

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

I. CALL TO ORDER

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

II. CONSENT AGENDA

1. Approval of Minutes for the January 27, 2015 Planning and Zoning Commission meeting.
2. Approval of Minutes for the July 14, 2015 Planning and Zoning Commission meeting.
3. Approval of Minutes for the August 11, 2015 Planning and Zoning Commission meeting.

4. P2015-035

Discuss and consider a request by Archie Underwood and Dan Walker for the approval of a replat for Lots 1 & 2, Block A, Lakeside Veterinary Clinic Addition being a replat of two (2) parcels being 2.43-acres of land identified as Lot 1, Block A, Bernice Addition and Lakeside Batting Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 801 & 801B E. IH-30, and take any action necessary.

Commissioner McCutcheon made motion to pass the consent agenda. Commissioner Fishman seconded the motion which passed with a vote of 6-0.

III. APPOINTMENTS

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

Architectural Review Board representative came forward and gave brief summary of Children's Lighthouse expansion. Representative stated Board met with developer and came to an agreement that what is trying to be achieved is a four sided architecture which the current scheme does not comply with yet. Also discussed was for the expansion to match as closely as possible to existing building on site. Representative further stated that suggestions the Board gave were to add more articulation on the buildings north and south facades, especially the north facade as it is very visible from the street and borders residential street. In two weeks the Board will be reviewing the design to see if it complies with the four sided architecture that was recommended.

Chairman Renfro asked for questions from Commissioners. No discussion took place concerning this item.

IV. ACTION ITEMS

6. MIS2015-005 Discuss and consider a request by Duane and Jennifer Piercy for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, General Residential District Standards, of Article V, District Development Standards, of the Unified Development Code, for a 1.21-acre tract of land identified as Lot 1, Block A, Piercy Place Addition, City of Rockwall, Rockwall County,

Texas, zoned Single Family 7 (SF-7) District, addressed as 713 Hartman Street, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of case stating the subject property is just outside the Historical District on Hartman in-between Renfro and Clark Street and is zoned SF7. The applicants, Duane and Jennifer Piercy, are requesting an exception to the masonry requirements for the purpose of constructing a residential home that will have an exterior cladding of 100% cementaceous lap siding to match adjacent properties. Mr. Miller explained that according to the Unified Development Code the minimum masonry requirement for exterior walls on structures that are 120 square feet or greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank, stucco or a similar cementaceous material. Additionally, the code states that, exceptions to these requirements may be permitted on a case-by-case basis by the city council upon submission and approval of elevation drawings of the subject structure, and materials samples. The subject property is directly adjacent to the Old Town Rockwall Historic District, which has several properties that have utilized cementaceous, vinyl or wood siding in excess of 50%. Mr. Miller advised a representative for the applicant is present to answer any question.

Chairman Renfro asked for any question or comments for staff or applicant.

Commissioner McCutcheon stated his opinion is that this structure will fit nicely in this area.

Commissioner McCutcheon made motion to approve with staff recommendations. Commissioner Lyons seconded motion, which passed with a vote of 6-0

V. DISCUSSION ITEMS

7. SP2015-019 Discuss and consider a request by Nathan Colbert on behalf of Houston's Drive Inn, LLC for the approval of an amended site plan to incorporate an ice machine in conjunction with an existing retail store with gasoline sales on a 0.483-acre parcel of land identified as part of Lot 1 of the Stonebridge Center, PH 1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 715 W. Rusk Street [SH-66], and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Nathan Colbert
(No address given)

Applicant came forward and stated the request is for an outside vending machine at 715 W Rusk which is a Shell gas station that has been in his wife's family since the mid 80's and they are looking for ways to expand sales. Mr. Colbert further explained current structure does have brick exterior and they will be matching that existing building as is with the same black awnings and the same brick. He also stated he has reviewed what case manager David Gonzales has sent to him concerning what the prerequisites would be and he will have everything current for submittal by September 1st should anything need to be revised. He further stated the unit will not have signage and the screening will match the current exterior. The site plan shows it will be six to eight feet and that will be the size of the unit.

Mr. Colbert also spoke of existing code issues of outside storage, which has already been addressed and have explained to employees as well as vendors to not leave anything outside. The propane tank does have a permit with the City, and it will be moved under the awning when current icebox is removed.

Commissioner McCutcheon asked staff if there would be an issue by taking a parking space away. Senior Planner, David Gonzales, stated that based on occupancy and size of building, there are sufficient spaces and would not cause an issue.

Commissioner McCutcheon also asked if building would have metal roof, and where would the condensing unit be located. Applicant stated the unit is approximately nine and half feet tall and

2 the condensing unit will be on top and the brick facade would cover the sides and the awning
3 will cover the top.

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5 Commissioner McCutcheon asked if this was designed to be hidden. Applicant stated it will be
6 up to the standard of Rockwall and feels it's a nice fit to the community

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8 Commissioner Jusko asked if the city requires for outdoor propane container boxes to have
9 pillar to block any vehicle from possibly running into it. Fire Marshall, Ariana Hargrove, stated
10 cages that propane tanks are enclosed in, as well as propane cans have been tested to resist
11 such impact.

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13 Commissioner Lyons asked if the request was approved would the existing ice machine be
14 removed. Applicant stated it would be removed.

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16 There being no further questions staff indicated the case will return to the Commission for
17 action at the next scheduled meeting.
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21 8. SP2015-020

22 Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj
23 Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on a two (2)
24 acre parcel of land identified as Lot 1 of the Dewoody Addition, City of Rockwall, Rockwall County,
25 Texas, zoned Agricultural (AG) District, situated within the North SH-205 Corridor Overlay (N SH-205
26 OV) District, addressed as 3011 N. Goliad Street [SH-205], and take any action necessary.

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28 Chairman Renfro asked applicant to come forth and speak.

29
30 Sam Ellis
31 6916 Echo Canyon
32 McKinney TX
33

34 Mr. Ellis came forward and gave brief explanation of request, stating they are looking to expand
35 the Children's Lighthouse as it has reached its full capacity and expansion will allow for
36 additional classrooms, as well as a gymnasium. They have purchased the property to the north
37 and intend in the future to submit a plat to replat it all into one lot. There is a creek that is located
38 in the back and a retaining wall will be built and continue existing drive to the north and utilize
39 the existing approach onto Goliad and also will demolish existing home on property. He further
40 stated the plan is to build it with the current style of existing structure which would be rock,
41 stone and stucco. The roof of the existing building is rebarred and they will be adding a few
42 canopies to the north and south facades to fit a more residential look. They have criteria to meet
43 since the gym will be inside and need the clear span height to be able to achieve it and would
44 like to build it a steel structure rather than a wood structure which would not allow to have the
45 gabled ends which is what the Architectural Review Board wanted but does not work for their
46 particular use.

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48 Chairman Renfro asked for questions from Commissioners for staff or applicant.

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50 Commissioner Jusko questioned tree mitigation as it is a heavily treed lot, which trees will be
51 removed. Mr. Ellis stated trees cape was done only two trees are considered protected and the
52 remaining which the majority are hackberries will be removed. There are several large pecan
53 trees, and on the back side that has 50 trees that will be saved.

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55 Senior Planner, David Gonzales, showed slide photo show to provide the Commission a
56 perspective of what property currently looks like and how it will relate to new building coming in.

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58 There being no further questions, staff indicated the case will return to the Commission for
59 action at the next scheduled meeting.
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61 9. Director's Report of post Council meeting outcomes of Planning & Zoning cases
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- ✓ P2015-034: Lot 1, Block A, Pregnancy Resource Center [Approved]
- ✓ MIS2015-004: 142 Rene Drive [Tabled]
- ✓ SP2015-016: Variances for Life Springs Church [Approved]
- ✓ Z2015-016: Discovery Lakes (LI to PD) [2nd Reading; Approved]

Planning Director Ryan Miller provided a brief update about the outcomes of the above referenced cases at the City Council meeting. Mr. Miller explained the case concerning the property on 142 Rene was tabled by the applicant. They are looking at different solutions at this point that may be a better compromise for all parties involved and are currently in the process of looking into that. They may be coming back to the Commission in the near future.

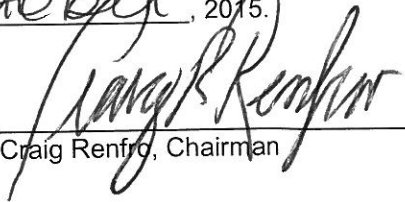
10. Planning and Zoning Commission Training Session: Planned Development Districts

Planning Director, Ryan Miller, advised training sessions will be postponed until the Commission is fully staffed.

VI. ADJOURNMENT

Meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 13 day of October, 2015.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator