

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

I. CALL TO ORDER

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

II. CONSENT AGENDA

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

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

III. APPOINTMENTS

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

IV. PUBLIC HEARING ITEMS

3. P2015-014

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

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

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

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

Bob Rash
Soapberry Lane
Rockwall, TX 75807

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

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

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

V. ACTION ITEMS

4. SP2015-012

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

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

Chairman Renfro asked applicant to come forth and speak.

Ed Copeland
(No address given)

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

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

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

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

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

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

VI. DISCUSSION ITEMS

5. Z2015-017

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

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

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

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

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

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

6. Z2015-018

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

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

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

7. P2015-020

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

Chairman Renfro asked the applicant to come forth and speak.

Caprice Michelle
406 N. Goliad Street
Rockwall, TX 75087

The applicant gave a brief explanation of the case.

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

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

8. P2015-021

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

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

Chairman Renfro asked applicant to come forward.

Jay Bedford
301 N. Alamo Road
Rockwall, TX 75087

Mr. Bedford came forward and gave brief explanation of the request.

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

9. SP2015-014

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

Chairman Renfro asked the applicant to come forward to speak.

Joanne Vuckovic
1010 Ridge Road
Rockwall, TX 75087

Applicant came forward and gave brief explanation of request.

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

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

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

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

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

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

12. Planning and Zoning Commission Training Session

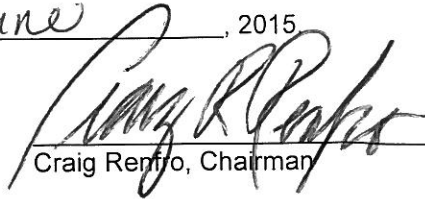
Planning manager Ryan Miller gave presentation of site plans.

VII. ADJOURNMENT

Meeting adjourned at 7:31 p.m.

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



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator