

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 15, 2015
6:00 P.M.

I. CALL TO ORDER

Vice Chairman McCutcheon called the meeting to order at 6:00pm. Present were Commissioner Annie Fishman, Commissioners Mike Jusko, and Commissioner Johnny Lyons. Chairman Renfro and Commissioner Logan were absent, and one chair vacant. Staff members present were Director of Planning and Zoning, Ryan Miller, Senior Planner, David Gonzales, and Planning and Zoning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the January 13, 2015 Planning and Zoning Commission meeting.
2. Approval of Minutes for the August 25, 2015 Planning and Zoning Commission meeting.

Commissioner Lyons made motion to approve the consent agenda. Commissioner Jusko seconded motion, which passed by a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

III. ACTION ITEMS

3. SP2015-019

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

Senior Planner, David Gonzales, gave explanation of action item, stating request the applicant, Nathan Colbert representing Houston's Drive Inn, LLC, is requesting approval of an amended site plan for the addition of an ice vending machine. The structure is to be located adjacent to the Houston's Drive Inn convenience store, which is located at 715 W Rusk Street. The property is a 0.483-acre parcel of land, zoned General Retail (GR) District, and located within the SH-66 Overlay (SH-66 OV) District.

is for a structure housing the ice vending machine will be composed of brick (matching the existing building), it will incorporate a decorative roof top element, and it will be a 6-ft W X 12-ft L X 9-ft H. The structure totals 72 sq. ft. in area and does not exceed 5% of the primary buildings floor area. The existing convenience store is approximately 2,187 sq. ft. and requires a minimum of nine parking spaces. The current site plan indicates eleven parking spaces, which exceeds the City's standards. If approved, the amended site plan will effectively remove one parking space to accommodate the ice vending machine, leaving ten parking spaces for customer use. Thus, the structure does meet the outdoor sales and display requirements for a commercial use.

Vice Chairman McCutcheon had question pertaining to requirement of ballers in front of the machine. Mr. Gonzales stated it is not a requirement. Vice Chairman also question material of roof. Mr. Gonzales stated it would need to be masonry material to meet requirement.

Commissioner Lyons made motion to approve with staff recommendations. Commissioner Jusko seconded the motion which passed with a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

4. SP2015-020

Discuss and consider a request by Sam Ellis of Dallas Design Build on behalf of the owner Amalraj Fernando of MREA Properties-2, LLC for the approval of a site plan for a daycare facility on 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.

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

Architectural Review member came forth and gave brief explanation of outcome of recommendations after Architectural Review Board met with the applicant. The revised elevations indicated stone columns along the rear, the addition of a lean-to standing seam metal roof supported by cedar columns on the north and south elevations that projected 8-ft from the building and creating a covered area. Also present was increased stone for the north and south elevation, replacing the stucco, and incorporating a second stone product used as a wainscot around the building. The stone and stucco applied to the new building will match the adjacent Children's Lighthouse facility.

He further stated that after the Board reviewed the changes, the Board requested the applicant change the north elevations' projecting element and provide articulation similar to the quality presented on the front elevation. With these changes the Board recommended approval of the variance to the horizontal articulation standards.

Mr. Gonzales gave explanation of item, stating The applicant is requesting approval of certain variances as outlined below in conjunction with an approved site plan for the purpose of new construction of an approximately 7,828 sq. ft. daycare facility on a two acre parcel of land. The applicant intends to combine the proposed two acre property and the existing Children's Lighthouse that is adjacent for the purpose of expanding the business operations.

Mr. Gonzales further explained that the site plan submitted by the applicant meets all the technical criteria stipulated by the UDC and N SH-205 OV, with the exception of the variances requested and the items listed below. Should the Planning and Zoning Commission choose to approve the applicant's request, then the following conditions of approval should be adopted with this case:

- 1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit and to include the following additional Planning comments;
 - a. Adherence to Engineering and Fire Department standards shall be required.
 - b. All exterior signage requires submittal and approval of a separate permit through the Building Inspections Department
 - c. Submittal, approval, and filing of a final plat incorporating the existing Children's Lighthouse located adjacent to the property identified in this request prior to the issuance of a Certificate of Occupancy.
 - d. All exterior light sources are not to exceed 0.2-FC along the property line. The readings along the front property line (SH-205) as per the submitted plan exceed 0.2-FC at the property line. Make necessary adjustments and provide an updated plan indicating compliance.

e. Approval of the variances requested from the City Council for not meeting the standards established in the Unified Development Code are as follows:

- a) the horizontal articulation standards,
- b) the requirements for screening from residential uses,
- c) by allowing parking spaces to encroach into the landscape buffer.

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

Mr. Gonzales explained that the four variances require recommendation from the Commission and approval of City Council, four actions must be taken.

Vice Chairman Renfro asked applicant to come forth and speak.

Sam Ellis
6916 Echo Canyon
McKinney, TX

Mr. Ellis came forth and added comments concerning parking dedication.

Commissioner Lyons made motion to approve site plan with staff recommendation. Commissioner Jusko seconded motion, which passed by a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

Commissioner Jusko made motion to approve Variance A with staff and ARB's recommendations. Commissioner Fishman seconded motion, which passed with a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

Commissioner Lyons made motion to approve Variance B with staff recommendations. Commissioner Fishman seconded motion, which passed with a vote of 4-0, with Chairman Renfro and Commissioner Lyons absent and one chair vacant.

Commissioner Fishman made motion to approve Variance C with staff recommendations. Commissioner Lyons seconded the motion, which passed with a vote of 4-0, with Chairman Renfro and Commissioner Logan absent and one chair vacant.

IV. DISCUSSION ITEMS

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

- ✓ MIS2015-005: Masonry Exception for 713 Hartman Street *[Approved]*

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

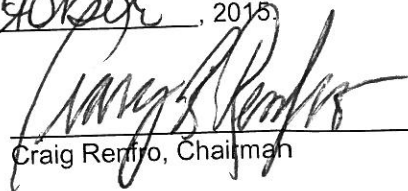
No action was taken concerning this agenda item.

V. ADJOURNMENT

The meeting adjourned at 6:28 p.m.

184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201

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



Craig Renteria, Chairman

Attest:



Laura Morales, Planning Coordinator