

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 30, 2015
6:00 P.M.

I. CALL TO ORDER

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

II. CONSENT AGENDA

1. Approval of Minutes for the April 28, 2015 Planning and Zoning Commission meeting.

2. Approval of Minutes for the June 9, 2015 Planning and Zoning Commission meeting.

3. P2015-019

Discuss and consider a request by Harold Fetty of H. D. Fetty Land Surveyor, LLC on behalf of the owner Doug Utley for the approval of a final plat for Lots 1 & 2, Block A, Utley Addition 4.49-acre parcel of land currently identified as Tract 1 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, situated within the SH-205 By-Pass Overlay (SH 205 BY-OV) District, addressed as 1751 & 1815 E. Old Quail Run Road, and take any action necessary.

4. P2015-020

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

5. P2015-027

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dr. Umar Burney of the North Dallas Rockwall Land Investors, LLC for the approval of a replat for Lot 3, Block A, Ridge/Summer Lee Addition being a replat of 1.6121-acre tract of land identified as Lot 2, Block A, Ridge/Summer Lee Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, located at the southwest corner of the intersection of Oak Drive and Summer Lee Drive, and take any action necessary.

6. P2015-028

Discuss and consider a request by David Greer of Bannister Engineering on behalf of Ben McMillian of Ben McMillian Properties, LLC for the approval of a replat for Lot 1, Block A, Hazel and Olive Addition being a 0.421-acre tract of land composed of two (2) parcels of land identified as Block 19A & 19B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary

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

III. APPOINTMENTS

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

63
64 Planning Manager, Ryan Miller, stated this item will be discussed with the site plan during the
65 discussion item.
66

67 IV. PUBLIC HEARING ITEMS
68

69 8. Z2015-016

70 Hold a public hearing to discuss and consider a request by Stacey McVey of Double Eagle Properties
71 on behalf of the owner 308 ON 276 LP for the approval of a zoning change from an Light Industrial (LI)
72 District to a Planned Development District for Single Family 10 (SF-10) and General Retail (GR) District
73 land uses, on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract
74 No. 100, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the
75 northeast corner of the intersection of Rochelle Road and SH-276, and take any action necessary.
76

77 Planning Manager, Ryan Miller, gave explanation of item stating that on June 2, 2015, the
78 applicant submitted an application requesting to rezone a 316.315-acre tract of land from a Light
79 Industrial (LI) District to a Planned Development District for a single-family, residential
80 subdivision and commercial/retail development. The proposed single family, residential
81 subdivision will consist of 560 single-family homes, an 11-acre public park and an amenities
82 center. The proposed nine (9) acres of commercial/retail land will be located at the northeast
83 corner of Rochell Road and SH-276. The subject property, which was annexed into the City on
84 June 15, 1998 by Ordinance No. 98-20, is currently vacant.
85

86 Mr. Miller further stated that along with the application, the applicant has submitted a concept
87 plan and development standards for the proposed residential subdivision and commercial/retail
88 tract of land.
89

90 Pertaining to the commercial/retail, the nine acre commercial/retail tract of land will be subject
91 to the General Retail (GR) District development standards and land uses contained within the
92 Unified Development Code (UDC); however, the applicant has requested that the following uses
93 be permitted by-right: 1) Hotel, Hotel (Full Service) or Motel (with a maximum of four [4] stories),
94 2) Restaurant (with Drive-Through or Drive-In), and 3) Retail Store (with more than two [2]
95 gasoline dispensers). Typically, these uses require a Specific Use Permit within the General
96 Retail (GR) District. Per the requirements of the PD Ordinance any development within the area
97 designated as commercial/retail will require a PD Development Plan, which is a discretionary
98 approval process for the City Council. Additionally, the applicant has agreed to prohibit some of
99 the land uses that are permitted within the General Retail (GR) District, but are not compatible
100 with the proposed adjacent residential subdivision.
101

102 The proposed residential subdivision will consist of 109, 80' x 120' lots; 77, 70' x 110' lots, and
103 374, 60' x 110' lots, which equals an average lot size of ~7,335 SF. The proposed gross
104 residential density is limited to less than 2.05 units/acre by the PD Ordinance. The subdivision
105 will also incorporate 24.8-acres of open space, an 11-acre public park that will serve Park District
106 No. 31, and 109.4-acres of floodplain. The total open space provided will be 90.5-acres
107 (~29.48%). Additionally, the development will include two (2) Soil Conservation Service (SCS)
108 ponds, which will be used as an additional amenity to the development. One (1) amenities
109 center will be provided to service the 560-lot subdivision.
110

111 Mr. Miller further explained that it should be noted that the development standards contained
112 within the PD Ordinance deviate from the requirements of the UDC and the Engineering
113 Department's Standards of Design and Construction Manual in the following ways:
114

- 115 1) The applicant is requesting a front yard building setback of 15-feet. Currently, none of the
116 residential zoning districts allow less than a 20-foot front yard building setback.
117 Additionally, the applicant is requesting to allow a ten (10) foot encroachment into the
118 required building setback when a property increases the front building setback to 20-feet.
119 Allowed within this encroachment would be sunrooms, porches, bay windows, balconies,
120 masonry clad chimneys, and similar architectural features. This is similar to the
121 encroachment allowed in Planned Development District 63 (PD-63) [the Somerset Park
122 Subdivision], which allowed for a ten (10) foot encroachment into a required 20-foot front

yard building setback. While the applicant has stated it is there intent to provide front yard encroachments there is currently nothing in the PD Ordinance requiring them.

- 2) According to Section 4, Residential Parking, of Article VI, Parking and Loading, of the UDC, “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street.” The applicant has requested that front entry garages be permitted to be located 20-feet from the front property line. This would create a minimum of a five (5) foot off-set between the front façade of the primary structure and the garage. Additionally, there is currently no requirement contained within the PD Ordinance that would require the applicant to provide a mix of J-Swing and/or front entry garages. This would allow the applicant to only utilize front entry garages.
- 3) According to the Engineering Department’s Standards of Design and Construction Manual, “(t)he City Council may waive the residential alley requirement upon determination by the Council, if it is in the best interest of the City.” Currently, the applicant is requesting to allow J-Swing and/or Front Entry garages in lieu of alleys. This requirement has been waived for other subdivisions throughout the City.

Also, in reviewing the proposed concept plan for conformance to the policies and guidelines of the Comprehensive Plan, staff made the following recommendations to the applicant:

- 1) Single-family lots adjacent to open space should be front loaded for the purpose of maximizing the value of the adjacent single-family homes, preserving view corridors along the streetscapes, and to better optimize the use of open space within the development.

Mr. Miller also stated that according to the residential policies established by Resolution 07-03 contained within the Comprehensive Plan, “(t)o ensure that the maximum value accrues to both parks and homes, adjacent homes should directly face the park, whether or not there may be an intervening street ...” and that “(t)he subdivision and development process should include consideration of the way in which residential and non-residential lots are laid out – adjacency and accessibility to park and open space areas should be optimized in all types of development.” [1.d.vii & 1.d.x] Currently, the plan proposed by the applicant has lots that back to open space with a trail system running directly adjacent to the rear yards of these lots. Front loading the lots would allow the trail system to be located adjacent to the park and street, and would optimize the use of the open space.

- 2) Increased street connectivity for safety and access can be achieved by removing unnecessary cul-de-sacs.

According to the Transportation section of the Comprehensive Plan, neighborhood streets should be designed to promote, “... safe, low speeds, and to encourage more walking, cycling, and social interaction...” and “(e)nhance walkability with an interconnected pattern of streets and continuous sidewalks, short blocks, and safe pedestrian crossings.” (Pages 50-55) On the plan submitted by the applicant, cul-de-sacs have been utilized to increase the lot layout in between Discovery Boulevard and SH-276. Removing these cul-de-sacs and creating through streets would increase the connectivity in the area while decreasing the block lengths of the proposed plan.

- 3) The applicant should consider incorporating a boulevard or other green space in the center of the development to provide a heightened sense of open space.

Resolution 07-03 states that, “(w)here possible, other green areas should also be utilized, such as landscaped medians, roundabouts, street islands, conservation areas and village greens to provide a heightened sense of open space ...” and that “(n)o lot of 12,000 SF or less should be further than 800-feet from a public park or open space corridor in order to benefit the property value premium.” [1.d.viii & 1.d.xii] The plan submitted by the applicant could incorporate a street extending from Discovery Boulevard to SH-276 that could utilize a boulevard to provide additional open space and meet the stated requirements. This has been incorporated in other subdivisions throughout the City (e.g. Stone Creek and Somerset Park) to achieve an enhanced streetscape.

In addition, the Future Land Use Map, contained within the Comprehensive Plan, designates the subject property as an Employment Center. According to the Comprehensive Plan, the purpose of this designation is to, "...provide a variety of workplaces, including limited light manufacturing uses, research and development activities, corporate facilities, offices, and institutions." The zoning change proposed by the applicant would require this designation to be amended to a Low Density Residential and Commercial designation.

Mr. Miller further stated that while the concept plan does conform the density and open space provision requirements cited within the Comprehensive Plan, it does not conform to the Future Land Use Map nor the residential policies and guidelines intended to "encourage the development of distinctive neighborhoods."

Mr. Miller also explained that on June 5, 2015, staff mailed 19 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Timber Creek Homeowner's Associations (HOA's), which is the only, HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of the intersection of Rochell Road and SH-276, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At this time one response in favor of the applicant's request was received by staff.

Mr. Miller further explained that if the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from a Light Industrial (LI) District to a Planned Development District, then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- 2) The concept plan shall be modified to meet staff's recommendations as stated in the Conformance to the Comprehensive Plan section of this case memo for the purpose of conforming to the residential policies and guidelines contained within the Comprehensive Plan;
- 3) The front yard setback be amended to conform to the typical 20-foot front yard building setback stipulated for residential zoning districts by Article V, District Development Standards, of the UDC.
- 4) The PD Ordinance shall be modified to conform to the residential parking requirements stipulated in Section 4, Residential Parking, of Article VI, Parking and Loading, of the UDC;
- 5) In accordance with Resolution 07-03, the applicant shall be required to submit an updated concept plan with the submittal of a Master Plat indicating the location of each product type and demonstrating conformance to the "housing tree" model (i.e. the largest lots and homes are located on the main entry or perimeter streets, and smaller lots and homes are located internal to the neighborhood);
- 6) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from an Employment Center designation to a Low Density Residential and Commercial designation; and,
- 7) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Due to applicant not being present at the time staff was finished presenting the case, the item was deferred until the applicant arrived.

Chairman Renfro came back to public hearing item as applicant arrived and asked applicant to come forth and speak.

Stacey McVey
7218 Lakewood Blvd.
Dallas, Tx

Mr. McVey came forth and stated he would allow his engineer to give explanation of the request but would be available for any questions.

Craig Carney
4588 Henton Dr.
Plano, Tx

Mr. Carney came forward and gave highlights of request, stating the abundance of open space as well as the dedication of an 11 acre park, which represents 47 percent of total land mass. The way the City calculates open space it would only allow for one-half of flood plain acreage to count towards open space. Mr. Carney explained that due to the abundance of floodplain, it would leave only 53 percent to configure a subdivision. He gave brief explanation of the lot breakdown and how it will be configured utilizing cul-de-sacs and front entry garages. They would consider creating a path thru the cul-de-sacs down to the open space to help connectivity with regard to the streets and trails. Since last meeting they have added additional cross streets to try to break up the long blocks. Due to the amount of floodplain, he feels the best use of the land to be developed is residential and encourages the Commission to consider the zoning change to make it single-family and commercial.

Chairman Renfro asked for questions from Commissioners. Commissioner Jusko asked what material the garage doors would be. Mr. McVey came forth and explained the intent with the garages is to have some j-swings that will not front the street. Some would be two car garages with break in the middle. The material of the door would be stained wood possibly high end oak. Mr. McVey stated that is reason for request for 15-foot house setbacks and 20-foot garage setbacks is to create an articulated front facade.

Chairman Renfro asked if the streets going south towards SH-276 would have access to subdivision. Planning Manager, Ryan Miller, stated that they do have an access point but would need TxDot approval. Also Chairman Renfro asked questions concerning the amount of cul-de-sacs being depicted on the concept plan (i.e. nine cul-de-sacs not seven). Mr. Carney did clarify it is nine cul-de-sacs.

Commissioner Lyons asked staff what percentage of Light Industrial is still not developed within the City. Mr. Miller stated he did not have an accurate number, but stated that in that area there is vacant land to the west and north of IH-30 that is zoned Light Industrial and vacant.

Fire Marshall, Ariana Hargrove, stated a concern with the emergency access in some of the phases. The concept plan shows secondary access routes for the Fire Department, and will not the Fire Department cannot approve any emergency access through floodplain. Fire Marshall Hargrove stated they have denied the request in the system.

Commissioner Fishman had questions for the Fire Marshall Hargrove concerning the concentration of homes at the center of the development and if there is a reason for concern with regard to the access to those homes. Fire Marshall Hargrove stated that there was no concern at this time as long as Fire Department has roadway access. She went on to state that the maximum block length for a dead end street is 600-feet.

Commissioner Fishman also asked staff if a boulevard would be established for connectivity, per staff's recommendation, where would it be located. Mr. Miller stated when staff originally talked to applicant they recommended that it extend from Discovery Boulevard to SH-276. The issue is not that they are not providing enough open space; the issue is where it is located.

Commissioner Jusko asked what the total length of the trails provided was. Mr. Carney stated there will be four miles of trail.

Commissioner Lyons asked if they tie into cul-de-sacs. Mr. Carney stated they would provide that if that was asked of them.

Chairman Renfro stated he was not in agreement with the 15-foot setback request, as well as the lack of access to the trail system from the cul-de-sacs. He went on to state that at that time he would not be willing to support the request the way it is being presented.

Chairman Renfro asked if there was anyone in the public who wanted to come forth and speak. With their being no one indicating such, Chairman Renfro closed the public hearing.

Commissioner Lyons stated he would not support the request at this time due to how it is being proposed.

Commissioner Jusko had no comment.

Commissioner McCutcheon stated that he would not support the request due to the way it is being proposed at this time.

Commissioner Fishman stated she has the same concerns and is also concerned about the concentration of homes depicted on the concept plan. She stated she likes the concept with regard to the lakes but feels it could work better. She also questioned where the community center would be located. Mr. Carney clarified the Boys and Girls Club is no longer part of the plan.

General discussion took place concerning setbacks and concentration of homes.

Commissioner Lyons proposed the item be tabled. Chairman Renfro and Commissioner McCutcheon stated they would not be in favor of tabling the item.

Planning Director, Robert LaCroix, added comments concerning other existing subdivisions with 15-foot front entry lots.

Commissioner Lyons made motion to table item. Commissioner Jusko seconded motion.

The motion passed by vote of 3-2, with Chairman Renfro and Commissioner McCutcheon dissenting, with Commissioners Conley and Logan absent.

V. DISCUSSION ITEMS

9. Z2015-015

Hold a public hearing to discuss and consider a request by Rich Darragh of the Skorburg Company on behalf of the owner William Audy Riggs, SR Estate for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District land uses, on a 93.00-acre tract of land identified as Tract 33 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of Breezy Hill Road north of FM-552, and take any action necessary.

Chairman Renfro asked applicant to come forward and speak.

John Arnold
Skorburg Company
8214 Westchester Drive, Suite 710
Dallas, TX 75225

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

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

10. Z2015-020

Hold a public hearing to discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Rex Walker of Life Springs Church for the approval of a Specific Use Permit (SUP) for a church in an Agricultural (AG) District for a seven (7) acre portion of a larger 28.881-acre tract of land identified as Tract 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Corridor Overlay (SH 205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard and SH-205, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Greg Wallace
3313 Ridge Road
Rockwall Tx

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

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

11. Z2015-021

Hold a public hearing to discuss and consider a request by Sam Ellis on behalf of the owner, the George Dewoody Estate, for the approval of a Specific Use Permit (SUP) for a daycare facility in an Agricultural (AG) District for a two (2) acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Sam Ellis
6969 Canyon
McKinney, Tx

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

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

12. Z2015-022

Hold a public hearing to discuss and consider modifications to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code for the purposes of creating a standard for cultured stone, and adding standards for a *Portable Beverage or Food Facility*, and take any action necessary.

Planning Manager, Ryan Miller, explained at the last council meeting there was a request to add a provision for a portable beverage and food facility. The applicant requested to change the code to add this use in, to accommodate a food trailer in PD-50. Currently, there is a portable beverage facility, which allows snow cones stands by a SUP. These SUP's typically limit the hours of operation for these uses. Council directed staff to bring the text amendment forward to account for the provision of a portable beverage and food facility.

Mr. Miller also explained the text amendment would also include the cultured stone requirement that Council directed staff to prepare.

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

13. MIS2015-003

Hold a public hearing to discuss and consider a City initiated request to amend the Comprehensive Plan by approving changes to the Master Thoroughfare Plan Map contained within the *Transportation* section and add a street cross section for a M3U (*minor arterial, three [3] lane, undivided roadway*) to Appendix 'D', *Thoroughfare Cross Sections*.

Planning Manager, Ryan Miller, stated that the City is looking at changing the City's Master Thoroughfare Plan and that they had provided a copy with the preliminary changes. This will come back to the Planning and Zoning Commission for work session at the next meeting.

14. P2015-023

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH 60's Pod, LTD for the approval of a final plat for Phase IXA of the Breezy Hill Subdivision, consisting of 55 single family lots on a 16.805-acre tract of land identified as Tract 7-13 of the T. R. Bailey Survey, Abstract No. 30 and J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located at the northwest corner of the intersection of FM-552 and Breezy Hill Lane, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

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

15. P2015-024

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 2 of the Rockwall Downes Subdivision, consisting of 30 single family lots on a 11.923-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northeast corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

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

16. P2015-025

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Matt Alexander of the Cambridge Company, Inc. for the approval of a final plat for Phase 3 of the Rockwall Downes Subdivision, consisting of 26 single family lots on a 8.559-acre tract of land identified as a portion of Tract 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for residential land uses, located at the northwest corner of the intersection of John King Boulevard and Discovery Boulevard, and take any action necessary.

Planning Manager, Ryan Miller, provided background information related to this case. Mr. Miller also indicated the item will go to the Parks Board who will make recommendations and will be on the consent agenda at the next scheduled meeting.

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

17. SP2015-015

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Elias Pope of 8020 Restaurants, LLC for the approval of a site plan for a restaurant on a 0.90-acre parcel of land identified as Lot 3, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District,

located at the southeast corner of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Jimmy Strohmeier
1620 Fairlakes Pointe
Rockwall, Tx

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

Planning Manager, Ryan Miller, stated there maybe one or two variances associated with the request but that it will be brought back at the next meeting for action. Mr. Miller also stated that the Architectural Review Board reviewed the item earlier in the evening and made a recommendation that the east elevation (i.e. the flat white wall) could be better articulated through the use of windows, signage, etc. and that the applicant agreed to draw something up and present it to staff.

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

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

- ✓ P2015-021: Lots 1-4, Block A, Breezy Hill Estates [Approved]
- ✓ P2015-022: Lot 11 & 12, Block 2, Alliance Addition, Phase 2 [Approved]
- ✓ Z2015-014: Gideon Tract (AG to PD) (1st Reading) [Approved]
- ✓ Z2015-017: SUP for Crush-It-Sports (1st Reading) [Approved]
- ✓ Z2015-018: 1815 E. Old Quail Run Road (SFE-2.0 to SFE-1.5) (1st Reading) [Approved]
- ✓ MIS2015-002: LRE Emergency Manufactured Home [Approved]

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

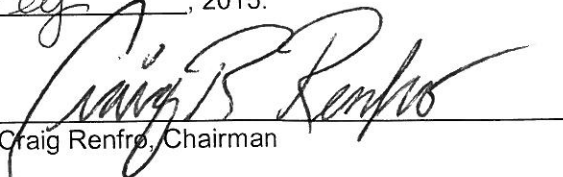
19. Planning and Zoning Commission Training Session: Planned Development Districts

Planning Manager, Ryan Miller, stated training session would be postponed to the meeting on July 14, 2015.

20. ADJOURNMENT

Meeting adjourned at 7:37 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of July, 2015.


Craig Renfro, Chairman

Attest: 
Laura Morales, Planning Coordinator