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
173 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of
174 Justin Road and John King Boulevard, and take any action necessary.
175

176 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
177 applicant is requesting approval of a site plan for a 27,352 square foot house of worship on the
178 subject property. Mr. Brooks shared that according to the Unified Development Code, a house of
179 worship is allowed by-right in a Light Industrial District. With the exception of the variances being
180 requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building
181 elevations generally conform to the technical requirements contained within the UDC for a
182 property located within a Light Industrial District and situated within the SH-205 Bypass District.
183 The request does not require a treescape plan since there are no protected trees being removed.
184 Additionally, according to the Unified Development Code, the Light Industrial District is intended
185 for industrial parks and larger, cleaner types of industries. Light Industrial Districts are typically

186 located close to arterial capable of carrying commercial traffic and in this case, the subject
187 property is located at the intersection of an arterial and a major collector and the request appears
188 to conform to these requirements. Mr. Brooks went on to discuss the variances to the architectural
189 standards, secondary materials, cementitious materials and four sided architecture being
190 requested by the applicant. The Architectural Review Board reviewed the request and made a
191 recommendation for approval.
192

193 Mr. Brooks advised the Commission that the applicant was present and available for questions as
194 well as staff.
195

196 Chairman Lyons asked the applicant to come forward and speak.
197

198 Tom Jones
199 5815 Meadowcrest
200 Dallas, TX
201

202 Mr. Jones came forward and provided additional comments in regards to the case he indicated he
203 was available for questions.
204

205 Chairman Lyons brought the item back to the Commission for questions or discussion.
206

207 Commissioner Welch made a motion to approve SP2019-024 with staff and Architectural Review
208 Board's recommendations. Chairman Lyons seconded the motion which passed by a vote of 7-0.
209

210 10. SP2019-027

211 Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of
212 a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres
213 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated
214 north of Horizon Road and east of Ranch Trail Road, and take any action necessary.
215

216 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
217 applicant is requesting approval of a site plan for a 575 unit mini-warehouse facility in accordance
218 with Ordinance No. 19-04. On October 16, 2017, the City Council approved Specific Use Permit No.
219 S-178, Ordinance No. 17-59; for a mini-warehouse however this Specific Use Permit expired due
220 to inactivity on November 6, 2018. In response to this expiration, the applicant submitted a
221 subsequent request for a Specific Use Permit which was approved on January 7, 2019 by
222 Ordinance No. 19-04. According to the Unified Development Code a mini-warehouse facility is
223 permitted in a Commercial District by Specific Use Permit. In this case, since there is an approved
224 Specific Use Permit for the subject property, no additional approvals will be necessary with regard
225 to land use and with the exception of the variances being requested the submitted site plan,
226 landscape plan, treescape plan, photometric plan, and building elevations generally conform to
227 the technical requirements contained within the UDC for a property located within a Commercial
228 District.
229

230 Mr. Brooks went on to note that the proposed mini warehouse facility will contain 575 units and
231 will be developed in two phases. Phase 1 will have seven buildings totaling 293 units ranging
232 from 16 to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from
233 10 to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes
234 masonry on all exterior facades visible from the street. The interior buildings will utilize metal and
235 will have limited visibility from the street. Staff should note that most of the surrounding buildings
236 are constructed of metal. Building One will include the leasing office and climate-controlled units
237 that are accessible internally in the building. The remaining buildings will have drive-up units with
238 roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road.
239 The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit
240 the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion
241 of the subject property is wooded and will be preserved to provide landscape screening for
242 adjacent properties. Mr. Brooks further noted that the Architectural Review Board reviewed the
243 case and made a recommendation of approval.
244

245 Mr. Brooks advised the Commission that the applicant was present and available for questions as
246 well as staff.
247

248 Chairman Lyons asked the applicant to come forward and speak.
249

250 Russell Phillips
251 521 Moraine Way
252 Rockwall, TX
253

254 Mr. Phillips came forward and shared that they previously met with the Architectural Review Board
255 who provided comments and those were addressed and they did receive a recommendation from
256 the Board. He indicated he was available for questions.
257

258 Chairman Lyons brought the item back to the Commission for discussion or action.
259

260 Commissioner Womble made a motion to approve SP2019-027 with staff recommendations.
261 Commissioner Welch seconded the motion which passed by a vote of 7-0.
262

263 11. SP2019-029

264 Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan
265 for an addition to an existing *General Personal Service* business (i.e. *Jour Salon and Spa*) on a 4.211-
266 acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall
267 County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any
268 action necessary.
269

270 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
271 The applicant is requesting approval of a site plan for the purpose of expanding an existing
272 personal service business Jour Salon & Spa. The proposed 736 square foot expansion will be
273 located on the northern portion of the structure, which is visible from Storrs Street & S. Goliad
274 Street. This will require a recommendation from the Architectural Review Board forwarded to the
275 Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning
276 and Zoning Commission for exceptions to the Unified Development Code for increasing the
277 amount of cementitious material on the structure and exceeding the cementitious material
278 requirements by one percent on the rear façade.
279

280 The proposed expansion will increase the total square footage of the existing structure to 3,448
281 square feet which is increase of 736 square feet. The exterior of the building consists primarily of
282 brick on all four sides with a non-cementitious lap siding cladding the rear façade. The applicant
283 is proposing to match the appearance of the existing structure using the same colors and similar
284 materials. Based on the applicant's scope of work the facility is required to meet the standards for
285 materials as stipulated in the Unified Development Code. This means that the lap siding is
286 required to be a cementitious material not in excess of 50% of any exterior facade. The applicant
287 has indicated that the construction of the addition will use a cementitious lap siding; however,
288 due to the location of the proposed addition it is difficult for them to reduce the amount of
289 cementitious lap siding on the rear due to the established aesthetic of the building. The
290 Architectural Review Board reviewed the proposed building elevations recommended approval of
291 the building elevations and exception. Additionally, the ARB's motion included a condition
292 requiring the applicant provide a plan view indicating the "jog" between the new tower element
293 and the existing structure. The purpose of this is to indicate whether or not the addition would be
294 flush with the existing façade. The applicant's building elevations provide the requested plan view
295 and show conformance to the ARB's request.
296

297 Mr. Gonzales advised the Commission that the applicant was present and available for questions
298 as well as staff.
299

300 Chairman Lyons asked the applicant to come forward and speak.
301

302 Michael Bausch
303 4318 Rosser Square
304 Dallas, TX
305

306 Mr. Bausch came forward and indicated he was available for questions.
307

308 Chairman Lyons brought the item back to the Commission for discussion or action.
309

310 Commissioner Chodun made a motion to approve SP2019-029 with staff recommendations.
311 Commissioner Fishman seconded the motion which passed by a vote of 7-0.
312
313

314 VII. DISCUSSION ITEMS
315

316 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
317

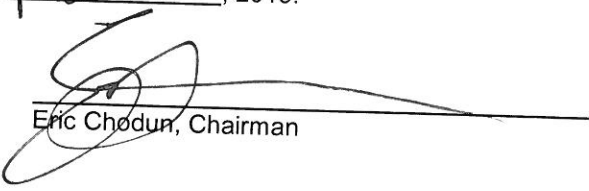
- 318 ✓ P2019-023: Replat for Lot 2, Block A, Rockwall High School Addition [Approved]
- 319 ✓ P2019-028: Replat for Lot 2, Block 1, Indalloy Addition [Approved]
- 320

321 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
322 case at the City Council meeting.
323

324 VIII. ADJOURNMENT
325

326 Chairman Lyons adjourned the meeting at 7:08 p.m.
327
328
329
330

331 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
332 ROCKWALL, Texas, this 10 day of September, 2019.
333

334
335
336 
Eric Chodun, Chairman

337 Attest

338 
339 Laura Morales, Planning Coordinator
340
341
342

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 27, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller and Sedrick Thomas. Absent from the meeting was Annie Fishman and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineer Sarah Hager.

II. OPEN FORUM

Vice-Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the July 30, 2019 Planning and Zoning Commission meeting.

2. P2019-032

Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.

3. P2019-034

Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.

4. P2019-036

Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot 1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.

5. SP2019-034

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

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

IV. APPOINTMENTS

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

64 Architectural Review representative gave a brief explanation concerning agenda items that were
65 discussed at the Architectural Review Board meeting.

66
67 Vice-Chairman Chodun indicated agenda item #7 would be moved to the end of the agenda.

68
69 V. ACTION ITEMS

70
71 7. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission.

72
73 Commissioner Moeller nominated Vice-Chairman Chodun for Chairman of the Commission.
74 Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners
75 Fishman and Womble absent. Commissioner Moeller made a motion to nominate Commissioner
76 Welch as Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of
77 5-0 with Commissioners Fishman and Womble absent.

78
79
80 VI. DISCUSSION ITEMS

81
82 8. Z2019-017

83 Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for
84 the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for
85 Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29
86 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned
87 Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
88 addressed as 1451 FM-1141, and take any action necessary.

89
90 Vice Chairman Chodun asked the applicant to come forward and speak.

91
92 Lance Tyler
93 1501 The Rock
94 Rockwall, TX

95
96 Mr. Tyler came forward and provided information and background pertaining to his request. Mr.
97 Tyler indicated he was available for questions.

98
99 Vice-Chairman Chodun asked for questions from the Commission. Commissioner Logan asked in
100 regards to the access. Commissioner Moeller shared concern with the high density and rear
101 driveway being the only access for parking. Commissioner Welch asked in regards to the design.

102
103 There being no further questions Vice-Chairman Chodun indicated the case will return to the
104 Commission for action at the next scheduled meeting.

105
106 9. Z2019-018

107 Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment
108 to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre
109 tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County,
110 Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated
111 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the
112 intersection of SH-66 and FM-1114, and take any action necessary.

113
114 Planning Director, Ryan Miller, provided a brief summary and background of the request. Mr. Miller
115 indicated that the applicant was present and available for questions as well as staff.

116
117 Vice Chairman Chodun asked the applicant to come forward and speak.

118
119 Rob Whittle
120 P.O. Box 369
121 Rockwall, TX

122
123 Mr. Whittle came forward and provided additional information in regards to the request. Mr. Whittle
124 indicated he was available for questions.

125
126 Vice-Chairman Chodun asked for questions from the Commission.

127 There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
128 for action at the next scheduled meeting.

129
130 10. Z2019-019

131 Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications,
132 Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a
133 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center
134 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for
135 General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action
136 necessary.

137
138 Vice Chairman Chodun asked the applicant to come forward and speak.

139
140 Doug Henderson
141 1870 Crown Drive
142 Dallas, TX

143
144 Mr. Henderson came forward and provided a brief summary of the request. He indicated he was
145 available for questions.

146
147 Vice-Chairman Chodun asked for questions from the Commission. Commissioner Welch asked if
148 the subject property is owned by the City of Rockwall. Senior Planner, Korey Brooks, indicated
149 that the city tower is in a city facility. The request is to add an additional tower with the existing
150 one remaining on the site. Commissioner Moeller asked in regards to the platforms within the
151 tower.

152
153 There being no further questions Vice-Chairman Chodun indicated the case will return to the
154 Commission for action at the next scheduled meeting.

155
156 11. Z2019-020

157 Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning
158 change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land
159 identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County,
160 Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
161 located south of the intersection of Green Circle and SH-276, and take any action necessary.

162
163 Vice Chairman Chodun asked the applicant to come forward and speak.

164
165 Todd Panzner
166 1600 Eldridge Parkway
167 Houston, TX

168
169 Mr. Panzner came forward and provided brief comments in regards to details pertaining to the
170 request and indicated he was available for questions.

171
172 There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
173 for action at the next scheduled meeting.

174
175 12. P2019-017

176 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh
177 Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms
178 Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract
179 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned
180 Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the
181 east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action
182 necessary.

183
184 Senior Planner, Korey Brooks provided brief comments in regards to the request. The case is
185 before the Commission because it will go before the Parks Board to access fees and will be on
186 the consent agenda at the next scheduled meeting.

187

188 **There being no questions Vice-Chairman Chodun indicated the case will return to the Commission**
189 **for action at the next scheduled meeting.**

190
191 13. P2019-031

192 Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff
193 Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the
194 Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land
195 identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison
196 Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
197 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay
198 (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of
199 Featherstone Drive John King Boulevard, and take any action necessary.

200
201 **Planning Manager, David Gonzales, shared that the purpose for discussion on the request is due**
202 **to some adjustments that needed to be made to some of the lots within the subdivision and those**
203 **as well as comments that staff has forwarded are being worked on by the applicant. The item will**
204 **be on the consent agenda at the next scheduled meeting.**

205
206 **Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.**

207
208 **Vice-Chairman Chodun asked for questions from the Commission.**

209
210 **There being no questions Vice-Chairman Chodun indicated the case will return to the Commission**
211 **for action at the next scheduled meeting.**

212
213
214 14. P2019-033

215 Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura
216 Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-
217 acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City
218 of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family
219 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

220
221 **Senior Planner, Korey Brooks, shared that the case was on the agenda due to issues with the**
222 **easements and should the issues be resolved it will be on the consent agenda at the next**
223 **scheduled meeting.**

224
225 **Mr. Brooks indicated staff was available for questions. Vice-Chairman Chodun asked for questions**
226 **from the Commission.**

227
228 **There being no questions Vice-Chairman Chodun indicated the case will return to the Commission**
229 **for action at the next scheduled meeting.**

230
231
232 15. P2019-035

233 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Adam Buczek
234 of Stone Creek Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118
235 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King
236 Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
237 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the
238 intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

239
240 **Planning Manager, David Gonzales, shared that the applicant indicated they would like to withdraw**
241 **the application and no action is necessary from the Commission. Mr. Gonzales indicated staff was**
242 **available for questions.**

243
244 **Vice-Chairman Chodun asked for questions from the Commission.**

245
246 **There being no questions Vice-Chairman Chodun indicated the case will return to the Commission**
247 **for action at the next scheduled meeting.**

250 16. SP2019-030
251 Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina
252 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing
253 office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR
254 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
255 addressed as 1480 Justin Road, and take any action necessary.

256
257 **Planning Manager, David Gonzales, shared that the Architectural Review Board reviewed the site**
258 **plan and forwarded a recommendation of approval along with the variances and exceptions being**
259 **requested. Mr. Gonzales indicated that the applicant was present and available for questions as**
260 **well as staff.**

261
262 **Vice Chairman Chodun asked the applicant to come forward and speak.**

263
264 **Bobby Pross**
265 **4050 Wayne's Brick Road**
266 **Dallas, TX**

267
268 **Mr. Pross came forward and provided comments in regards to the request and indicated he was**
269 **available for questions.**

270
271 **Vice-Chairman Chodun asked for questions from the Commission.**

272
273 **There being no questions Vice-Chairman Chodun indicated the case will return to the Commission**
274 **for action at the next scheduled meeting.**

275
276
277 17. SP2019-031
278 Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan
279 for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of
280 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and
281 take any action necessary.

282
283 **Vice Chairman Chodun asked the applicant to come forward and speak.**

284
285 **Ryan Moorman**
286 **417 Windermere**
287 **Heath, TX**

288
289 **Mr. Moorman came forward and provided comments pertaining to the request for approval of a**
290 **site plan for an office building. Mr. Moorman indicated he was available for questions.**

291
292 **There being no questions Vice-Chairman Chodun indicated the case will return to the**
293 **Commission for action at the next scheduled meeting.**

294
295 18. SP2019-033
296 Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan
297 Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre
298 parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County,
299 Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within
300 the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30
301 frontage road and Sunset Ridge Drive, and take any action necessary.

302
303
304 **Vice Chairman Chodun asked the applicant to come forward and speak.**

305
306 **Jimmy Strohmeier**
307 **2701 Sunset Ridge**
308 **Rockwall, TX**

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Mr. Strohmeyer came forward and provided comments pertaining to the request for approval of the site plan for a strip retail center and restaurant they are bringing forward. Mr. Strohmeyer indicated he was available for questions.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

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

- ✓ P2019-029: Preliminary Plat for the Northgate Subdivision [Approved]
- ✓ P2019-026: Master Plat for the Northgate Subdivision [Approved]
- ✓ Z2019-015: SUP for a Minor Automotive Facility [Approved]
- ✓ Z2019-016: Legislative Update Text Amendment (1st Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 24 day of September, 2019.


Eric Chodun, Chairman

Attest:

Laura Morales, Planning Coordinator

20. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, John Womble, Tracey Logan, and Sedrick Thomas. Absent from the meeting was Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineers, Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Melba Jeffus
1903 S. FM 549
Rockwall, TX

Ms. Jeffus came forward and expressed her strong concern and opposition to a proposed RV park that is being proposed in the County that she feels will greatly negatively impact her property.

Barbara Lee
668 Cornelius Rd.
Rockwall, TX

Mr. Lee came forward and expressed concern and opposition to the proposed RV park that is being proposed in the County.

Steve Curtis
2130 FM1141
Rockwall, TX

Mr. Curtis came forward and expressed concern and opposition to the proposed RV park for the county's proposal.

Allen Stevenson
427 Clem Road
Rockwall, TX

Mr. Stevenson came forward and expressed concern and strong opposition to the proposed RV park that is being proposed by the Count.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the August 13, 2019 Planning and Zoning Commission meeting.

2. P2019-017

Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-

63 76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south
64 of the intersection of SH-276 and Dowell Road, and take any action necessary.
65

66 3. P2019-031

67 Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff
68 Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the
69 Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land
70 identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison
71 Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
72 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay
73 (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of
74 Featherstone Drive John King Boulevard, and take any action necessary.
75

76 4. P2019-033

77 Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura
78 Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-
79 acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City
80 of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family
81 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.
82

83 **Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble**
84 **seconded the motion which passed with a vote of 6-0 with Commissioner Moeller absent.**
85

86 IV. APPOINTMENTS
87

88 5. Appointment with Architectural Review Board representative to receive the Board's recommendations
89 and comments for items on the agenda requiring architectural review.
90

91 **Architectural Review representative gave a brief explanation concerning agenda items that were**
92 **discussed at the Architectural Review Board meeting.**
93

94 V. PUBLIC HEARING ITEMS
95

96 6. Z2019-017

97 Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for
98 the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for
99 Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29
100 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned
101 Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District,
102 addressed as 1451 FM-1141, and take any action necessary.
103

104 **Senior Planner, Korey Brooks, provided an explanation and background of the request. The**
105 **subject property was annexed in 1961 by Ordinance No. 60-01 and at the time of annexation, the**
106 **subject property was zoned Agricultural District. Currently situated on the subject property is a**
107 **2,176 square foot single-family home, which according to the Rockwall Central Appraisal District**
108 **was constructed in 1971. The applicant is requesting to change the zoning of the subject property**
109 **from an Agricultural District to a Planned Development District for Residential-Office District land**
110 **uses for the purpose of constructing townhomes. The proposed development will consist of 12**
111 **townhomes laid out as two groups of six homes and a private park/open space. The development**
112 **will incorporate approximately 64% open space, and will have a density of 9.45 units per gross**
113 **acre. The proposed townhomes will be constructed utilizing a Neo-Traditional architecture style**
114 **and utilize a combination of brick and cementitious lap siding being Hardy Board. The homes will**
115 **incorporate front porches, rear facing garages, and utilize extended driveways with a minimum of**
116 **40-feet in length to accommodate guest parking. The applicant has stated that the purposed 40-**
117 **foot long driveway can accommodate up to four vehicles and that with the garage parking each**
118 **unit will have a total of six parking spaces for vehicles. The garages will be accessible via an**
119 **existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes**
120 **Subdivision, and that serves as an alleyway for seven single-family homes. According to the**
121 **applicant, each home will be a maximum of two stories in height and be a minimum of 2,000 square**
122 **feet in size. The front and rear building elevations will not repeat without at least two intervening**
123 **homes of differing appearance such as front encroachment layout, primary materials, roof type**
124 **and layout, or articulation of the front façade.**
125

126 Mr. Brooks went on to share that according to the concept plan submitted by the applicant the
127 private park will include amenities such as benches, bike racks, and a trail that will meander
128 through the development and connect to the existing sidewalk adjacent to John King Boulevard.
129 The private park will be maintained by the Homeowner's Association, will be located in the front
130 of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will
131 include a wrought iron fence that will be four feet in height and an emergency access lane will be
132 accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will
133 incorporate upgraded pavement and decorative brick pavers. In addition, the private park area
134 will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner's
135 Association and which is undevelopable. This means that the townhomes will be setback a
136 minimum of 120-feet from John King Boulevard. The proposed Planned Development District will
137 be subject to the land uses and requirements stipulated for the Residential-Office District unless
138 specifically called out in the Planned Development District ordinance. In order to develop the
139 subject property as shown on the concept plan, the applicant will be required to provide drainage
140 and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek
141 Watershed. Additionally, an eight inch water line will be required to be installed along the entire
142 length of the property line adjacent to FM-1141 and each home will be required to have an
143 individual water meter. With regard to sanitary sewer, the applicant will need to perform an
144 Infrastructure Study and decide if the sanitary sewer will connect to the existing subdivision
145 through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer
146 line will need to be a minimum of an eight inch pipe and meet all applicable City standards.
147

148 Mr. Brooks further noted that according to the Unified Development Code, the Residential Office
149 District is a zoning district intended to recognize the existence of older residential areas of the
150 city where larger houses have been or can be converted from single-family uses to low-intensity
151 office uses in order to extend the economic life of these structures. The UDC goes on the state
152 that a Residential Office District should have principle access to major or secondary
153 thoroughfares and serves as a transition between high intensity, non-residential areas to lower
154 intensity residential areas. In this case, the applicant is proposing a new townhome development,
155 which according to the Unified Development Code is a land use that is only permitted in the
156 Residential-Office, Multi-Family 14 and Downtown Districts. Based on this limitation staff tied the
157 Planned Development District ordinance to the Residential-Office District as this district is the
158 most restrictive and most appropriate district considering the subject property's adjacencies.
159 Additionally, this development does seem to serve as a transition from the proposed higher
160 intensity general retail land uses to the south and east of the subject property to the lower intensity
161 single-family residential land uses to the north and west of the subject property.
162

163 Mr. Brooks further noted that On August 31, 2019, staff sent 75 notices to property owners and
164 occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes
165 Homeowner's Association, which is the only HOA/Neighborhood Association within 1,500-feet of
166 the subject property and participating in the Neighborhood Notification Program. At the time this
167 report was written, staff had received 21 notices in opposition and one notice in favor of the
168 request.
169

170 Mr. Brooks advised the Commission that the applicant was present and available for questions as
171 well as staff.
172

173 Chairman Chodun asked for questions from the Commission for staff.
174

175 Commissioner Fishman asked in regards to how the Residential Office use would be restricted.
176 Mr. Brooks explained that should any changes be requested aside from the townhome use, there
177 would have to be a request to change the Planned Development which would be a zoning change
178 that would require notifications be sent out to surrounding properties.
179

180 Chairman Chodun asked the applicant to come forward and speak.
181

182 Lance Tyler
183 1501
184 Rockwall, TX
185

186 Mr. Tyler came forward and provided additional details pertaining to the request. He indicated he
187 was available for questions.

188 Chairman Chodun asked for questions from the Commission for the applicant.
189
190 Commissioner Logan expressed concern with the limited space that the driveways provide. Mr.
191 Tyler shared that with providing a 40 foot driveway they feel that would provide sufficient parking.
192
193 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
194 forward and do so.
195
196 Aaron McGrew
197 1160 Crystal Lake
198 Rockwall, TX
199
200 Mr. McGrew came forward and generally expressed the opposition of the request. His property
201 backs up to the proposed site and he shared he feels it will greatly impact his home.
202
203 Colleen Gauvin
204 1421 Whitewater Lane
205 Rockwall, TX
206
207 Ms. Gauvin came forward and expressed her strong opposition to the request.
208
209 Patrick Mallowney
210 1409 Whitewater Lane
211 Rockwall, TX
212
213 Mr. Mallowney came forward and expressed his strong opposition to the request.
214
215 John Lahair
216 1174 Crystal Lake Drive.
217 Rockwall, TX
218
219 Mr. Lahair came forward and expressed being in opposition of the request for townhomes in this
220 area.
221
222 Bob Wacker
223 Rockwall, TX
224
225 Mr. Wacker came forward and shared his opposition to the request.
226
227 Rosie Cox
228 1800 E. Quail Run Road
229 Rockwall, TX
230
231 Mrs. Cox came forward and shared she feels townhomes are needed.
232
233 Glen Cox
234 1800 E. Quail Run Road
235 Rockwall, TX
236
237 Mr. Cox came forward and expressed the need and inevitable growth and shared being in favor of
238 the proposal.
239
240 Austin Rylaarsdam
241 1035 Hampton Bay Drive
242 Rockwall, TX
243
244 Mr. Rylaarsdam came forward and expressed opposition to the request.
245
246 Jim Turner
247 1691 E. Quail Run Road
248 Rockwall, TX
249

250 Mr. Turner came forward and shared his opposition for the request.
251
252 Donna Dorman
253 1093 Shady Grove
254 Rockwall, TX
255
256 Ms. Dorman came forward and expressed opposition of the request.
257
258 Steve Curtis
259 2130 FM 1141
260 Rockwall, TX
261
262 Mr. Curtis came forward and expressed his opposition to the request.
263
264 Melba Jeffus
265 1903 S. FM 549
266 Rockwall, TX
267
268 Ms. Jeffus came forward and shared concern over the limited space alleyways would provide. He
269 expressed his opposition of the request.
270
271 Lori McGary
272 1327 Crescent Cove
273 Rockwall, TX
274
275 Mr. McGary came forward and generally expressed being in opposition of the request.
276
277 Tim Baker
278 1386 Whitewater
279 Rockwall, TX
280
281 Mr. Baker came forward and shared his opposition to the request for the townhomes being
282 proposed.
283
284 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
285 no one indicating such; Chairman Chodun closed the public hearing.
286
287 Chairman Chodun brought the item back to the Commission for discussion or action.
288
289 Commissioner Womble generally expressed not being in favor of the development in this area
290 although townhomes are a product the city could use, this not being the ideal area. Commissioner
291 Fishman and Commissioner Logan expressed not being in favor of the proposal due to the area it
292 is being proposed.
293
294 After discussion from the Commission generally expressing not being in favor of the request,
295 Commissioner Welch made a motion to deny Z2019-017. Commissioner Fishman seconded the
296 motion which passed by a vote of 6-0 with Commissioner Moeller absent.
297
298
299 7. Z2019-018
300 Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment
301 to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre
302 tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County,
303 Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated
304 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the
305 intersection of SH-66 and FM-1114, and take any action necessary.
306
307 Planning Director, Ryan Miller, provided an explanation and background of the request a request
308 by Rob Whittle for the approval of an amendment to Planned Development District 5 to change the
309 garage setback requirements for an 11.003-acre tract of land. The subject property was annexed
310 in 1959 by Ordinance No. 60-01 zoned to Planned Development District 5 in 1973 by Ordinance No.
311 73-31. This ordinance included a concept plan that showed that the subject property was

312 designated for a Neighborhood Shopping Center and Garden Apartments. Planned Development
313 District 5 was amended in 1987 by Ordinance No. 87-23. This zoning amendment incorporated a
314 new concept plan and development standards designating the property for Multifamily land uses.
315 In 1996, at the request of the City of Rockwall, the City Council approved Ordinance No. 96-25
316 amending Planned Development District 5 and changing the designation of the subject property
317 to Zero Lot Line land uses. On May 15, 2017, a preliminary plat for the Highlands Subdivision
318 consisting of 53 single-family homes on a 13.376-acre tract of land was approved. As part of this
319 case, the applicant proposed a five foot side yard building setback in lieu of the zero ten foot side
320 yard setback permitted in the Zero Lot Line District. This preliminary plat was later amended
321 decreasing the number of lots and land area to 43 single-family residential lots on the 11.003-acre
322 subject property. On January 16, 2018, the City Council approved the final plat for the Highlands
323 Subdivision, which consisted of 36 single family residential lots and four open space lots on the
324 subject property.

325
326 Mr. Miller further noted that the applicant is requesting to change the garage setback requirements
327 which currently require a J-Swing or Traditional Swing garage orientation, or recessed front entry
328 with a minimum of 20-feet behind the front façade of the primary structure to allow 100% recessed
329 front entry garages that are setback a minimum of five feet from the primary structure. As a
330 compensatory measure for this request, the applicant has proposed incorporating a 25-foot front
331 yard building setback in lieu of the current 20-foot front yard building setback. This will create a
332 30-foot driveway for the proposed housing product as opposed to the 40-foot driveway created by
333 the recessed front entry required by the Unified Development Code, and set the house back an
334 addition five feet off of public right-of-way. As staff has been done with past amendments to
335 existing planned development districts that consist of several regulating ordinances, staff has
336 taken this opportunity to consolidate the regulating ordinances of Planned Development District
337 5 into one ordinance; however, no changes with regard to the requirements, intent or permitted
338 land uses have been made to any other portion of the planned development district with the
339 exception of changing the garage requirements for the subject property.

340
341 Mr. Miller went on to share that the applicant is proposing to set the primary structure a minimum
342 of 25-feet from the front property line. This coupled with the proposed five foot recessed garage
343 would create a minimum of a 30-foot driveway or ten feet less than the 40-foot driveway created
344 by meeting the current requirements. The only part of the applicant's request that is not in
345 conformance with the OURHometown Vision 2040 Comprehensive Plan is the applicant's request
346 to incorporate 100% flat front entry. The applicant has stated that the reason for this request is
347 due to the inability to incorporate a J-Swing or Traditional Swing garage orientation with a 50-foot
348 wide lot.

349
350 Mr. Miller advised the Commission that staff also emailed notices to the Caruth Lakes/Caruth
351 Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's
352 Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property.
353 Additionally, staff posted a sign on the subject property, and advertised the public hearings in the
354 Rockwall Herald Banner as required by the Unified Development Code notices returned.

355
356 Chairman Chodun asked the applicant to come forward.

357
358 Rob Whittle
359 P.O. Box 369
360 Rockwall, TX

361
362 Mr. Whittle came forward and provided additional details pertaining to the request and indicated
363 he was available for questions.

364
365 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
366 forward and do so. There being no one indicating such, Chairman Chodun closed the public
367 hearing and brought the item back to the Commission for discussion or action.

368
369 Commissioner Logan made a motion to approve Z2019-018 with staff recommendations.
370 Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner
371 Moeller absent.

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8. Z2019-019

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation of the request for the approval of a Specific Use Permit allowing a Freestanding Commercial Antenna. According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure which is Fire Station No. 2. Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a freestanding tower and include a ground-mounted equipment cabinet that will be approximately 560 square feet and approximately nine feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence that will be six feet height and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six feet in height and planted between five to six feet on-center. Mr. Brooks went on to share that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. The proposed tower will be approximately one-half the height of the existing tower. Due to the design of the tower it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request to allow a second telecommunications tower on the subject property does not appear to negatively impact the subject property or the surrounding properties. Additionally according to the Unified Development Code, a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Due to the proposed tower being lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, and therefore appears to conform to the requirements of the Unified Development Code. If the request should be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

Mr. Brooks further noted that on August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property and also notified the Foxchase Homeowner's Association. At the time the meeting was held staff received 16 notices in opposition and 3 in favor of the request.

Mr. Brooks advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

David

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Mr. Maze came forward and expressed concern with the height of the tower.

Chris Sipple
1145 Skylar
Rockwall, TX

Mr. Sipple came forward and expressed his opposition to the request.

436 Carol Gemmell
437 1157 Skylar Drive
438 Rockwall, TX

439
440 Ms. Gemmell came forward and expressed her strong opposition to the request.

441
442 Kyle Cavendar
443 1169 Skylar
444 Rockwall, TX

445
446 Mr. Cavendar came forward and expressed his opposition to the request.

447
448 Mike Richard
449 1163 Skylar
450 Rockwall, TX

451
452 Mr. Richard came forward and expressed his opposition to the request. He feels it will lower the
453 value of his home.

454
455 Jennifer Sipple
456 1169 Skylar
457 Rockwall, TX

458
459 Ms. Sipple came forward and expressed her opposition to the request.

460
461 Tony Gemmell
462 1157 Skylar Drive
463 Rockwall, TX

464
465 Mr. Gemmell came forward and expressed his opposition to the request. He shared concerns with
466 the safety issues such towers so close to his home would result in.

467
468 Larry Warren
469 921 Hunters Glen
470 Rockwall, TX

471
472 Mr. Warren came forward and expressed his opposition to the request.

473
474 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
475 no one indicating such; Chairman Chodun closed the public hearing and asked the applicant to
476 come forward for any rebuttal.

477
478 Chairman Chodun brought the item back to the Commission for discussion or action.

479
480 Extensive discussion took place between the Commission shared generally not being in favor of
481 the request.

482
483 Commissioner Fishman made a motion to deny Z2019-019. Commissioner Womble seconded the
484 motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner
485 Moeller absent.

486
487
488 9. Z2019-020

489 Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning
490 change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land
491 identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County,
492 Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
493 located south of the intersection of Green Circle and SH-276, and take any action necessary.

494 **Planning Manager, David Gonzales, provided a brief explanation and background of the request**
495 **for the approval of a zoning change from an Agricultural District to a Commercial District. The**
496 **applicant is requesting to rezone the subject property from an Agricultural District to a**
497 **Commercial District for the purpose of facilitating the sale or future development of the property.**

498 Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract
499 of land is situated within the 100-year floodplain, which will limit the development this property in
500 the future. When development occurs on this property adequate public services, infrastructure,
501 necessary to serve the property will be required and all proposed infrastructure improvements
502 must meet the Engineering Department's Standards of Design and Construction.
503

504 On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of
505 the subject property. Staff did not send a neighborhood notification as there are no Homeowners
506 Associations within 1,500-feet of the subject property. No responses were received for or against.
507

508 Chairman Chodun asked the applicant to come forward.
509

510 Todd Panzner
511 1600 Eldridge Parkway
512 Houston, TX
513

514 Mr. Panzner came forward and provided additional information in regards to the request and
515 indicated he was available for questions.
516

517 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
518 forward and do so. There being no one indicating such, Chairman Chodun closed the public
519 hearing and brought the item back to the Commission for discussion or action.
520

521 Commissioner Welch made a motion to approve Z2019-020 with staff recommendations.
522 Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner
523 Moeller absent.
524

525 VI. ACTION ITEMS
526

527 10. MIS2019-010
528

529 Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the
530 approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-
531 30 OV) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land
532 identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas,
533 zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901
534 W. Yellow Jacket Lane, and take any action necessary.

535 Senior Planner, Korey Brook, provided a brief explanation of the request. The applicant is
536 requesting approval of an exception to the minimum masonry requirements as stipulated in the
537 Unified Development Code. The purpose of the exception is to allow the construction of a metal
538 accessory building on the subject property. The proposed building will be 12' x 18', utilize a
539 shingled pitched roof system, and be clad with cementitious lap siding that will match the existing
540 accessory buildings. The proposed structure will be located adjacent to the existing accessory
541 buildings and the applicant has stated that the structure will be screened from public view by the
542 retaining wall, the existing building, and existing landscaping. According to the applicant, the
543 new building will be approximately 40% smaller than the existing accessory buildings and will be
544 utilized as additional storage for the school's athletics department. The Unified Development
545 Code stipulates that each exterior wall or a building consist of 90% primary materials with
546 cementitious materials being limited to 50% of the overall primary material being utilized. In this
547 case, since the applicant is requesting to utilize 100% cementitious materials, an exception to the
548 materials and masonry composition standards is required to be approved by the Planning and
549 Zoning Commission. Additionally, after the accessory building is constructed there will be a total
550 of three accessory buildings on the site. In this case, the proposed accessory building is
551 considered to be a commercial structure that is allowed by-right and the Planning and Zoning
552 Commission is tasked with reviewing the masonry exception to determine if approval of the
553 exception will negatively impact the subject property or other properties within the IH-30 Overlay
554 District. The applicant has submitted a site plan and building elevations for the proposed
555 accessory building.

556 Mr. Brooks advised the Commission that the applicant was present and available for questions as
557 well as staff.
558

559 Chairman Chodun asked the applicant to come forward.

560 Tim Lissy
561 1051 Williams Drive
562 Rockwall, TX
563

564 Mr. Lissy came forward and provided additional information pertaining to the request and
565 indicated he was available for questions.
566

567 Chairman Chodun brought the item back to the Commission for discussion or action.
568

569 Commissioner Fishman made a motion to approve MIS2019-010 with staff recommendations.
570 Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner
571 Moeller absent.
572

573 11. SP2019-030

574 Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina
575 Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing
576 office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR
577 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
578 addressed as 1480 Justin Road, and take any action necessary.
579

580 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
581 The applicant is requesting approval of an amended site plan for the purpose of constructing an
582 approximately 22,564 square foot, two story office addition to their existing
583 office/warehouse/manufacturing facility being SPR Packing. Additionally, the site will incorporate
584 a 7,046 square foot one story ink/locker room that is located on the south facing façade. The office
585 addition will be composed of a curtain wall system, canopies finished with aluminum composite
586 materials ACM paneling, and EIFS. The applicant is requesting variances to allow for the ACM
587 paneling and EIFS. The ink/locker room addition will be composed of tilt-up wall construction,
588 matching their existing building and be located on the southern portion of the existing facility.
589 The site is subject to the requirements and land uses stipulated for the Light Industrial District as
590 stated by the Unified Development Code. Additionally according the Unified Development Code,
591 a warehouse facility is a permitted by-right land use in a Light Industrial District. Other than the
592 variances being requested, the submitted site plan, landscape plan, treescape plan, photometric
593 plan, and building elevations generally conform to the technical requirements contained within
594 the UDC for a property located within a Light Industrial District.
595

596 Mr. Brooks further noted that the treescape plan provided by the applicant indicates there are
597 existing trees totaling 762-caliper inches on site, with six trees totaling 51-caliper inches being
598 removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will
599 require mitigation. The applicant is providing a total of 24-caliper inches on site and according to
600 the UDC, the Planning and Zoning Commission will review and approve or disapprove the
601 treescape plan. Mr. Brooks went on to explain the variances the applicant is seeking which the
602 Architectural Review Board reviewed the proposed building elevations and variances to the stone,
603 secondary material, and articulation requirements, and approved a motion to recommend
604 approval of the building elevations and variances being requested. Variances are discretionary
605 decisions for the Planning and Zoning Commission and will require approval by a ¾ majority vote.
606 In the event that the exception is denied, the applicant has the ability to appeal the Planning and
607 Zoning Commission's decision to the City Council by filing a written request with the Planning
608 and Zoning Department.
609

610 Mr. Brooks advised the Commission that the applicant was present and available for questions as
611 well as staff.
612

613 Chairman Chodun asked the applicant to come forward.
614

615 Bobby Pross
616 4050 Wayne's Brick Road
617 Dallas, TX
618

619 Mr. Pross came forward and provided additional comments in regards to the request and indicated
620 he was available for questions.
621

622 Chairman Chodun brought the item back to the Commission for discussion or action.
623
624 Commissioner Thomas made a motion to approve building materials. Commissioner Womble
625 seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.
626
627 Commissioner Thomas made a motion to approve the articulation. Commissioner Womble
628 seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.
629
630 Commissioner Thomas made a motion to approve parking. Commissioner Fishman seconded the
631 motion which passed by a vote 6-0 with Commissioner Moeller absent.
632
633 Commissioner Logan made a motion to approve the dumpster enclosure. Commissioner Thomas
634 seconded the motion which passed by a vote of 6-0 with Moeller absent.
635
636 Commissioner Thomas made a motion to approve the site plan with staff recommendations.
637 Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner
638 Moeller absent.
639
640 12. SP2019-031
641 Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan
642 for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of
643 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and
644 take any action necessary.
645
646 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the
647 request. The applicant is requesting to construct a metal office building in conjunction with and
648 adjacent to the existing office building. The subject property is a 1.244-acre parcel of land that is
649 zoned Commercial District and according to the applicant, the purpose of the building is to provide
650 additional office space and storage. The proposed office building will be approximately 4,950
651 square feet, 16-feet in height, and be situated adjacent to the north façade of the existing office
652 building. The structure will be constructed of metal and utilize a four foot brick wainscot,
653 storefront glass, and a roll-up door on the front façade. According to the applicant, the existing
654 metal accessory building will be removed. The applicant is proposing to screen the loading dock
655 by providing additional landscaping directly in front of the roll-up door to limit visibility from
656 Ranch Trail. Additionally, the landscape buffer adjacent to Ranch Trail will also provide screening
657 from the street. Staff should note, although screening is being provided, it is possible that the
658 roll-up door will still have limited visibility from Ranch Trail. Additionally, most of the surrounding
659 buildings are metal and this office building will be located directly in front of a proposed mini-
660 warehouse facility that will consist of 575 units within 19 metal buildings.
661
662 Mr. Brooks further noted that according to the Unified Development Code, an office building is
663 permitted by-right in a Commercial District and no additional approvals are necessary with regard
664 to the proposed land use and with the exception of the variances being requested the submitted
665 site plan, landscape plan, treescape plan, and building elevations generally conform to the
666 technical requirements contained within the UDC for a property located within a Commercial
667 District. Mr. Brooks went over the exceptions being requested by the applicant and the
668 Architectural Review Board reviewed the proposed building elevations and passed a motion to
669 recommend approval of the site plan and approval is discretionary to the Planning and Zoning
670 Commission.
671
672 Mr. Brooks indicated the applicant was present and available for questions as well as staff.
673
674 Chairman Chodun asked the applicant to come forward.
675
676 Ryan Moorman
677 417 Windermere
678 Heath, TX
679
680 Mr. Moorman came forward and did not add any additional comments.
681
682
683 Chairman Chodun brought the item back to the Commission for discussion or action.

684 Commissioner Thomas made a motion to approve SP2019-031 the variance and the site plan with
685 staff recommendations. Commissioner Fishman seconded the motion. Approval of the site plan
686 passed by a vote of 4-2 with Commissioners Womble and Welch dissenting and Commissioner
687 Moeller absent; however, since the vote was not a supermajority, approval of the exception failed.
688

689 13. SP2019-033

690 Discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan
691 Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre
692 parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County,
693 Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within
694 the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30
695 frontage road and Sunset Ridge Drive, and take any action necessary.
696

697 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
698 applicant is requesting approval of a site plan for a strip retail center and restaurant. On September
699 20, 2010, the City Council passed Ordinance No. 10-21, PD-32, which established a concept plan
700 and development standards for the approximate 78.89-acre tract of land commonly referred to as
701 PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten
702 subdistricts that contained individual development and land use standards. On November 17,
703 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan for
704 a 2.893-acre tract of land located in the subject property. This PD Development Plan showed a
705 series of buildings would be constructed along Harbor Heights Drive in conformance to the
706 requirements of Ordinance No. 10-21. With the approval of Ordinance No. 14-51, the City Council
707 also approved waivers to the building placement requirements and pedestrian access
708 requirements to allow retaining walls ranging from seven to nine feet in height to be established
709 along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted
710 by the applicant and which were tied down as a part of the City Council's approval. On May 1,
711 2017, the City Council adopted Ordinance No. 17-22, which amended Ordinance No. 10-21 to
712 update various exhibits in the ordinance; however, no changes were made to the requirements of
713 the Hillside Subdistrict or for the subject property. The applicant is requesting to amend
714 Ordinance No. 14-51 to change the PD Development Plan approved for the subject property. The
715 new PD Development Plan showed additional buildings being added along Sunset Ridge Drive
716 and a central green space being incorporated adjacent to Harbor Heights Drive the request was
717 approved on July 1, 2019 by Ordinance No. 19-25. Additionally, the subject property does not
718 currently have any trees on it, and as a result the Treescape Plan requirement was waived for this
719 case. Mr. Miller went over the variance and exceptions being requested by the applicant. On
720 August 27, 2019, the applicant met with the Architectural Review Board to discuss the proposed
721 building elevations. At this meeting the applicant introduced two (2) different design schemes.
722 Based on the proposed design schemes, the ARB requested that the applicant utilize the
723 contrasting building material scheme, the scheme that proposed elements that contrasted with
724 the colors and materials used on the Trend Tower elevations. In addition, the ARB requested that
725 the applicant better conform to the vertical articulation requirements and revise the tower element
726 on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive.
727 The ARB also requested a material sample board for the purpose of reviewing the proposed stone
728 veneer and providing a recommendation to the Planning and Zoning Commission. The applicant
729 has since submitted building elevations conforming with the majority of the ARB's
730 recommendations; however, the applicant is requesting a variance to the articulation
731 requirements.
732

733 Mr. Miller advised the Commission that the applicant was present and available for questions.
734

735 Chairman Chodun asked the applicant to come forward.
736

737 Jimmy Strohmeier
738 2701 Sunset Ridge
739 Rockwall, TX
740

741 Mr. Strohmeier came forward and provided additional comments pertaining to the request and
742 indicated he was available for questions
743

744 Chairman Chodun brought the item back to the Commission for discussion or action.
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Commissioner Womble made a motion to the variance for the stone requirement. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Womble made a motion to approve the articulation requirement. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Thomas made a motion to approve the site plan. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

VII. DISCUSSION ITEMS

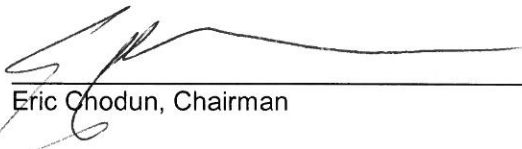
14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

- ✓ P2019-032: Replat for Lot 8, Block A, Bodin Industrial Addition [Approved]
- ✓ P2019-034: Replat for Lots 29-33, Block A, Whisper Rock Addition [Approved]
- ✓ P2019-036: Replat for Lot 1, Block A, TCB Addition [Approved]
- ✓ MIS2019-001: Resolution for Impact Fee Public Hearing [Approved]
- ✓ Z2019-015: SUP for a Minor Automotive Facility (2nd Reading) [Approved]
- ✓ Z2019-016: Legislative Update Text Amendment (2nd Reading) [Approved]

VIII. ADJOURNMENT

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of October, 2019.


Eric Chodun, Chairman

Attest:


Laura Morales, Planning Coordinator

Chairman Chodun adjourned the meeting at 9:19 p.m.

15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 24, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, John Womble, Tracey Logan, Mark Moeller and Sedric Thomas Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, City Engineer, Amy Williams, and Civil Engineers, Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the August 27, 2019 Planning and Zoning Commission meeting.

2. P2019-037

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

3. P2019-038

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which passed by a vote of 7-0.

IV. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

V. DISCUSSION ITEMS

5. Z2019-021

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4)

63 District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the
64 north side of John King Boulevard south of Featherstone Drive, and take any action necessary.
65

66 Planning Manager, David Gonzales, indicated that the applicant was present and pointed out that
67 there are some issues with water and the sanitary sewer that need to be addressed which will be
68 addressed at the time of preliminary plat.
69

70 Chairman Chodun asked the applicant to come forward.
71

72 Pat Atkins
73 3076 Hays Lane
74 Rockwall, TX
75

76 Mr. Atkins came forward and provided comments pertaining to the request. The purpose of the
77 request is for the addition of land that they have acquired to the north of the Saddle Star project
78 requiring an amendment to the Planned Development. Mr. Atkins indicated he was available for
79 questions.
80

81 Chairman Chodun asked for questions from the Commission.
82

83 There being no questions Chairman Chodun indicated the case will return to the Commission for
84 action at the next scheduled meeting.
85

86
87 6. Z2019-022

88 Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific
89 Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B,
90 Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-
91 16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.
92

93 Chairman Chodun asked the applicant to come forward.
94

95 Marty Wright
96 2340 Saddlebrook Lane
97 Rockwall, TX
98

99 Mr. Wright came forward and provided comments pertaining to the request. Currently there is a
100 12x18 building on his one acre lot next to the rod iron fence that he will be moving to the back and
101 will be 18 feet from the 8 foot fence on the east and 20 feet from the rod iron fence. The request is
102 to build a storage garage that will be used for storage.
103

104 Chairman Chodun asked how tall the structure would be. Mr. Wright indicated that it would be 10
105 foot wall and peak 13.9 feet. Chairman Chodun asked what the maximum height allowed. Senior
106 Planner, Korey Brooks, stated that the maximum allowed is 15 feet. Mr. Brooks added that in the
107 neighborhood there are other accessory building that are of similar size however they all match
108 the materials of the main structure and should this request be approved it would set precedence
109 in the neighborhood that could possibly change the character of the neighborhood.
110

111 Commissioner Fishman asked if there is a driveway requirement given the size being proposed.
112 Mr. Brooks indicated there is not due to it being a detached garage. Mr. Wright added that he plans
113 on adding a driveway in the future. Planning Director, Ryan Miller, noted that with the applicant's
114 permission staff could bring the request forward as a detached garage.
115

116 Commissioner Womble asked if the applicant considered building it brick as the other buildings
117 in the neighborhood. Mr. Wright shared that he had however it is cost prohibitive from doing so.
118

119 Commissioner Fishman asked if the request were to be changed to a detached garage, would the
120 materials still have an impact. Mr. Brooks explained that as a detached garage 900 feet is the
121 maximum and therefore the applicant would only be requesting 60 feet over the maximum. Mr.
122 Miller added that in regards to the materials, HB2439 limits staffs ability to regulate materials,
123 however the City Attorney feels that since SUP's are contingent zoning, Boards and Commissions
124 do have the ability to dictate materials through SUP Ordinances.

125 Chairman Chodun asked for further questions from the Commission.

126
127 There being no further questions Chairman Chodun indicated the case will return to the
128 Commission for action at the next scheduled meeting.

129
130 7. Z2019-024

131 Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD
132 for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of
133 changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-
134 acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese
135 Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County,
136 Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses,
137 situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV)
138 Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad
139 Street], and take any action necessary.

140
141 Planning Manager, David Gonzales, provided a brief explanation of the request. The only change
142 being made to the Planned Development will be regarding the ponds and what was approved in
143 2009 and what is being requested now from four hard edge ponds to down to three ponds. Mr.
144 Gonzales advised the Commission that the applicant was present and available for questions as
145 well as staff.

146
147 Chairman Chodun asked the applicant to come forward.

148
149 Adam Buczek
150 8214 Westchester Drive, Suite 710
151 Dallas, TX

152
153 Mr. Buczek came forward and provided a short power point presentation detailing the proposed
154 request. To date three hard edge retention pond locations have been satisfied and a city park pond
155 with no hard edge. They are requesting to reduce the ponds to three instead of four as to not
156 burden the HOA with an additional one. In the original 2007 Settlement Agreement up to 935 square
157 foot lots were allowed with the current PD allowing up to 918 square foot lots. At build out Stone
158 Creek will now finish with 32 fewer lots than allowed which will be lower density due to the
159 combination of enlarged park dedication. He indicated he was available for questions.

160
161 Chairman Chodun asked for questions from the Commission.

162
163 Commissioner Logan asked if they would be reducing the amount of runoff that were originally
164 calculated with the four ponds. City Engineer, Amy Williams, shared that the ponds are not
165 detention ponds but decorative retention ponds.

166
167 Chairman Chodun asked for further questions from the Commission.

168
169 There being no further questions Chairman Chodun indicated the case will return to the
170 Commission for action at the next scheduled meeting.

171
172 8. SP2019-035

173 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the
174 approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel
175 of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas,
176 zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action
177 necessary.

178
179 Chairman Chodun asked the applicant to come forward.

180
181 Greg Wallis
182 Mershawn Architects
183 1520 E. IH-30
184 Rockwall, TX

185
186 Mr. Wallis came forward and indicated he was available for questions.

187 Senior Planner, Korey Brooks, added that the Commission recommended approval of a Specific
188 Use Permit and with the proposed addition there will be two variances associated with it. The first
189 one will be due to the bay doors face Horizon Road a variance is required. The second one will be
190 for the horizontal articulation along the two long ends of the building.

191
192 Chairman Chodun asked for questions or discussion from the Commission.

193
194 There being no questions Chairman Chodun indicated the case will return to the Commission for
195 action at the next scheduled meeting.

196
197 9. SP2019-037
198 Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie
199 Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre
200 parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County,
201 Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32),
202 located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any
203 action necessary.

204
205 Chairman Chodun asked the applicant to come forward.

206
207 Anna Blackwell
208 Carrillo Engineering
209 301 Commerce Street, Suite 1410
210 Fort Worth, TX

211
212 Ms. Blackwell came forward and indicated she is the civil engineer and is representing the owner.
213 She shared they met with the Architectural Review Board before the meeting and will be making
214 modifications to the elevations of the building as well as to the articulation and other architectural
215 components to further meet the intent of the regulations of the area. They will be requesting to
216 variances to the site plan one being having three rows of parking in the front of the building and
217 also for the orientation of the dumpster enclosure. Ms. Blackwell indicated she was available for
218 questions.

219
220 Chairman Chodun asked for questions from the Commission.

221
222 Commissioner Womble asked if after speaking with the Architectural Review Board any thought
223 had been given as to how to go around not requesting numerous variances. Ms. Blackwell referred
224 the question to the architect of the project.

225
226 Jim Hurt
227 1716 Virginia Place
228 Fort Worth, TX

229
230 Mr. Hurt came forward and shared they had a good discussion with the Architectural Review Board
231 in regards to the articulation of the façade and they feel they have good direction to meet the intent
232 of the regulations of the area.

233
234 There being no further questions Chairman Chodun indicated the case will return to the
235 Commission for action at the next scheduled meeting.

236
237
238 10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

239
240 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
241 case at the City Council meeting.

- 242
243
244 ✓ P2019-017: Preliminary Plat for the Emerson Farms Addition [Approved]
245 ✓ P2019-031: Final Plat for Saddle Star South, Phase 1 Addition [Approved]
246 ✓ P2019-033: Replat for Lot 47, Block D, Park Place West, Phase II Addition 1 [Approved]
247 ✓ Z2019-017: Zoning Change (AG to PD) for Townhomes (1st Reading) [Withdrawn]
248 ✓ Z2019-018: Amendment to Planned Development District 5 (PD-5) (1st Reading) [Approved]

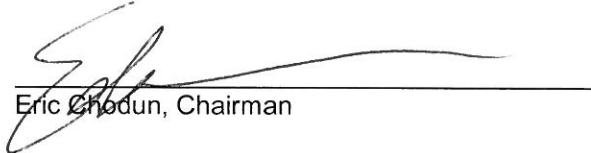
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- ✓ Z2019-019: Specific Use Permit (SUP) for a Freestanding Commercial Antenna (1st Reading) [Withdrawn]
- ✓ Z2019-020: Zoning Change (AG to C) for the Panzner Addition (1st Reading) [Approved]

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of October, 2019.


Eric Chodun, Chairman

Attest:


Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 8, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller, and John Womble. Absent from the meeting was Annie Fishman and Sedric Thomas. Staff members present were Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers Jeremy White and Sarah Hager.

Commissioners Fishman and Thomas arrived at the meeting at 6:03 p.m.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Dennis Denney
162 Meadowbrook Circle
Rockwall, TX

Mr. Denney came forward and shared his strong opposition to the County of Rockwall's proposed planned RV Park on Cornelius Road.

Chairman Chodun asked if anyone else wished to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

Chairman Chodun indicated no cases went before the Architectural Review Board for their review.

IV. PUBLIC HEARING ITEMS

2. Z2019-021

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background in regards to the request. On January 4, 2016, the City Council approved Planned Development District 79 Ordinance No. 16-07, which rezoned a 45.292-acre portion of the subject property from an Agricultural District to a Planned Development District establishing an entitlement for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2019, the applicant voluntarily annexed an additional 11.121-acre tract of land and amended Planned Development District 79, incorporating this property into the subdivision. The annexation created a 55.413-acre residential subdivision. The amendment to PD-79 also increased the lot count from 113 to 138 lots, and granted an increase in the maximum front entry garages from 0% to 50%. On January 22, 2019, the applicant voluntarily annexed an additional 14.995-acre tract of land with the intent

64 of incorporating it into Planned Development District 79. On September 13, 2019, the applicant
65 submitted an application requesting to amend PD-79 for the purpose of amending the
66 development standards and concept plan by incorporating the additional 14.995-acre tract of land
67 into the existing 55.413-acre tract of land to create Phase III for the Saddle Star Estates
68 Subdivision. This amendment would increase the total acreage of the subdivision to 70.408-acres.
69

70 Mr. Gonzales added that currently, Planned Development District 79 allows the applicant to
71 construct 138, 70' x 125' single-family lots on 55.413-acres. The proposed amendment would
72 increase the size of the proposed subdivision to 70.408-acres and add an additional five 70' x 125'
73 lots and 33, 80' x 125' single family lots. The new lot product would be subject to all of the same
74 standards as the existing lot type; however, the applicant would be incorporating 100% j-swing or
75 traditional swing garages with the 80' x 125' as opposed to the 50% flat front entry currently
76 permitted on 138, 70' x 125' lot product. Additionally the applicant will be adding an addition five
77 lots of which 50% would be able to be flat front entry. Based on the applicant's request to rezone
78 the subject property, the following infrastructure will be required to be constructed in order to
79 provide adequate public services to the subject property. The City does not currently have the
80 rights to serve the proposed 14.995-acre addition to Planned Development District 79. The
81 applicant will need to work with Mt. Zion Water Supply Corporation to secure the right for the City
82 of Rockwall to serve the additional acreage. Additionally the lift station located at John King
83 Boulevard and FM-552 is not currently sized to serve the proposed 14.995-acre addition to Planned
84 Development District 79. The applicant will be required to perform an infrastructure study to
85 determine the upgrades necessary to meet the required capacity an all proposed infrastructure
86 improvements must meet the Engineering Department's Standards of Design and Construction.
87 The changes to Planned Development District 79 do not change the conformance of the proposed
88 subdivision with regards to the City's existing codes.
89

90 Mr. Gonzales further noted that on September 20, 2019, staff mailed nine notices to property
91 owners and residents within 500-feet of the subject property and also emailed notices to the Stone
92 Creek and Stoney Hollow Homeowner's Associations. Staff did not received any notices regarding
93 the applicant's request.
94

95 Mr. Gonzales advised the Commission that the applicant was present and available for questions
96 as well as staff.
97

98 Chairman Chodun asked the applicant to come forward
99

100 Pat Atkins
101 3076 Hays Lane
102 Rockwall, TX
103

104 Mr. Atkins came forward and provided a brief explanation and power point presentation in regards
105 to the request.
106

107 Chairman Chodun asked for questions from the Commission.
108

109 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come
110 forward and do so, there being no one wishing to do so; Chairman Chodun closed the public
111 hearing and brought the item back to the Commission for discussion or action.
112

113 Commissioner Welch made a motion to approve Z2019-021 with staff recommendations.
114 Commissioner Womble seconded the motion which passed by a vote of 7-0.
115

116 3. Z2019-022

117 Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific
118 Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B,
119 Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-
120 16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.
121

122 Senior Planner, Korey Brooks, provided a brief explanation and background concerning the case.
123 The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that
124 exceeds the maximum allowable size for properties located within a Single-Family 16 District.
125 Currently situated on the subject property, there is a 3,397 square foot brick single-family home

126 and a 216 square foot accessory building that is clad with wood. The proposed building will be
127 situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The
128 building will include a 24' x 40' detached garage and a 6' x 40' porch that will be on the front of the
129 building. The total footprint of the building will be 1,200 square feet, 35% of the size of the home.
130 The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The
131 applicant has stated that the purpose of the porch is to blend the building with the neighborhood
132 by incorporating architectural elements that are typically seen on a single-family home. The
133 building will have two roll-up doors located on each of the north and south façade and the
134 applicant has stated that detached garage will be utilized to store several antique vehicles. The
135 existing 12' x 18' accessory building will be relocated and will be situated adjacent to the northern
136 side façade of the proposed detached garage.
137

138 Mr. Brooks further noted that according to the Unified Development Code, in a Single-Family 16
139 District a detached garage is permitted provided that it is no larger than 625 square feet. The
140 detached garage should include a minimum of one garage bay door large enough to accommodate
141 a standard size motor vehicle and shall be architecturally compatible with the primary structure.
142 In this case, the proposed detached garage is 960 square feet and the porch is 240 a total building
143 footprint of 1,200 square feet, which exceeds the maximum allowable size of a detached garage.
144 Although the proposed building exceeds the maximum allowable size, the applicant has provided
145 additional architectural elements such as the front porch, windows and shutters, and the double
146 walk-in doors on the building in order for the building to be consistent with the main structure.
147 Additionally, the proposed building incorporates two roll-up doors that are large enough to
148 accommodate a standard passenger vehicle. Based on the proposed design of the building, the
149 applicant's request appears to be in conformance with the requirements stipulated by the Unified
150 Development Code with regard to detached garages; however, the Planning and Zoning
151 Commission and City Council are tasked with determining if the proposed building is
152 architecturally compatible with the primary structure. When looking at the applicant's request, it
153 was observed that a large majority of property owners currently have a detached garage and/or
154 accessory building on their properties. Of the existing accessory buildings within the
155 Saddlebrook Estates #2 Addition, several are roughly the same size or larger than the proposed
156 detached garage. It should be noted that most of the accessory buildings that are visible from the
157 street utilize exterior materials similar to the main structure. Staff was able to determine that 30
158 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition
159 and 27 of the permits are still active. A vast majority of the permits were issued between 2002 and
160 2009 shortly after this area was annexed. In this case, the proposed detached garage is larger than
161 the maximum allowable detached garage; however, the design of the structure appears to be
162 architecturally compatible with the main house and would resemble a residential building. The
163 building will sit more than 100-feet from the front property line and be approximately four feet
164 higher than the street. Due to this, visibility of the garage bay doors will be limited from the front
165 of the property line. Should the detached garage be visible from the front of the property, the
166 garage would likely resemble the existing detached garages on the surrounding properties. Given
167 that a majority of the surrounding homes have a detached garage, an accessory building, and/or
168 a portable building approval of this request does not appear to negatively impact the subject
169 property or surrounding properties.
170

171 Mr. Brooks shared that on September 20, 2019, staff sent 30 notices to all residents/property
172 owners within 500-feet of the subject property and there are no Homeowner's Associations
173 Neighborhood Associations located within 1,500-feet of the subject property. Staff received 3
174 emails and 1 notice in favor of the request and 1 email in opposition of the request.
175

176 Mr. Brooks advised the Commission that the applicant was present and available for questions as
177 well as staff.
178

179 Chairman Chodun asked for questions from the Commission.
180

181 Commissioner Thomas asked if there were any old ordinance that required brick to be
182 incorporated in the building as seen in some of the surrounding properties with accessory
183 buildings. Mr. Brooks explained that the ordinances have changed over the years and at one point
184 in time masonry was a requirement however the City can no longer regulate masonry. However if
185 the Planning and Zoning Commission determines that some masonry would make it more
186 architecturally compatible, that could be something that the Commission could ask the applicant
187 to do.

188 Commissioner Logan asked if the outside porch would be used as storage as well. Mr. Brooks
189 shared that there would be no outside storage allowed and the ordinance would indicate that.

190
191 Chairman Chodun asked the applicant to come forward.

192
193 Marty Wright
194 2340 Saddlebrook Lane
195 Rockwall, TX

196
197 Mr. Wright came forward and provided a short presentation and additional comments in regards
198 to the request. He shared that prior to a legislative change that took effect September 1st of this
199 year it was a requirement to have masonry, however with that house bill the requirements have
200 changed. Mr. Wright indicated he was available for questions.

201
202 Commissioner Logan shared concerns with the maintenance such a building would create in the
203 future should there be a time when someone that does not take such owner prideship occupy the
204 home.

205
206 Commissioner Moeller asked if the building would be visible from the street. Mr. Wright indicated
207 that it would be visible.

208
209 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come
210 forward and do so.

211
212 Patty Muggeo
213 2317 Saddlebrook Lane
214 Rockwall, TX

215
216 Ms. Muggeo came forward and shared what an excellent neighbor Mr. Wright has been. However
217 although she does not have a problem with the building itself, the issue she has is that it is not
218 cohesive to the neighborhood what is being proposed. She generally expressed not being in favor
219 of the request unless it is at least partially bricked.

220
221 Kevin Barger
222 2364 Saddlebrook Lane
223 Rockwall, TX

224
225 Mr. Barger came forward and said he shares Ms. Muggeo's opinion in regards to the request.

226
227 Eddie Smith
228 2312 Saddlebrook
229 Rockwall, TX

230
231 Ms. Smith came forward and shared she just built a large shop that required to have brick and
232 they adhered to that requirement. She generally expressed not being in opposition of the structure
233 as long as it has some brick and masonry to be cohesive to the neighborhood.

234
235 Chairman Chodun asked if anyone else wished to speak to come forward and do so there being
236 no one wishing to do so, Chairman Chodun closed the public hearing and brought the item back
237 to the Commission for discussion or action.

238
239 Chairman Chodun expressed concern with setting a precedent in approving a request such as
240 this. General discussion took place between the Commission concerning the concerns expressed
241 by those who spoke.

242
243 Commissioner Womble made a motion to deny Z2019-022. Commissioner Logan seconded the
244 motion which passed by a vote of 7-0.

245
246 4. Z2019-024

247 Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD
248 for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of
249 changing the number of hard-edged retention ponds required for the residential subdivision being a

250 ~336.00-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T.
251 Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall
252 County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land
253 uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205
254 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N.
255 Goliad Street], and take any action necessary.

256 **Planning Manager, David Gonzales, provided a brief explanation and background of the request.**
257 **The applicant submitted an application requesting to amend Planned Development District 70 for**
258 **the purpose of reducing the number of required hard edged retention ponds from four ponds to**
259 **three ponds. Additionally, the applicant has submitted a letter stating an intent to provide an**
260 **additional fountain feature for the existing retention pond located adjacent to York Street. Planned**
261 **Development District 70, in accordance with the original development agreement, requires the**
262 **developer to provide a minimum of four retention ponds with hard edges and fountain features.**
263 **According to the ordinance, the location and configuration of the proposed ponds is to be**
264 **determined at the time of development. Currently, the developer has constructed three of the four**
265 **ponds required by Planned Development District 70: [1] the first pond is located at the northeast**
266 **corner of the intersection of N. Goliad Street and Featherstone Drive which is at the entry to the**
267 **subdivision, [2] the second pond located south of and adjacent to homes along Crestbrook Drive,**
268 **and [3] the third pond located within the public park located at the northwest corner of**
269 **Featherstone Drive and John King Boulevard. The pond at the entryway to the subdivision is the**
270 **only pond that incorporates both a hardedge and a fountain feature. The pond located south of**
271 **and adjacent to Crestbrook Drive only incorporates a hardedge, and the pond in the public park**
272 **does not incorporate either a hardedge or a fountain; however, this pond was exempted by the**
273 **City to make the park eligible for matching grants through the State of Texas, which were applied**
274 **to increase the amenity of the park. The applicant has requested to change the language in the**
275 **Planned Development District 70 to reduce the number of ponds from three to four ponds, and**
276 **has agreed to incorporate a fountain feature in the pond adjacent to Crestbrook Drive and another**
277 **in a secondary pond along York Street. This means that the only thing the applicant is lacking to**
278 **meet the current requirements would be a hardedge along the pond located adjacent to York**
279 **Street; however, staff should point out that this pond is located within the 100-year floodplain and**
280 **is not highly visible from the street. The applicant has stated the reason for the request is tied to**
281 **the lengthy and indefinite permitting process required by the Texas Commission on**
282 **Environmental Quality, and a desire to not put an additional cost burden on the Stone Creek**
283 **Homeowner's Association. Additionally, as has been done with past requests to amend Planned**
284 **Development District ordinances, staff has consolidated the two regulating ordinances into one**
285 **regulating ordinances; however, the only change made in the attached draft ordinance is to the**
286 **verbiage relating to the number of retention ponds permitted within the development. There are**
287 **no infrastructure requirements associated with the proposed amendment. In addition, the**
288 **additional retention pond is not needed to meet the stormwater detention requirements, as the**
289 **retention ponds were not accounted for in the required detention for the subdivision since the**
290 **development was required to provide detention in other areas of the subdivision to meet the City's**
291 **engineering requirements. Since the request is only tied to a requirement of Planned Development**
292 **District 70, the request remains in compliance with all of the requirements of the City's codes.**

293
294
295 **Mr. Gonzales further noted that on September 20, 2019, staff mailed 928 notices to property**
296 **owners and residents within 500-feet of Planned Development District 70 and also emailed notices**
297 **to the Quail Run Valley, Lakeview Summit, Random Oaks, and Rockwall Shores Homeowner's**
298 **Associations which are the only HOA's located within 1,500-feet of Planned Development District**
299 **70 participating in the Neighborhood Notification Program. Staff received seven in favor and seven**
300 **in opposition of the request.**

301
302 **Mr. Gonzales advised the Commission that the applicant was present and available for questions**
303 **as well as staff.**

304
305 **Chairman Chodun asked for questions from the Commission. Commissioner Logan asked for**
306 **clarification that pond 4 would be getting the fountain not the hardedge. Mr. Gonzales indicated if**
307 **the request was approved the ordinance would require the fountain to be included with pond 4.**

308
309 **Chairman Chodun asked the applicant to come forward and speak.**
310
311

312 Adam Buzcek
313 8214 Westchester Drive, Suite. 710
314 Dallas, TX
315

316 Mr. Buzcek came forward and provided a power point presentation along with additional
317 comments in regards to the request. Mr. Buzcek indicated he was available for questions.
318

319 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come
320 forward and do so.
321

322 Bob Wacker
323 309 Featherstone
324 Rockwall, TX
325

326 Mr. Wacker came forward and provided a brief presentation in regards to the request. Mr. Wacker
327 generally expressed being in favor of the request.
328

329 Shirley Smith
330 609 Amherst Drive
331 Rockwall, TX
332

333 Mrs. Smith came forward and shared her disappointment at the condition the ponds
334 were handed over to the HOA by the developer. She is asking that maintenance be kept up with
335 the existing ponds if the fourth pond will not have hardedge to better enhance the aesthetics of
336 the neighborhood. She generally expressed being against the request.
337

338 Jim Smith
339 609 Amherst Drive
340 Rockwall, TX
341

342 Mr. Smith came forward and shared that the current condition of the existing ponds are not being
343 maintained. Crestbrook Pond that is hard-edged is almost impossible for residents to reach it and
344 therefore does not meet the needs of amenities. He feels the TECQ requirements shouldn't play a
345 role because the developer was aware of those requirements when it first began the development.
346 He feels if the fourth pond will not be incorporated the developer then needs to better maintain
347 the ponds and make Crestbrook Pond accessible to the residents. He generally expressed not
348 being in favor of the request.
349

350 Sara Driscoll
351 306 Iris Drive
352 Rockwall, TX
353

354 Ms. Driscoll came forward and generally expressed being in favor of the request for another pond
355 and feels the ideal location for it would be the intersection of SH-205 and Featherstone.
356

357 Kate Wilke
358 129 Deverson Drive
359 Rockwall, TX
360

361 Ms. Wilke came forward and generally expressed not being in favor with the additional pond being
362 added.
363

364 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
365 no one indicating such Chairman Chodun closed the public hearing and asked the applicant to
366 come forward with any rebuttal.
367

368 Mr. Buzcek came forward and provided rebuttal for the comments that were given by the residents
369 present.
370

371 Chairman Chodun brought the item back to the Commission for discussion or action.
372

373 After general discussion among the Commission, Commissioner Womble made a motion to
374 approve Z2019-024 with staff recommendations. Commissioner Fishman seconded the motion
375 which passed by a vote of 5-2 with Commissioners Welch and Thomas dissenting.
376

377
378 V. ACTION ITEMS

379
380 5. SP2019-035

381 Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the
382 approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel
383 of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas,
384 zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action
385 necessary.
386

387 Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is
388 requesting approval of a site plan for the purpose of expanding an existing minor automotive
389 repair garage, Kwik Kar. The applicant has stated that constructing a second building on the
390 subject property will help manage the current volume of vehicles being serviced. According to the
391 Unified Development Code, a Minor Auto Repair Garage is permitted by Specific Use Permit in a
392 Commercial District. In this case, on September 3, 2019, the City Council approved a Specific Use
393 Permit and no additional approvals regarding land use are necessary. Currently, there is an 8,431
394 square foot building on the subject property and the applicant is proposing to construct a second
395 building that will be approximately 1,440 square feet and located behind the existing building.
396 According to the submitted building elevations, the new structure will match the existing structure
397 with regard to design and materials. With the exception of the exceptions being requested the
398 submitted site plan, landscape plan, and building elevations generally conform to the technical
399 requirements contained within the UDC for a property located within a Commercial District.
400

401 Mr. Brooks went over the exceptions the applicant is requesting to the requirements of the Unified
402 Development Code. According to the Unified Development Code, garage doors or bays shall not
403 face the street or a residential lot. In this case, since the bays of proposed building face the street,
404 approval of an exception to the Conditional Land Use Standards is required. Additionally
405 according to the UDC, the maximum wall length of primary building facades shall not exceed three
406 times the wall height without incorporating a secondary entryway/architectural element. In this
407 case, the south and north elevations are 48-feet in length and do not incorporate a secondary
408 entryway/architectural element. Since this exceeds the maximum allowable wall length of 42-feet
409 in length, approval of an exception to the building articulation standards is required. In this case,
410 the applicant is providing additional canopy trees and plants on site adjacent to the new building.
411 Additionally, the applicant is including 24-38% natural stone on each façade. Staff should note,
412 the front of the building will consist of bay doors, which provide some relief on the façade. Since
413 there is an existing building on the property, it seems appropriate for the design and materials of
414 the new building to be consistent. Further, the Unified Development Code, gives the Planning and
415 Zoning Commission the ability to grant exceptions to the general standards should the request
416 meet one of the following; [1] where unique or extraordinary conditions exist or [2] where strict
417 adherence to the technical requirements of the Unified Development Code would create an undue
418 hardship. When exceptions are being requested, the applicant shall provide two compensatory
419 measures that directly offset each requested exception. In this case, the applicant is providing a
420 combination of a berm, shrubs and plants in the landscape buffer and is utilizing 100% masonry.
421 In addition, the applicant is incorporating 24%-38% natural stone on each building façade. Staff
422 should note, that the property is adjacent to other automotive land uses. The proposed building
423 will be located behind the main structure, which will limit visibility of the bays; however, the bays
424 may still be slightly visible from the street. It should also be noted, that the bay doors on the front
425 of the building provide some relief to the buildings' façade. Since there is an existing building on
426 the property, it seems appropriate for the design and materials of the new building be consistent
427 with the existing building. With this being said these exceptions are discretionary decisions for
428 the Planning and Zoning Commission and require approval by a supermajority vote. In the event
429 that the exception is denied, the applicant has the ability to appeal the Planning and Zoning
430 Commission's decision to the City Council by filing a written request with the Planning and Zoning
431 Department.
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Mr. Brooks further noted that the Architectural Review Board reviewed the proposed building elevations and recommended approval. Mr. Brooks advised the Commission that the applicant was unable to be present however staff was available for que4stions.

Chairman Chodun brought the item back to the Commission for discussion or a motion.

Commissioner Moeller made a motion to approve SP2019-035 with staff recommendations. Commissioner Logan seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

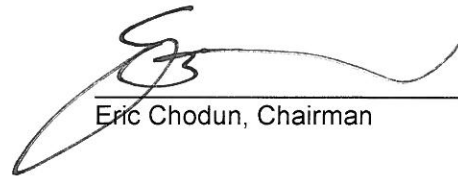
6. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

Planning Manager, David Gonzales, advised the Commission that the City Council meeting was held the night before and the outcome of items brought forward will be discussed at the next scheduled meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 8:16 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of November, 2019.



Eric Chodun, Chairman

Attest

Laura Morales
Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 29, 2019
6:00 P.M.

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10 I. CALL TO ORDER

11 **Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the**
12 **meeting were, Jerry Welch, Tracey Logan, Mark Moeller, John Womble, Annie Fishman and Sedric**
13 **Thomas. Staff members present were Planning Director, Ryan Miller, Senior Planner, Korey**
14 **Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers**
15 **Jeremy White and Sarah Hager.**

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18 II. OPEN FORUM

19 **Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak**
20 **to come forward at this time. There being no one coming forward to speak Chairman Chodun**
21 **closed the open forum.**

22
23
24 III. CONSENT AGENDA

- 25 1. Approval of Minutes for the September 10, 2019 Planning and Zoning Commission meeting.
26 2. Approval of Minutes for the September 24, 2019 Planning and Zoning Commission meeting.

27 3. P2019-039

28 Consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Julia McKinney for the
29 approval of a replat for Lot 8, Block A, Ellis Centre Phase 2 Addition being a 1.21-acre parcel of land
30 identified as Lot 4, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas,
31 zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and
32 take any action necessary.

33 4. P2019-041

34 Consider a request by David Raines for the approval of a replat for Lot 35, Block A, Chandler's Landing,
35 Phase 18, Section 2 being a 0.19-acre tract of land identified as Lot 12, Block A, Chandler's Landing,
36 Phase 18, Section 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development 8 (PD-8)
37 District for single family land uses, addressed as 5808 Constellation Circle, and take any action
38 necessary.

39 **Commissioner Moeller made a motion to approve the consent agenda. Commissioner Logan**
40 **seconded the motion which passed by a vote of 7-0.**

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47 IV. APPOINTMENTS

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

50 **Architectural Review representative gave a brief explanation concerning agenda items that were**
51 **discussed at the Architectural Review Board meeting.**

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56 V. PUBLIC HEARINGS

- 57 6. Hold a public hearing to discuss and consider imposing a moratorium on accepting and reviewing
58 subdivision plats for commercial and residential property situated within the City's Extraterritorial
59 Jurisdiction (ETJ), and take any action necessary.
60
61
62

63 Planning Director, Ryan Miller, provided a background and explanation of the request. He shared
64 that the City has an interlocal agreement with Rockwall County that allows the City to process and
65 review subdivision plats within the City's extraterritorial jurisdiction. The subdivision plat is an
66 important way that the City ensures that the proper infrastructure is being provided to property
67 being developed within the City's ETJ. On October 22nd the Rockwall County Commissioners
68 Court approved a motion to notify all cities in Rockwall County that the interlocal agreements
69 would need to be amended to account for two things. The County is in the process of changing
70 their subdivision regulations which will affect the unified regulations contained in the document
71 and there was also a lawsuit challenging certain requirements of their subdivision regulations
72 which are incorporated in those unified regulations contained in the interlocal agreement. Until
73 the new unified regulations are adopted it would become difficult for the City to review plats,
74 therefore what the City is proposing is to impose a moratorium of 90 days on commercial
75 development and 120 days on residential developments for subdivision plats in the ETJ.

76
77 Mr. Miller advised the Commission staff was available for questions.

78
79 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
80 forward and do so; there being no one indicating so Chairman Chodun closed the public hearing
81 and brought the item back to the Commission for discussion or action.

82
83 Commissioner Welch made a motion to approve the moratorium. Commissioner Womble
84 seconded the motion which passed by a vote of 7-0.

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86 VI. DISCUSSION ITEMS

87
88 7. MIS2019-014

89 Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040
90 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any
91 action necessary.

92
93 Senior Planner, Korey Brooks provided a brief explanation of the request. Planning Director
94 indicated that with the impact fees are on the way to be approved, the City had the consultants
95 look at the water, water waste master plan and based on the Capital Improvement Plans approved
96 with the impact fee study they have adjusted the plan as necessary. When the Comprehensive
97 Plan was done those master plans were incorporated into the Comprehensive Plan because of
98 that public hearings will have to be held to go over any changes to those Master Plans. Once
99 approved by City Council it will be adopted by Ordinance.

100
101 Mr. Miller indicated staff was available for questions.

102
103 Chairman Chodun asked for questions from the Commission.

104
105 There being no questions Chairman Chodun indicated the case will return to the Commission for
106 action at the next scheduled meeting.

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109 8. P2019-040

110 Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the
111 approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently
112 identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being
113 zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

114
115 Senior Planner, Korey Brooks, shared that the agenda item was in the discussion items because
116 it will go before the Park Board next week to have park fees accessed. It will come back at the next
117 scheduled Planning and Zoning meeting on the consent agenda.

118
119 Mr. Brooks indicted he was available for questions.

120
121 Chairman Chodun asked for questions from the Commission.

122
123 There being no further questions Chairman Chodun indicated the case will return to the
124 Commission for action at the next scheduled meeting.

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9. SP2019-037

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

Planning Director, Ryan Miller, shared that the request came before the Commission last cycle, however because of the 30 day rule by the state, the applicant withdrew the request and now are bringing back the request with the changes and will come before the Commission for action at the next scheduled meeting.

Mr. Miller advised the Commission that the applicant was present and available for questions.

Chairman Chodun asked the applicant to come forward.

Anna Blackwell
301 Commerce Street
Fort Worth, TX

Ms. Blackwell came forward provided a brief explanation of the request and indicated that she is the civil engineer on the project on behalf of the owner. She shared that they have been working closely with staff and the Architectural Review Board to address the comments that were provided to them and have made necessary modifications. She indicated she was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked for recap of the variances being requested, if those were only for the dumpster orientation, space between the drive isles and articulation requirements. Ms. Blackwell indicated that was correct.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-040

Discuss and consider a request by Matthew Gardner and Half Associates on behalf of Reid Caldwell of Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any action necessary.

Planning Director, Ryan Miller, advised the Commission that the applicant was present to provide comments on the request.

Chairman Chodun asked the applicant to come forward.

Mathew Gardner
3618 Regent Street
Midlothian, TX

Mr. Gardner came forward and provided a brief explanation of the request. They are proposing three light industrial buildings that they are proposing on the site for the purpose of leasing to individual tenants. He shared that they met with the Architectural Review Board who provided comments which they will be addressing. They will be asking for a variance to the slope requirement in the detention pond. He indicated he was available for questions.

Chairman Chodun asked if the tree line would be staying in place. Mr. Gardner stated most would as most are not on their property.

There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

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11. SP2019-041

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Senior Planner, Korey Brooks, shared that the applicant was unable to attend and went on to give a brief explanation of the request. The applicant is proposing to build a medical office building. The Architectural Review Board took a look at the building elevations and provided some suggestions which staff will provide to the applicant. Mr. Brooks indicated staff was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Womble asked if there would be any variances. Mr. Brooks stated that there would not due to it meeting both the vertical and horizontal articulation requirements.

There being no further questions Chairman Chodun 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.

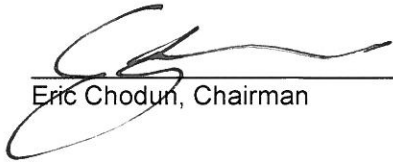
- ✓ MIS2019-001: Impact Fee Update (1st Reading) [Approved]
- ✓ Z2019-021: Amendment to Planned Development District 79 (PD-79) (1st Reading) [Approved]
- ✓ Z2019-022: SUP for an Accessory Building at 2340 Saddlebrook Lane (1st Reading) [Postponed to November 4, 2019]
- ✓ Z2019-024: Amendment to Planned Development District 70 (PD-70) (1st Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:29 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of November, 2019.


Eric Chodun, Chairman

Attest

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 12, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Tracey Logan, Mark Moeller, John Womble, and Sedric Thomas. Absent from the meeting were Commissioners Annie Fishman and Jerry Welch. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the October 8, 2019 Planning and Zoning Commission meeting.
3. Approval of Minutes for the October 29, 2019 Planning and Zoning Commission meeting.

4. **P2019-040**

Discuss and consider a request by Perry Bowen on behalf of Kyle Bryan and Haley Brook Bowen for the approval of a replat for Lots 1 & 2, Block A, Haley & Kyle Addition being a 0.97-acre parcel of land currently identified as Lot A, Block 107, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, being zoned Single-Family 7 (SF-7) District, addressed as 501 S. Clark Street, and take any action necessary.

5. SP2019-041

Discuss and consider a request by LeeAnn Latimer on behalf of Dr. Steve Arze of Zaph & Ath Properties, LLC for the approval of a site plan for a medical office building on a 1.36-acre tract of land identified as Lot 2, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard and Airport Road, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

V. PUBLIC HEARING ITEMS

6. MIS2019-014

Hold a public hearing to discuss and consider an amendment to the OURHometown Vision 2040 Comprehensive Plan for the purpose of updating the water and wastewater master plans, and take any action necessary.

64 Planning Director, Ryan Miller, provided a brief explanation of the request. Recently, the City's
65 consultant finished revising the water and wastewater master plans. These plans were
66 incorporated into the OURHometown Vision 2040 Comprehensive Plan on December 3, 2018 by
67 Ordinance No. 18-48 and as a result of their incorporation, staff is bringing forward an amendment
68 to the Comprehensive Plan to incorporate the revisions identified by the City's consultants.
69 According to the Texas Local Government Code, a comprehensive plan may be adopted or
70 amended by ordinance following: (1) A hearing at which the public is given the opportunity to give
71 testimony and present written evidence; and (2) Review by the municipality's planning commission
72 or department, if one exists. Additionally, Section 9.03 of the City's Home Rule Charter states that
73 "(r)ecommended changes to the Master Plan shall be submitted to the City Manager after the
74 Planning and Zoning Commission holds at least one public hearing on the proposed change.
75 Furthermore, Section 9.04 states that the City Manager shall submit the proposed changes to the
76 Council, together with any recommendations. The Council, after a public hearing, shall adopt or
77 reject such proposed revision or any part thereof as submitted within sixty days following its
78 submission by the City Manager. If the proposed revision or part thereof should be rejected by
79 the Council, the Planning and Zoning Commission may make modifications and again forward it
80 to the City Manager for submission to the Council.

81
82 Mr. Miller advised the Commission that staff was available for questions.

83
84 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
85 forward and do so.

86
87 Richard Marks
88 204 W. Boydston
89 Rockwall, TX
90

91 Mr. Marks came forward and asked if the proposal is related to the project to widen W. Boydston
92 Street. Mr. Miller indicated it is not a part of any sidewalk, street or water projects it is for
93 underground for what is needed for future development.

94
95 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
96 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to
97 the Commission for discussion or action.

98
99 Commissioner Womble made a motion to approve MIS2019-014. Commissioner Thomas seconded
100 the item which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.

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103 VI. ACTION ITEMS

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105 7. SP2019-037

106 Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie
107 Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre
108 parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County,
109 Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32),
110 located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any
111 action necessary.

112
113 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is
114 requesting the approval of a site plan for the purpose of constructing a 7,000 square foot multi-
115 tenant commercial/retail building. According to Planned Development District 32 the subject
116 property is located within the Ridge Road Retail Subdistrict, which allows general retail land uses
117 by-right. The intent of this Ridge Road Retail Subdistrict is to provide retail or restaurant land
118 uses with Ridge Road frontage. The proposed development will construct a single-story retail
119 facility totaling 7,000 square feet. The development will provide 33 surface parking spaces that
120 can be accessed from Ridge Road and Glen Hill Way. The proposed sidewalks which located on
121 both sides of Glen Hill Way will incorporate streetscape elements required by PD-32 and provide
122 decorative trees and pedestrian scaled lighting features. The sidewalks are intended to provide
123 access to the Harbor District and the associated amenities within PD-32. With the exception of
124 the variances being requested, the submitted site plan, landscape plan, photometric plan, and
125 building elevations, generally conform to the technical requirements contained within PD-32 the

126 Scenic Overlay District, and the Unified Development Code. Since the subject property is adjacent
127 to Ridge Road, the Scenic Overlay District would be considered the regulating ordinance with
128 regard to the design of the subject property.
129

130 Mr. Gonzales further noted that according to the Tree Preservation Plan provided by the applicant,
131 a total of 557-inches of trees will be removed from the site, while a total of 105-inches of trees will
132 be preserved. Additionally, the applicant has indicated that nine trees greater than 25-inch caliper
133 will be removed and these nine trees are considered to be Feature Trees, which require
134 replacement at double the caliper inch being removed. The Tree Preservation Plan shows that 105-
135 inches of trees will be preserved on-site, which entitles the applicant to a total Tree Preservation
136 Credit of 21-inches which means that taking into account the proposed Landscape Plan which
137 shows that 156-inches of additional trees will be added to the site and a Tree Preservation Credit
138 of 21-inches the applicant's total mitigation balance would be 491-inches and this balance will
139 need to be satisfied prior to the submission of a final plat. With regard to the land use, a retail
140 facility is permitted by-right in Planned Development District 32.
141

142 Mr. Gonzales went over the variances and exceptions being requested by the applicant to the
143 primary materials and the dumpster enclosure. According to the Unified Development Code a
144 minimum of 20% natural or quarried stone is required on all building facades. In this case, the
145 applicant's proposed building elevations do not incorporate stone on the front (east = 0.0%) and
146 side (south = 5.76%) facing facades. Since the building design does not meet the standard for the
147 east and south facing façades a variance to the stone requirements is required to be approved by
148 the Planning and Zoning Commission pending a recommendation from the Architectural Review
149 Board. In regards to the dumpster enclosure according the Unified Development Code these
150 enclosures need to be located to the side or rear of the primary building, and not front on to a
151 public right-of-way and every effort should be made to reduce the visibility of these structures
152 utilizing landscaping and/or the building. In this case, the applicant has stated that due to site
153 constraints, they are unable to orient the dumpster in a way that both complies with the ordinance
154 and allows the necessary maneuverability needed by the waste management truck. As a result,
155 the applicant has oriented the dumpster at the rear of the building, but facing onto the public right-
156 of-way of Glen Hill Road and as a compensatory measure the applicant has increased the
157 landscape screening around the dumpster. According to the Unified Development Code, unless
158 otherwise specified by the Unified Development Code, an applicant may request the Planning and
159 Zoning Commission grant a variance to the provisions contained in the UDC, where unique or
160 extraordinary conditions exist or where strict adherence to the technical requirements of this
161 section would create an undue hardship. In cases where a variance or variances is/are being
162 requested, the applicant shall provide compensatory measures that directly offset the requested
163 exception." In this case, the applicant has provided a letter explaining the requested variances
164 and proposing to construct the entire roadway for Glen Hill Way. Staff should point out that the
165 applicant would be required to dedicated the right-of-way for Glen Hill Way based on a
166 proportionality study prepared by staff for the current owner; however, that proportionality study
167 did not require the applicant to build the roadway. Based on the cost of construction of that
168 roadway, this proposal does appear to be a sufficient compensatory measure for the requested
169 variances; however, this request does remain a discretionary decision for the Planning and Zoning
170 Commission and will require approval by a super majority vote, with a minimum of four votes in
171 the affirmative required for approval. In the event that the exception is denied, the applicant has
172 the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing
173 a written request with the Planning and Zoning Department. Mr. Gonzales indicated that the
174 Architectural Review Board reviewed the request and forwarded a recommendation for approval.
175

176 Mr. Gonzales advised the Commission that the applicant was present and available for questions
177 as well as staff.
178

179 Commissioner Chodun asked for additional information in regards to the PD-32 requirements.
180

181 Chairman Chodun asked the applicant to come forward.
182

183 Anna Blackwell
184 301 Commerce Street
185 Fort Worth, TX
186

187 Ms. Blackwell came forward and provided addition comments in regards to the request. She
188 indicated she was available for questions.
189

190 Chairman Chodun brought the item back to the Commission for discussion or action.
191

192 Commissioner Thomas made a motion to approve SP2019-037 with staff recommendations as well
193 as the Architectural Review Board's recommendation. Commissioner Moeller seconded the
194 motion which passed by a vote of 5-0 with Commissioners Fishman and Welch absent.
195

196
197 8. SP2019-040

198 Discuss and consider a request by Matthew Gardner and Half Associates on behalf of Reid Caldwell of
199 Rockwall Urban Industrial, LP for the approval of a site plan for a multi-tenant industrial building on a 7.02-
200 acre parcel of land identified as Lot 1, Block D, Ellis Center Phase 2 Addition, City of Rockwall, Rockwall
201 County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Alpha Drive, and take any
202 action necessary.
203

204 Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant I is
205 requesting approval of a site plan for the purpose of developing a multi-tenant industrial site
206 consisting of three separate buildings that will be approximately 87,600 square feet. The proposed
207 development is subject to the land use, density and dimensional requirements of the Light
208 Industrial District as stipulated by the Unified Development Code. According to the Unified
209 Development Code, light manufacturing/multi-tenant warehouse facilities are permitted by-right
210 land uses in a Light Industrial District. The subject property proposes one point of ingress and
211 egress at the terminus of Alpha Drive. Other than the exceptions being requested, the submitted
212 site plan, landscape plan, treescape plan, photometric plan, and building elevations generally
213 conform to the technical requirements contained within the UDC for a property located within a
214 Light Industrial District. Additionally, according to the Unified Development Code, states that the
215 Light Industrial District is a zoning district intended to create a limited industrial zone that provides
216 for modern types of industrial land uses. The proposed multi-tenant light industrial complex are
217 a permitted land uses in the Light Industrial District and all operations will be indoors with no
218 outside storage of materials unless properly screened or buffered. According the Unified
219 Development Code, non-residential developments that have a side or rear contiguous to any
220 residential zoned or used property shall be screened with a masonry fence a minimum of six feet
221 in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning
222 Commission may approve an alternative screening method that incorporates a wrought iron fence
223 and three tiered screening such as small to mid-sized shrubs, large shrubs or accent trees, and
224 canopy trees or evergreen trees and canopy trees along the entire length of the adjacency the
225 canopy trees shall be placed on 20-foot centers. In this case, the applicant is providing a three
226 tiered screening system along the entire western property boundary that is adjacent to the Herman
227 Utley Middle School; however, RISD has an existing wrought-iron fence along this western
228 property boundary. Based on the existing fence on the RISD's property the applicant is not
229 proposing to incorporate an additional wrought iron fence. Staff made this suggestion to the
230 applicant to prevent the possibility of creating a strip of land in between the two fences that would
231 be hard for either property owner to maintain. The proposed landscape screening is a
232 discretionary approval for the Planning and Zoning Commission upon a determination that the
233 provided screening will achieve the intent of the screening ordinance. Mr. Gonzales then went
234 over the variances and exceptions the applicant is requesting and indicated the Architectural
235 Review Board made a recommendation of approval.
236

237 Chairman Chodun asked the applicant to come forward.
238

239 Matt Gardner
240 3618 Regent Street
241 Midlothian, TX
242

243 Mr. Gardner came forward and provided additional comments in regards to the request. He
244 indicated he was available for questions.
245

246 Commissioner Moeller made a motion to approve SP2019-040 with staff recommendations.
247 Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners
248 Fishman and Welch absent.

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VII. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:39 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 22 day of November, 2019.


Jerry Welch, Vice-Chairman

Attest:

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 26, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Jerry Welch called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Sedric Thomas, John Womble, and Mark Moeller. Absent from the meeting was Commissioner Annie Fishman, Tracey Logan, and Chairman Chodun. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Planning Coordinators, Laura Morales, Angelica Gamez, City Engineer, Amy Williams, and Civil Engineer Sarah Johnston.

II. OPEN FORUM

Vice-Chairman Welch explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Welch closed the open forum.

III. APPOINTMENTS

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

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. CONSENT AGENDA

2. Approval of Minutes for the November 12, 2019 Planning and Zoning Commission meeting.

3. P2019-044

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

4. P2019-047

Consider a request by Matt Lucas, PE of Kimley Horn on behalf of Kevin J. Lloyd of 2424 MTA Realty, LLC for the approval of Lots 1, 2, & 3, Block A, MTA Andrews Addition being a final plat of a 9.6990-acre tract of land identified as Tract 15 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southwest corner of Ridge Road [FM-740] and Turtle Cove Boulevard, addressed as 2424 Ridge Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners Chodun, Fishman, and Logan absent.

V. ACTION ITEMS

5. MIS2019-015

Discuss and consider a request by Michael Guerrero of Atticus Harbor Village, LLC for the approval of an alternative tree mitigation plan for a 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32),

64 situated within the Interior Subdistrict, located adjacent to Summer Lee Drive southwest of the intersection
65 of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.
66

67 Planning Manager, David Gonzales, provided a brief explanation and background of the request.
68 The applicant is requesting approval of an alternative tree mitigation settlement agreement for the
69 subject property. On December 13, 2016 two site plans for the subject property laying out a 228-
70 unit condominium development and a 48-unit townhome development. At the time of approval,
71 the treescape plans for these cases indicated a total of 3,561 caliper-inches of trees would be
72 removed from the subject property. The approved landscape plans for these cases indicated a
73 total of 1,032 caliper inches would be added back to the subject property which left an outstanding
74 mitigation balance of 2,529-inches. To address the outstanding balance the applicant has provided
75 an invoice indicating the cost of providing the City with 843, three caliper inch trees. The invoice
76 includes the cost of the trees and a delivery fee for a total of \$125,000. According to the Unified
77 Development Code, the mitigation balance may be satisfied by one or a combination of means.
78 The developer can provide trees on site to off-set the mitigation balance, the developer may
79 petition the Parks and Recreation Department to accept the required number of trees to off-set the
80 mitigation balance, or lastly tree preservation credits may be purchased at a rate of \$200.00 per
81 inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a
82 tree on the property, the developer would be eligible for a reduction in the cost of tree preservation
83 credits of up to 50 percent which would be \$100.00 per inch. Based on these choices, the applicant
84 could purchase 20% of the total replacement inches (i.e. 505" = \$50,580.00), which would leave a
85 mitigation balance of 2,023-inches. The remaining mitigation balance would translate to 674, three
86 caliper inch trees, which would need to be provided to the Parks and Recreations Department for
87 off-site planting. In lieu of providing the trees the applicant has submitted an offer indicating they
88 would like to settle the mitigation balance through an alternative tree mitigation settlement
89 agreement.
90

91 Mr. Gonzales further noted that according to the Unified Development Code, this gives the City
92 Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending
93 a recommendation from the Planning and Zoning Commission. Should this request be approved,
94 the applicant is proposing to satisfy the mitigation balance by providing a check in the amount of
95 \$125,000. These funds will be deposited in the City's tree mitigation fund and will be used for
96 planting trees in the city's parks, medians, and other similar areas. If the City Council does not
97 approve an alternative tree mitigation settlement agreement, the applicant intends to provide the
98 full balance to the Parks Department to be used in other areas of the City.
99

100 Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.

101 Vice-Chairman Welch asked the applicant to come forward.
102

103
104 Michael Guerrero
105 Atticus Real Estate
106 5339 Alpha Road
107 Dallas, TX
108

109 Mr. Guerrero came forward and provided a brief explanation of the request. He shared that they
110 are looking to do is replace the cedar elm trees and the red buds with Italian cypress however
111 Planning Director, Ryan Miller, clarified that what was before the Commission at this time was an
112 alternative tree mitigation plan and anything veering from that would require to go through the
113 zoning process. Mr. Guerrero indicated staff was correct and all necessary information pertaining
114 to the request for the alternative tree plan was provided to the Commission from staff and he
115 would be available for questions.
116

117 Vice-Chairman Welch asked for questions from the Commission and brought the item back to the
118 Commission for questions or action.
119

120 Commissioner Thomas made a motion to approve MIS2019-015 with staff recommendations.
121 Commissioner Womble seconded the motion which passed by a vote of 4-0 with Commissioners
122 Chodun, Fishman and Logan absent.
123

124 (Agenda item #7 was discussed before Agenda #6)
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VI. DISCUSSION ITEMS

6. Z2019-025

Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the agenda item. At the last City Council meeting the Council heard a request from a representative of the Home Depot. What they are looking to do is establish a tool rental center which is an allowed by right use in the Commercial District but in addition they want to have the ability to rent out heavy machinery equipment which is not allowed in the Commercial District. They requested to the City Council to direct staff to amend the Ordinance to allow that use to be allowed with a Specific Use Permit. By doing so the code would be changed which would affect all commercial properties within the Commercial District to allow this use however the Commission will be able to see on a case by case basis any Specific Use Permit requested. Mr. Miller advised the Commission staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

Commissioner Womble asked where the machinery would be stored. Mr. Miller shared that the City's outside storage ordinance would address that and screening would need to be provided which would be something the Commission would review during the Specific Use Permit process.

There being no further questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

7. P2019-043

Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The case is a continuation of Saddle Star South. The PD was amended last month and Phase III was approved and are now going through the master and open space process and also will be going before the Parks Board. Mr. Gonzales indicated staff was available for questions.

Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

There being no questions Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

8. P2019-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. This is the final phase of Stone Creek and this case is before the Commission because it will be going before the

188 Parks Board to access parks fees and will be on the consent agenda at the next scheduled
189 meeting. Mr. Gonzales advised the Commission staff was available for questions.

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191 Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

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193 There being no questions Vice- Chairman Welch indicated the case will return to the Commission
194 for action at the next scheduled meeting.

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196 9. P2019-046

197 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
198 BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-
199 family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J.
200 Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned
201 Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located
202 adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action
203 necessary.

204
205 Planning Director, Ryan Miller, provided a brief explanation of the request. This will be one of the
206 final phases of Breezy Hill and this case is before the Commission because it will be going before
207 the Parks Board to access parks fees and will be on the consent agenda at the next scheduled
208 meeting. Mr. Miller advised the Commission staff was available for questions.

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210 Vice-Chairman Welch brought the item back to the Commission for questions or discussion.

211
212 There being no questions Vice- Chairman Welch indicated the case will return to the Commission
213 for action at the next scheduled meeting.

214
215 10. SP2019-043

216 Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of
217 Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a
218 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City
219 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and
220 take any action necessary.

221
222 Planning Director, Ryan Miller, indicated the applicant was present and would go over the details
223 of the request and staff would be available for questions.

224
225 Vice-Chairman Welch asked the applicant to come forward.

226
227 Clay Cristy
228 1903 Central Drive, Suite 406
229 Bedford, TX

230
231 Mr. Cristy came forward and provided a brief explanation of the request. Mr. Cristy shared that
232 they came before the Commission a few months ago with this site and through the process of
233 working with the Engineering Department they deemed that there was additional land that they
234 could develop and they are now amending the site plan. He indicated he was available for
235 questions.

236
237 Mr. Miller added that there are a couple of variances associated with the request and since they
238 are increasing the variances that were approved before some of the configurations have changed
239 with regards to parking and staff will denote those when the case comes back. One of the
240 variances that need to be addressed is for vertical walls in the detention area. Currently the City
241 does not allow that a four to one slope is required with no walls in the detention area. Additionally
242 the screening will have to be addressed sooner than the applicant indicated with the last approval.
243 Mr. Miller advised the Commission that staff was available for questions.

244
245 Mr. Cristy added that they will work with staff as well as the Architectural Review Board with any
246 comments they receive regarding the variances.

247
248 Vice-Chairman Welch brought the item back to the Commission for questions or discussion.
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250 Vice-Chairman Welch indicated the case will return to the Commission for action at the next
251 scheduled meeting.
252

253 11. SP2019-044

254 Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock
255 of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified
256 as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place
257 Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated
258 within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any
259 action necessary.
260

261 Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is
262 requesting to put an office building within the Downtown District which has a unique ordinance
263 that is built around a form based code and as a result it has a lot of strict design criteria that the
264 applicant will be required to meet. Due to that strict criteria the applicant will be requesting
265 numerous waivers however staff is working with the applicant to work through those waivers
266 especially on the design side. Mr. Miller went on to discuss some issues that have found with the
267 building elevations. Mr. Miller advised the Commission that this site plan would more than likely
268 take a few cycles to work through and the Commission will see it come before them at a later date
269 additionally he noted that the applicant was not present however staff would be available to
270 answer any questions.
271

272 Vice-Chairman Welch brought the item back to the Commission for questions or discussion.
273 Commissioner Womble asked if it would occupy one tenant or multiple tenants. Mr. Miller stated
274 it would be a spec.
275

276 There being no further questions Vice-Chairman Welch indicated the case will return to the
277 Commission for action at the next scheduled meeting.
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279 12. SP2019-045

280 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Alton Frazier
281 of Channell Commercial Corporation for the approval of an amended site plan for an existing industrial
282 building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City
283 of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-
284 Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action
285 necessary.
286

287 Planning Manager, David Gonzales, advised the Commission the applicant was present and would
288 provide details in regards to the request.
289

290 Vice-Chairman Welch asked the applicant to come forward.
291

292 Alton Frazier
293 1700 Justin Road
294 Rockwall, TX
295

296 Mr. Frazier came forward and provided details in regards to the request. They are updating the
297 site plan to reflect the expansion of the building. He indicated he was available for questions. Mr.
298 Gonzales added that the applicant will be requesting an exception to the parking because they are
299 reducing the amount of parking by thirteen spaces. Additionally the Amphitheater encroaches
300 onto the setback and will need to go before the Board of Adjustments for their approval in order
301 for it to be within the setback.
302

303 Vice-Chairman Welch brought the item back to the Commission for questions or discussion.
304

305 Vice-Chairman Welch asked if changes to the landscaping would be affected by the John King
306 road expansion. Mr. Gonzales shared that the applicant is upgrading the landscaping ant that will
307 also be an exception. Mr. Miller added that due to the TXDOT expansion on John King the applicant
308 is not in the position to plant the landscaping however they will in the future and in the interim the
309 applicant is showing what landscape they will be providing to hide the outside storage visible
310 from John King currently.
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Commissioner Womble asked for further clarification of the amphitheater. Mr. Miller shared that they will have to go before the Board of Adjustments and justify a hardship to have a structure within the build line.

After general discussion in regards to the parking exception that is being requested, Vice-Chairman Welch indicated the case will return to the Commission for action at the next scheduled meeting.

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

✓ P2019-040: Lots 1 & 2, Block A, Haley & Kyle Addition [Approved]

✓ MIS2019-014: Water/Wastewater Master Plans [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VII. ADJOURNMENT

Vice-Chairman Welch adjourned the meeting at 6:55 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

Eric Chodun, Chairman

Attest:

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 10, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Tracey Logan, John Womble, Annie Fishman and Sedric Thomas. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinators, Angelica Gamez and Laura Morales, City Engineer, Amy Williams, Civil Engineers Jeremy White and Sarah Hager.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

Chairman Chodun indicated no cases were reviewed by the Architectural Review Board.

IV. CONSENT AGENDA

2. Approval of Minutes for the November 26, 2019 Planning and Zoning Commission meeting.

3. P2019-045

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118 single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of John King Boulevard and Featherstone Drive, and take any action necessary.

4. P2019-046 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

V. PUBLIC HEARING ITEMS

5. Z2019-025 Hold a public hearing to discuss and consider a request for the approval of a text amendment to the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of allowing the *Rental, Sales, and Service of Heavy Machinery and Equipment* land use by Specific Use Permit (SUP) in the Commercial (C) District, and take any action necessary.

63 Senior Planner, Korey Brooks, provided a brief explanation of the request. On November 4, 2019,
64 City Council directed staff to amend the Unified Development Code to allow rental, sales, and
65 service of heavy machinery with a Specific Use Permit in a Commercial district as was requested
66 by Home Depot. This request use is allowed by right and heavy commercial industrial district and
67 allowed in a light commercial district with a Specific Use Permit. This would essentially allow other
68 developers to make a request that would still be considered on a case by case basis. Mr. Brooks
69 provided the Commission with a draft ordinance listing conditions for approval as well as
70 operational conditions.

71
72 Mr. Brooks advised the Commission that Staff was available for questions.

73
74 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
75 forward and do so, there being no one indicating such; Chairman Chodun closed the public
76 hearing and brought the item back to the Commission for discussion or a motion.

77
78 After general discussion regarding the request, Commissioner Thomas made a motion to approve
79 Z2019-025 with staff recommendations. Commissioner Logan seconded the item which passed by
80 a vote of 6-0 with Commissioner Moeller absent.

81 VI. ACTION ITEMS

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84 6. SP2019-045 Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf
85 of Alton Frazier of Channell Commercial Corporation for the approval of an amended site plan for an
86 existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell
87 Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
88 situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King
89 Boulevard, and take any action necessary.

90
91 Planning Manager, David Gonzales, provided a brief explanation and background pertaining to the
92 request. On July 8, 2014, the Planning and Zoning Commission approved a site plan for a 295,910
93 square foot warehouse/manufacturing facility. In conjunction with this site plan approval, the City
94 Council approved the following five variances and exceptions for this development which include
95 (1) a variance to the building materials for not incorporating a minimum of 20% natural stone on
96 all facades and to allow for tilt-up wall construction; (2) variance to allow for one light pole to
97 exceed the 20-foot overall maximum height; (3) variance to the minimum parking requirements
98 based on the number of employees per shift; (4) exception for the use of tilt-up wall construction;
99 and, (5) an exception to the vertical and horizontal articulation standards.

100
101 Mr. Gonzales further noted that on November 15, 2019, the applicant submitted an application
102 requesting the approval of an amended site plan for the purpose of establishing outside storage
103 areas and realigning the western drive aisle. In addition the applicant had submitted a replat on
104 June 13, 2019 for the purpose of realigning the drive aisle by abandoning certain portions of the
105 firelane & water easements. On July 1, 2019, the City Council approved the plat with the condition
106 that an amended site plan be approved for the realignment of the drive aisle. The final plat is to
107 be filed after approval of the amended site plan and his has been made a condition of approval for
108 this case. Additionally, the future amphitheater to be located at the southeastern portion of the
109 lot will require approval by the Board of Adjustments in order to be located within the building
110 setback as depicted on the site plan and this has also been made a condition of approval for this
111 case.

112
113 Mr. Gonzales added that currently, the subject property has outside storage that is located on the
114 north side of the building, adjacent to the Rockwall Service Center. It is the intent of the applicant
115 to relocate a portion of the storage, losing 32 parking spaces; however, there are 42 parking
116 spaces being added to the site increasing the existing parking by 10 spaces, with the additional
117 outside storage being requested, it should be known that the current outside storage located on
118 the north side of the building has limited screening, being two, six-foot tall fence sections with
119 black mesh and is visible from John King Boulevard. Based on the submitted landscape plan, the
120 applicant is proposing to use a three tiered living screen consisting of four Live Oak trees that are
121 14-16 feet in height and measuring 4½ to 5-caliper inches, nine Nellie R. Stevens Holly trees, and
122 23 Needle Point Holly shrubs, with a six foot tall wrought iron fence. In addition, the proposed
123 landscape screening located at the northwest corner of the site requires approval by the Planning
124 and Zoning Commission to allow for not meeting the standards of the UDC, which requires a

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masonry wall and canopy trees on 20-ft centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with the Unified Development Code. The applicant is requesting to use Alternative #1 of this section by incorporating a wrought iron fence and three tiered screening for this area. As a compensatory measure, the applicant is providing additional landscaping in this area, which will provide less visibility from John King Boulevard. A variance to the screening requirements for the use of landscape screening for the storage area remains a discretionary decision for the Planning and Zoning Commission and should the Planning and Zoning Commission have any questions, staff will also be available at this meeting.

Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun opened up the public hearing and asked the applicant to come forward and speak.

Ed Burke
1700 Justin Road
Rockwall, TX 75087

Mr. Burke came forward and provided additional comments and regards to the request and indicated he was available for questions.

Chairman Chodun asked for questions from the Commission. Commissioner Logan inquired for more information in regards to the amphitheater. Mr. Burke provided additional details as to how the amphitheater was envisioned and what purpose it would serve. Additionally, Mr. Burke noted that they are working with staff on a plot plan together to show where they envision the whole property going in the understanding that any additions will have to go before the Architectural Review Board.

Commissioner Chodun asked if anyone else wished to speak to come forward and do so. There being no one indicating such; Commissioner Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Welch made a motion to approve SP2019-045 with staff recommendations. Commissioner Logan seconded the item which passed by a vote of 6-0 with Commissioner Moeller absent.

VII. DISCUSSION ITEMS

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

- ✓ P2019-044: Replat for Lot 3, Block A, SPR Packaging Addition [Approved]
- ✓ P2019-047: Final Plat for Lots 1, 2, & 3, Block A, MTA Andrews Addition [Approved]
- ✓ MIS2019-014: Comprehensive Plan Amendment Adopting the Revised Water/Wastewater Master Plans (2nd Reading) [Approved]
- ✓ MIS2019-015: Alternative Tree Mitigation Settlement Agreement [Approved]

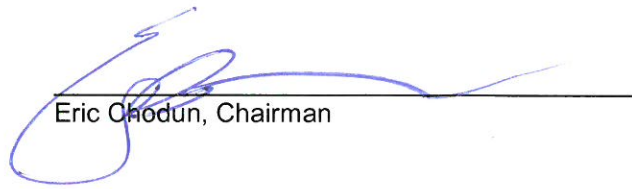
Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:19 p.m.


PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

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Eric Chodun, Chairman

Attest:



Angelica Gamez, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 30, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were Jerry Welch, Tracey Logan, and Sedric Thomas. Absent from the meeting were Commissioners John Womble, Annie Fishman, and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Angelica Gamez, and Civil Engineer, Jeremy White.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

Chairman Chodun indicated no cases were reviewed by the Architectural Review Board due to the quorum not being met. The cases will be reviewed at the next meeting on January 14, 2020.

IV. CONSENT AGENDA

2. Approval of Minutes for the December 10, 2019 Planning and Zoning Commission meeting.

3. **P2019-048**

Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [*Stodghill Road*], and take any action necessary.

4. **P2019-049**

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

5. **P2019-050**

Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Justin Webb of Horizon Road Self-Storage, LLC Sandra McMullen for the approval of a replat for Lots 24 & 25, Rainbo Acres Addition being an 8.733-acre tract of land identified as a portion of Lots 22 & 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

64 Commissioner Thomas made a motion to approve the consent agenda. Commissioner Welch
65 seconded the motion which passed by a vote of 4-0 with Commissioners John Womble, Annie
66 Fishman, and Mark Moeller absent.
67
68

69 V. ACTION ITEMS
70

71 6. MIS2019-016

72 Discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of a treescape plan for a
73 0.6303-acre tract of land identified as Lots 6 & 33, Block A, Whisper Rock Addition, City of Rockwall,
74 Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10)
75 District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1202 & 1206 Whisper
76 Rock Drive, and take any action necessary.
77

78 Planning Manager David Gonzales provided a brief explanation and background pertaining to the
79 request. The applicant is requesting approval of an amended treescape plan for the Whisper Rock
80 Addition. In December 2018, the Planning and Zoning Commission approved a treescape plan
81 with the final plat for the Whisper Rock Subdivision where they had mitigated for everything on
82 site. However, they are now requesting additional mitigation to develop the lots due to initial
83 misunderstanding on the mitigation of the trees. The applicant is requesting to remove a total of
84 274-caliper inches from both lots. In this case, the applicant will start mitigating onsite for those
85 trees that they are taking out. The total number of trees would go from four 4- inch caliper trees
86 to six 4-inch trees on each residential lot and a total of twenty one trees in the common areas.
87 According to the Unified Development Code, the Planning and Zoning Commission is responsible
88 for reviewing and approving or disapproving Treescape Plans. The decision of the Planning and
89 Zoning Commission may be appealed to the City Council.
90

91 Mr. Gonzales advised the Commission that the applicant was present and available for questions
92 as well as staff.
93

94 Chairman Chodun requested the applicant come forward to answer any questions.
95

96 Todd (Engineer)
97 201 Windhill Circle
98 Wylie, TX 75098
99

100 Todd, the engineer on the project, came forward and provided additional information pertaining
101 to the request.
102

103 Chairman Chodun, asked for questions from the Commission and brought the item back to the
104 Commission for questions or action.
105

106 Vice-Chairman Welch made a motion to approve item MIS2019-016 with staff recommendations
107 with Commissioner Thomas seconding the motion which passed by a vote of 4-0, with
108 Commissioners Moeller, Fishman, and Womble absent.
109

110 7. MIS2019-017

111 Discuss and consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval
112 of a variance request to the fence standards contained within *Ordinance No. 16-42* for a 0.4617-acre
113 parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas,
114 zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses,
115 addressed as 405 Fox Hollow Drive, and take any action necessary.
116

117 Planning manager David Gonzales provided a brief explanation and background of the request.
118 The applicant, Adam Buczek, is requesting approval of a variance to the fencing standards
119 stipulated by Planned Development District 81. In this case, the applicant has indicated to staff
120 that the property adjacent to it has an existing accessory structure and fence that encroaches
121 approximately five feet into the subject property, 405 Fox Hollow Drive, which is a property that is
122 under contract to develop. Mr. Buczek is requesting a variance to allow a wood fence to be
123 constructed along the backside of the property. However, due to the encroachment, it's creating
124 a cloud on the title. The applicant is then requesting to replat the property, which would then cause
125 a portion of the property to become an open space. The ordinance reads that if there is an open

126 space then the property calls for a wrought iron fence or tubular steel fence. Due to this, the
127 applicant is proposing to dedicate that 5 foot portion in order to clear the title and be able to sell
128 the lot and develop it with him dedicating that to the HOA as open space. He is requesting to have
129 a minimum 6 foot wood fence which will match all the other fences going north of this location.
130 An issue is that part of the property to the East, which has the encroachment, is in probate causing
131 it to probably be tied up for a while. A solution to this issue would be to replat the property and to
132 allow for a wood fence that would shield any eye sore or visibility of that with the wood fence.
133 The PD-81 does allow for a variance as long as it meets the requirements of the Unified
134 Development Code. According to the Unified Development Code, unless otherwise specified by
135 the UDC, an applicant may request the Planning and Zoning Commission grant an exception to
136 the provisions contained in the Unified Development Code, where unique or extraordinary
137 conditions exist or where strict adherence to the technical requirements of the Unified
138 Development Code would create an undue hardship. Based on the information provided by the
139 applicant, the condition created by the encroachment could be considered an extraordinary
140 condition, would leave the property owner with an undesirable view. A wood fence would provide
141 screening of the encroachment. In this case a variance request may be warranted, however, this
142 request is a discretionary decision for the Planning and Zoning Commission. The applicant has
143 provided a letter of explanation, a survey, and photos of the adjacent property.
144

145 Mr. Gonzales advised to the Commission that the applicant was present and available for
146 questions as well as staff.
147

148 Chairman Chodun called the applicant forward.
149

150 Adam Buczek
151 Windsor Homes LLC.
152 8214 Westchester Drive, Suite 710
153 Dallas TX 75225
154

155 The applicant then came forward and provided further information in regards to the request.
156

157 After a brief discussion, Commissioner Thomas made a motion to approve the request on behalf
158 of Windsor to replat, Commissioner Welch seconded the motion which passed by a vote of 4-0,
159 with Commissioners Moeller, Fishman, and Womble absent.
160

161 8. MIS2019-018

162 Discuss and consider a request by Alice Stovall for the approval of a special exception to the fence
163 standards for an existing single-family property being a 0.255-acre tract of land identified as Lot 3, Block
164 D, Harlan Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-
165 10) District, addressed as 7130 O'Connell Street, and take any action necessary.
166

167 Planning Director Ryan Miller provided a brief explanation and background of the request. In 2019,
168 the applicant applied of a building permit looking for a fence. There is an issue because the fence
169 is not in accordance with the planning and zoning guidelines. On October 16, 2019, the applicant
170 submitted a fence permit on behalf of the owners for the subject property at 7130 O'Connell Drive.
171 The Building Inspections Department issued the permit indicating that the framing and posts
172 needed to be on the private side on the fence, and the cedar pickets needed to be facing out toward
173 the public side to be in accordance with the new ordinance that passed in September. However,
174 the fencing contractor constructed the fence with the framing and posts on the public side of the
175 fence. According to the Unified Development Code, all cedar pickets shall be placed on the public
176 side and all posts and framing shall be placed on the private side. Basically, there is a relief
177 process where the UDC goes on to allow the Planning and Zoning Commission the ability to grant
178 exceptions and variances. In this case, this is an older area where other fences weren't built to a
179 similar standard. This fence is already constructed and would need to be removed from the
180 property in order to be rebuilt in conformance with the current ordinance. Mr. Miller explained that
181 many of the existing fences have framing and posts facing outward toward the public side, and
182 that the zoning code in place during this time period did not require pickets to be facing toward
183 the public side. Based on this assessment staff suggested to the property owners that a variance
184 request may be warranted pending a discretionary decision for the Planning and Zoning
185 Commission.
186

187 Mr. Miller then advised the Commission that the applicant was not present but that he was
188 available for questions.

189
190 Vice-Chairman Welch made a motion to approve item MIS 2019-018 with staff recommendations
191 with Commissioner Logan seconding the motion which passed by a vote of 4-0, with
192 Commissioners Womble, Moeller, and Fishman absent.

193
194
195 VI. DISCUSSION ITEMS

196
197 9. Z2019-026

198 Hold a public hearing to discuss and consider a request by Timothy Batis of Plano Marine on behalf of
199 Jason Breland of Suntlet Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an
200 existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134,
201 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas,
202 zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District,
203 located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

204
205 Chairman Chodun asked the applicant to come forward.

206
207 Timothy Bates
208 1 Harborview Dr.
209 Rockwall, TX 75032

210
211 The applicant came forward and provided a brief explanation about rezoning the area. They are
212 building a service and repair facility that was existing on the property but their Specific Use Permit
213 has expired or is out of date.

214
215 Planning Manager David Gonzales, provided further information in regards to the request. He
216 explained that they will be taking operational conditions from the current Conditional Use Permit
217 that were established back in 2002 and setting up some new areas, such as a prep area with limited
218 amount of prep. Also, their CUP allows for dry storage and boat sales, and limits these to the
219 paved area which defines the dry storage area, parking area, covered boat dock areas, and the
220 parking of boats waiting repair. The applicant explained they will also be establishing boat sales
221 in the area which would be a new part of the ordinance; however, the boat sales would not be in
222 an enclosed area. At the moment, the request is consistent with existing use but it takes away the
223 right to sell or store any RV's within the area. There had been talk with the applicant about having
224 a landscape screening along the back but representatives from the Chandlers Landing Community
225 informed staff that this was not a favorable solution. The representatives indicated that the
226 properties that share a common boundary with the marina preferred that landscape screening not
227 be provided. Although this request appears not to conform to the requirements of the Unified
228 Development Code the Specific Use Permit allows the City Council the discretion to approve this
229 condition, pending a recommendation from the Planning and Zoning Commission.

230
231 Chairman Chodun brought the item back to the Commission for questions and discussion.

232
233 There being no further questions Chairman Chodun indicated the case will return to the
234 Commission for action at the next scheduled meeting.

235
236 10. Z2019-027

237 Hold a public hearing to discuss and consider a request by Raymond Jowers of Jowers, Inc. for the
238 approval of an extension of *Ordinance No. 08-38 (SUP No. S-056)* granting a Specific Use Permit (SUP)
239 allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the
240 R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)
241 District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any
242 action necessary.

243
244 Senior planner Korey Brooks provided a brief explanation of the request. The applicant is
245 requesting an extension on their current SUP for Big Tex trailers, the current sup was issued out
246 in 2017 and it was set to expire every three years. In this case, there hasn't been any development
247 since the last extension which makes this the second request for an extension. The current

248 operations have not changed but the UDC requires that be renewed before it expires in April. Mr.
249 Brooks then advised the Commission that he was available for questions.

250 Chairman Chodun brought the item back to the Commission for questions or discussion.

251
252
253 There being no further questions Chairman Chodun indicated the case will return to the
254 Commission for action at the next scheduled meeting.

255
256 11. Z2019-028

257 Hold a public hearing to discuss and consider a request amending the Unified Development Code (UDC),
258 and take any action necessary.

259
260 Planning Director Ryan Miller provided a brief explanation about the request. He addressed the
261 fact that the UDC had been adopted in 2004 and a number of amendments have been made since
262 then. The language and the code have been standardized. We have recently adopted the
263 Legislative update, which is almost 200 pages. The city uses Municode to host our Municipal Code
264 of Ordinances and our Unified Development Code. What staff is proposing to do is to take UDC
265 out of Municode and host that on our websites for reasons besides the obvious cost of savings.
266 Another reason to propose this request is that we already go through codification process in
267 house making this a duplication of work. Additionally, it takes several months for Municode to
268 post changes and we would be able to update changes instantaneously to the city's website after
269 the code amendment is adopted. A full detailed list with changes will be brought before the code
270 once it's done. At the moment, the changes include standardizing the language, as well as
271 replacing older drawings. Roman numerals have also been replaced within the text to avoid any
272 confusion. The full version of the code will be made available to the Board next meeting on
273 January 14, 2020. Mr. Miller then advised the Commission that he was available to answer any
274 questions.

275
276 Chairman Chodun then brought the item back to the Commission for questions and discussion.

277
278 There being no further questions Chairman Chodun indicated the case will return to the
279 Commission for action at the next scheduled meeting.

280
281 12. SP2019-043

282 Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of
283 Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a
284 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City
285 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and
286 take any action necessary.

287
288 Senior Planner Korey Brooks explained that the applicant was present but continued to provide a
289 brief explanation in regards to the request. The applicant is requesting the approval of an amended
290 site plan for a multi-tenant office complex on Ranch Trail. This item is listed as a Discussion item
291 to allow the applicant to address the comments provided to him by the last Architectural Review
292 Board meeting. Mr. Brooks confirmed that the Architectural Review Board had not seen the
293 revisions as quorum was not met and a meeting was not held. The item is set to go back to the
294 Board for review.

295
296 Mr. Brooks then advised the Commission that the applicant was present and available for
297 questions as well as staff.

298
299 Clay Cristy
300 1903 Central Drive
301 Bedford, TX 76021

302
303 The applicant confirmed that this item was sent and voted on earlier in 2019 and there had been
304 revisions to site plan as it took a couple of weeks to renew. There had been issues with
305 Engineering in regards to a pond area on the property but it has since then has been clarified from
306 an Engineering stand point. The applicant is aware of some variances along with the property,
307 although some are the same as the original site plan. The applicant then advised Commission that
308 he was available to answer any questions.
309

310 Chairman Chodun then brought back the item to the Commission for discussion or review.

311
312 There being no further questions Chairman Chodun indicated the case will return to the
313 Commission for action at the next scheduled meeting.

314
315 13. SP2019-044

316 Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock
317 of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified
318 as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place
319 Addition [0.28-acres], City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated
320 within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any
321 action necessary.

322
323 Senior Planner Brooks provided a brief explanation of the request. He explained that this request
324 came before the Board last month and the applicant made revisions as suggested last meeting.
325 He stated that the elevations has been updated but have not been approved by ARB. Since ARB
326 did not have a quorum then the meeting was not held. Most of the original comments were in
327 regards to the door, windows, and the orientation to the front of the street by revising the entries
328 to the building. There was also a previous recommendation from ARB in changing the color of the
329 second building, which the applicant has agreed upon. Mr. Brooks then advised the Commission
330 that the applicant was not here but he was available for questions.

331
332 Chairman Chodun then brought the item back to the Commission for discussion or review.

333
334 There being no further questions Chairman Chodun indicated the case will return to the
335 Commission for action at the next scheduled meeting.

336
337 14. SP2019-046

338 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite,
339 II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A,
340 Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development
341 District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor
342 Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

343
344 Senior Planner advised the Commission that the applicant was present and available for
345 questions.

346
347 Chairman Chodun asked the applicant to come forward.

348
349 Jeff Carroll
350 750 E. I-30
351 Rockwall, TX 75087

352
353 Mr. Carroll explained that they are wanting to develop this property for an insurance office. He
354 confirmed that they are trying to meet the requirements that need to be done as well as continued
355 working with Staff. He addressed that they are working with owners at the moment to have the
356 building face the street as well as making the windows more Craftsman style instead of having
357 them more contemporary style. With those ideas, they will present a new elevation in the future.
358 The applicant then advised the Commission that he was available to answer any questions.

359
360 Chairman Chodun then brought the item back to the Commission for discussion or review.

361
362 There being no further questions Chairman Chodun indicated the case will return to the
363 Commission for action at the next scheduled meeting.

4
364
365 15. SP2019-047

366 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad
367 Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-
368 acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County,
369 Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed
370 as 2055 Kristy Lane, and take any action necessary.

372 Jeff Carroll
373 750 E. I-30
374 Rockwall, TX 75087
375

376 Chairman Chodun asked the applicant to come forward.
377

378 Mr. Carroll came forward and provided a brief explanation of the request. The applicant shared
379 that this project will be worked on with Bacon Plumbing where he's going to this property from a
380 400 square foot building. The cul-de-sac where this is being proposed has both old and new metal
381 buildings in place. They are proposing the first building which is 20,000 square feet with a loop
382 fire line all the way around. The applicant explained that there is a proposed Phase 2 next to the
383 building. Mr. Carroll's argument is that he wants to spend money on the front side of the building
384 and not on the sides where they won't be visible. He shared that there is a building between him
385 and the I-30 overlay and therefore should be able to keep it as the engineered metal back of a
386 building. He addressed the list of the variances given to him and will be taking care of most of
387 those. They are asking to consider a revision on the placement of the dumpster. There would be
388 no outside storage of equipment just vehicles. Phase 2 of the project is mostly warehouse facility
389 ask that the Commission review his suggestions. There will also be a screening on the North side.
390 The applicant then advised the Commission that he was available for questions.
391

392 Planning Manager David Gonzales and Planning Director Ryan Miller gave further feedback in
393 regards to the applicant's request and advised the Commission that they would be available to
394 answer questions.
395

396 Chairman Chodun then brought the item back to the Commission for discussion or review.
397

398 There being no further questions Chairman Chodun indicated the case will return to the
399 Commission for action at the next scheduled meeting.
400

401 16. SP2019-049

402 Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of
403 Water's Edge at Lake Ray Hubbard Condominiums Owner's Association, Inc. for the approval of a site
404 plan for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block
405 A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
406 District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-
407 2038 Portofino Circle, and take any action necessary.
408

409 Senior Planner Korey Brooks provided a brief explanation of the request. He explained that the
410 applicant's request is to have a site plan and to add two condominiums that will match the existing
411 buildings in regards to materials and design. Mr. Brooks then added that there would be a total of
412 12 units with 6 units at each building. Mr. Brooks shared that the applicant was not present but he
413 was available to answer any questions.
414

415 Chairman Chodun then brought the item back to the Commission for discussion or review.
416

417 There being no further questions Chairman Chodun indicated the case will return to the
418 Commission for action at the next scheduled meeting.
419

420 17. SP2019-050

421 Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney
422 of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-
423 tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition,
424 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339,
425 327 & 331 Ranch Trail, and take any action necessary.
426

427 Planning Manager David Gonzales provided a brief explanation of the request. The applicant is
428 wanting to add another building on the North-West corner which would be a metal office building.
429 There are five existing buildings already on this property. Since the location is not within any
430 overlay district, the only variance involved would be for the articulate standards. Mr. Gonzales
431 went on to say that wainscoting could be added to the sides of the building and added that this
432 building is consistent with the other buildings in the area. Mr. Gonzales then added that he was
433 available to answer any questions.

434
435 Chairman Chodun then brought the item back to the Commission for discussion or review.
436

437 There being no further questions Chairman Chodun indicated the case will return to the
438 Commission for action at the next scheduled meeting.
439

440 18. SP2019-051

441 Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas
442 Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*)
443 on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition,
444 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General
445 Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.
446

447 Planning Manager David Gonzales advised the Commission that the applicant was present and
448 available to answer any questions.
449

450 Chairman Chodun asked the applicant to come forward.
451

452 Rachel with Perkins & Will
453 3150 Horizon Rd.
454 Rockwall, TX 75032
455

456 The applicant came forward and provided a brief explanation to the request. She explained that
457 this is a fairly large expansion for the hospital which included a remote central utility plant. After
458 reviewing the comments, she clarified the use of the loading dock and will be able to provide a
459 landscape screening to it. They will be requesting a variance for tree mitigation. They reran the
460 mitigation numbers and addressed trees that are in the front of the hospital that would still require
461 mitigation. At the moment, there are some bald cypress that were planted 15 feet on center with
462 the trees being too close together causing some maintenance issues. The variance they are
463 requesting is that they are currently mitigating the caliper inches of all of the trees except for those
464 bald cypress trees. She added that they would be removing 818 caliper inches and installing 460
465 and the bald cypress that they would be removing would be 426 inches. Essentially, if they do not
466 include the removal of the bald cypress then they would be 34 inches in excess. She went on to
467 add that after they completed the site plan process that they would submitting for a replat to have
468 one large hospital site as opposed to five different sites. The applicant then asked staff what
469 timeline they could be looking at since Architectural Review Board did not meet tonight. She then
470 advised the Commission that she was available to answer questions.
471

472 Planning Manager David Gonzales provided further comments to the applicant's request and was
473 available to answer questions.
474

475 Commissioner Logan asked the applicant to consider Mr. Miller's input in regards to
476 recommendations.
477

478 Chairman Chodun asked the other applicant to come forward.
479

480 Dwight Burns
481 1323 Navaho Trail
482 Richardson, TX 75080
483

484 Mr. Burns came forward and requested clarification in regards to the concerns over the east
485 elevation and re-orientation of the building. He explained that the design intent was to build up a
486 platform to set the building on. He added that there is a retaining wall wrapping around the building
487 with concrete steps. Additionally, he explained that he wanted more information in regards the
488 comment stating the back of the building look like a utility building facing a city roadway.
489

490 Planning Director Ryan Miller provided further input and comments in regards to the applicant's
491 requests and concerns.
492

493 Chairman Chodun then brought the item back to the Commission for discussion or review.
494

495 There being no further questions Chairman Chodun indicated the case will return to the
496 Commission for action at the next scheduled meeting.

497
498 19. SP2019-052

499 Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW
500 Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision
501 being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall,
502 Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7)
503 District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located
504 at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action
505 necessary.

506
507 Chairman Chodun asked the applicants to come forward.

508
509 David Hughes/Brian Delaney
510 Integrity Group
511 361 W. Byron Nelson
512 Roanoke, TX 76262
513

514 The applicants came forward and provided a brief explanation to their request. They are
515 requesting an approval for an amenity center located at 900 John King Blvd. This will be
516 centerpiece as you drive into the active adult community which will have a pool, outdoor area, and
517 other amenities. The applicants then advised the Commission that they were available to answer
518 any questions.

519
520 Planning Manager David Gonzales provided a brief explanation to the request. He added that the
521 property does not require any variances to the material requirements of the overlay district.

522
523 Chairman Chodun then brought the item back to the Commission for discussion or review.

524
525 There being no further questions Chairman Chodun indicated the case will return to the
526 Commission for action at the next scheduled meeting.

527
528 20. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

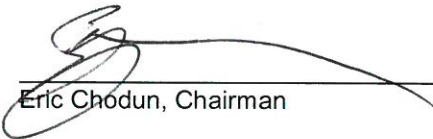
- 529
530 ✓ P2019-045: Final Plat for Stone Creek, Phase X Addition [Approved]
531 ✓ P2019-045: Final Plat for Breezy Hill, Phase XI Addition [Approved]
532 ✓ Z2019-025: Text Amendment to Article IV of the UDC (1st Reading) [Approved]
533

534 Planning Director, Ryan Miller provided a brief update about the outcome of the above referenced
535 case at the City Council meeting.

536
537 VII. ADJOURNMENT

538
539 Chairman Chodun adjourned the meeting at 7:29 p.m.

540
541
542 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
543 ROCKWALL, Texas, this 14 day of January, 2020.

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Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning Coordinator

