

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 29, 2015
6:00 P.M.

I. CALL TO ORDER

Commissioner Jusko called the meeting to order at 6:04 pm. Present were Chairman Renfro, Commissioners Johnny Lyons, Annie Fishman, and Tracey Logan with one seat 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 September 15, 2015 Planning and Zoning Commission meeting.

2. P2015-036

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of the owners Scott and Leslie Milder for the approval of a replat for Lot 1, Block A, Our House Addition being a 0.75-acre tract of land currently identified as Blocks 24A & 24C, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 803 N. Goliad Street, and take any action necessary.

3. P2015-037

Discuss and consider a request by Jennifer Garcia of KBGE on behalf of Collins Hartzog of Rockwall Texas 2015, LLC for the approval of a replat for Lot 3, Block 1, HJG Plaza Addition being a 0.91-acre tract of land identified as Lot 2, Block 1, HJG Plaza Addition, 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.

Commissioner Logan made a motion to pass the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 4-0, with Commissioners Renfro and McCutcheon absent and one seat vacant.

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.

The Architectural Review Board Chairman came forth and gave brief explanation of the recommendations made by the Architectural Review Board.

IV. ACTION ITEMS

5. MIS2015-007

Discuss and consider the approval of a special request by Michael Hunter of the Rockwall Housing Development Corporation (RHDC) on behalf of the owner Jacquelyn W. Coleman for an exception to the masonry requirements and a waiver to building setback requirements for the purpose of constructing a duplex on a 0.09-acre parcel of land identified as Lot 1B, Block H, Sanger Addition, City of Rockwall, Rockwall County, Texas, being zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southwest corner of the intersection of Ross Street and Peters Colony, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of the case stating that Michael Hunter of the Rockwall Housing Development Corporation has submitted a special request concerning the property at the corner of the intersection of Peters Colony and Ross Street. The property is

63 zoned Multi-Family 14 District and is located within the Southside Residential Neighborhood
64 Overlay District. Mr. Hunter is proposing to construct a two story duplex on the subject
65 property, which is permitted by-right within the Multi-Family 14 District; however, the property
66 being 40-feet wide and on a corner lot, has a reduced building envelop of 19-feet by 70-feet. Due
67 to the limited width of the building envelop the applicant is requesting to reduce the building
68 setback adjacent to Ross Street to ten feet, which will increase the building envelop to 24-feet by
69 70-feet. Section 6.4, Southside Residential Neighborhood Overlay District, of Article V, District
70 Development Standards, of the Unified Development Code grants the City Council the ability to
71 consider special requests within the district including the ability to vary setbacks in the
72 furtherance of neighborhood preservation and enhancement typically, properties within the
73 Southside Residential Neighborhood Overlay District require a minimum of 50-feet of street
74 frontage; however, the subject property being annexed prior to 1959 and being platted prior to
75 1983 is consider to be a Lot of Record, or a parcel of land not a part of an urban or town lot
76 subdivision, the deed of which has been recorded in the office of the county clerk of Rockwall
77 County prior to the adoption date of the ordinance from which this [the] Unified Development
78 Code is derived which has not been divided since recording.

79 Mr. Miller further explained that in addition, the applicant is requesting an exception to clad the
80 proposed duplex in 100% hardieplank lap-siding. According to Section 3.1 of Article V, District
81 Development Standards, of the UDC, all residential structures 120 SF or greater shall be
82 constructed of 80% masonry materials with 50% of the masonry requirement permitted to be
83 hardieplank or a similar cemetaceous material. The code goes on to state that the City Council
84 can grant exceptions to this requirement on a case-by-case basis after reviewing the building
85 elevations of the proposed structure.

86
87 Mr. Miller stated that applicant was present and staff was available to answer any questions.

88
89 Commissioner Jusko asked applicant to come forth and speak.

90
91 Michael Hunter
92 787 Hail Dr.
93 Rockwall, TX
94

95 Mr. Hunter came forth and explained the Rockwall Housing Development Corporation has looked
96 at several lots in Rockwall. In this case, if variance is granted two units can be put on lot. The
97 design of duplex is facing Peters Colony and facing the swimming pool on the opposite side
98 along the Ross side two covered doors which look like a front entrance will be constructed. This
99 was done to give it a more appealing look.

100
101 Commissioner Logan asked about the adjacent lots, and if future development for those would
102 look similar. Mr. Hunter stated the lots south are owned by another family, although they did try
103 to purchase them, but Mr. Hunter stated in the future it may be developed in to two story
104 configurations.

105
106 Commissioner Logan asked if the adjacent housing utilized brick on the facade, Mr. Hunter
107 stated that a survey of the area was done to ensure the structure meet the look of the adjacent
108 homes.

109
110 Commissioner Logan also asked if the side setback would be needed for a utility easement. Mr.
111 Miller stated it would not interfere with utility easements.

112
113 Commissioner Fishman asked if this was multi-family. Mr. Hunter stated that the heavy black line
114 is a fire wall separating the living area is in first floor, bedrooms on the second floor. It will
115 accommodate two families living in the duplex. The doors are not set next to each other but
116 more of a two separate houses look.

117
118 Commissioner Fishman also asked about the parking location. Mr. Hunter stated that it would be
119 put on the west end of the lot.

120
121 Commissioner Lyons asked staff if it was zoned multi family. Mr. Miller stated it was.
122 Commissioner Lyons also asked if that was City Park located next to the proposed site, and

what safety measures would be taken to ensure the safety of the residence due to their being a pool. Mr. Hunter explained where entrance would be located.

Commissioner Fishman asked if the neighboring houses have similar aesthetics. Mr. Miller stated it is a mixture but Mr. Hunter stated there was a survey done of the surrounding homes and it will look similar.

Commissioner Logan made motion to approve the case. Commissioner Lyons seconded motion which passed with a vote of 4-0, with Commissioners Renfro and McCutcheon absent and one seat vacant.

6. MIS2015-008

Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) for waivers to the requirements stipulated in Exhibit 'C' of Planned Development District 75 (PD-75) [Ordinance No. 09-37] to allow the construction of two (2) single-family attached homes on a 0.27-acre parcel of land identified as Lot 984A of the Rockwall Lake Estates #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action necessary.

Planning Director, Ryan Miller, gave brief explanation of request stating this request was previously tabled by the Commission. On behalf of the Rockwall Housing Development Corporation, Michael Hunter, RHDC Executive Director has submitted a special request to the standards of Planned Development District 75 for the purpose of constructing a single-family attached structure on two lots within Area 2 of the Lake Rockwall Estates subdivision. The subject property at 112 Chris Street will be subdivided creating two, ~5,400 SF lots. A two story, 2,724 SF single-family attached unit will be constructed on each lot and share an adjoining wall with the adjacent property. Additionally, the lot at the corner of the intersection of Chris Drive and County Line Road will incorporate a 900 SF metal garage that will be accessible from County Line Road. As part of this proposal the applicant is requesting the following waivers and exception to the development and land use standards stipulated by Ordinance No. 09-37:

- **Single-Family Attached.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 require that all property within Area 2 be subject to the land uses permitted for a Single-Family 7 District. According to Article IV, Permissible Uses, of the Unified Development Code a single-family attached structure is not a permitted land use within a Single-Family 7 District.
- **Lot Frontage.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 stipulate a minimum lot frontage of 50-feet on a public street. In this case the applicant is requesting to reduce this to 45-feet.
- **Side Yard Setback.** The development standards for Area 2 contained in Exhibit 'C' of Ordinance No. 09-37 require a minimum side yard setback of five (5) feet. Since the structures will share a common wall the minimum side yard setback will be required to be reduced to zero along the property line containing the common wall.
- **Masonry Requirement.** According to Section B, Exterior Wall Materials, of Exhibit 'C' of Ordinance No. 09-37 all residential buildings 120 SF or more and over ten feet in height shall have a minimum of 80% masonry exterior walls, with up to 50% of the masonry requirements permitted to be Hardie Board or a similar cementaceous material. The applicant is requesting an exception to the masonry requirements for the purpose of utilizing 100% hardieplank lap-siding on both single-family attached structures. Additionally, the garage will require an exception since the materials being proposed does not match the materials utilized on the primary structure. The applicant has submitted building elevations of the proposed structure for the Planning and Zoning Commission and City Council's review.

According to Section C, Consideration of Special Request, of Exhibit 'C' of Planned Development District 75 the City Council may consider special request such requests may include, but not necessarily be limited to the use of building materials not otherwise allowed,

184 authorization of specific land uses not otherwise allowed, or other requests submitted for
185 consideration.” The approval of any special request shall preempt any other underlying zoning
186 restrictions stipulated by the zoning ordinance. With the exception of the abovementioned
187 waivers and exception the proposed development meets the requirements of Ordinance No. 09-
188 37.
189

190 Mr. Miller further explained that if the City Council chooses to approve the applicant’s request,
191 Mr. Hunter has submitted a letter stating that the RHDC will withdraw Case No. MIS2015-004.
192 This case -- requesting the replacement of a manufactured home within a floodplain -- was
193 submitted by the RHDC on behalf of Jose Contreras after his property sustain considerable
194 damage due to flooding in the Lake Rockwall Estates subdivision. It is the RHDC’s intent to
195 offer one of the proposed single-family attached units to Mr. Contreras, in exchange for the
196 property at 142 Rene Drive. This would guarantee that no new structure could be placed on 142
197 Rene Drive, and that the existing mobile home would not be rehabilitated/repurposed; effectively
198 removing a structure within the 100-year floodplain. Additionally, Mr. Hunter’s letter states that
199 the remaining unit will be offered to a family that is currently living in a sub-standard structure in
200 the Lake Rockwall Estates subdivision.
201

202 Mr. Miller advised applicant is present and staff is available for questions.
203

204 Michael Hunter
205 787 Hail Dr.
206 Rockwall, TX
207

208 Mr. Hunter came forward and explained request. He stated RHDC is trying to find a resolution.
209 RHDC have several lots, with only one with sewer and water, which is proposed lot. For
210 affordability reasons a duplex is being proposed to allow to families to each buy a lot, by being
211 subdivided and they are trying to find something that would be architecturally features that are
212 pleasing.
213

214 Commissioner Logan asked concerning garage in the back, Mr. Hunter stated it will be a
215 detached garage that will have access off of County Road. Commissioner Logan questioned
216 metal garage. Mr. Miller stated this was to allow property owner that was affected by flood, who
217 was working out of his garage and this will make it feasible for him to purchase.
218

219 Commissioner Lyons questioned if detached garage could have hardiplank as opposed to
220 metal. Mr. Hunter stated it would add a significant financial cost added to it. Commissioner
221 Lyons asked what surrounding detached garages were made of.
222 Commissioner
223

224 Commissioner Lyons made motion to pass item. Commissioner Fishman seconded the motion
225 which passed by a vote of 4-0 with Commissioners Renfro and McCutcheon absent and one seat
226 vacant.
227
228

229 V. DISCUSSION ITEMS 230

231 7. Z2015-026

232 Hold a public hearing to discuss and consider a request by Randy Kopplin of Stone Creek Real Estate
233 Partners, LLC on behalf of the owner Arkoma Development, LLC for the approval of amendments to
234 Planned Development District 65 (PD-65) [Ordinance No. 08-02] to allow for a ~74,000 SF Assisted
235 Living Facility to be established on a 5.507-acre portion of a larger 11.723-acre tract of land identified as
236 Tract 5 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned
237 Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located west of the
238 intersection of N. Goliad Street [SH-205] and Pecan Valley Drive, and take any action necessary.
239

240 Randy Kopplin
241 3504 Tomlinson Court
242 Arlington TX
243

244 Applicant came forward and gave brief explanation of request.

Planning Director, Ryan Miller, further explained applicant is requesting to amend Planned Development District 65 to accommodate the construction of a 74,000 SF Assisted Living Facility. Currently, Ordinance No. 08-02 allows for the development of a 50,000 SF Assisted Living Facility 40,000 SF if the structure exceeds 28-feet by-right on the subject property.

Commissioner Logan asked how many residents the facility would accommodate. Mr. Hunter stated it should accommodate 100 residents. Commissioner Logan questioned parking spaces fitting.

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

8. SP2015-021

Discuss and consider a request by Steven Reyes of Ramsay & Reyes on behalf of the owner Mark Jordan for the approval of an amended site plan for an office building on a 0.35-acre parcel of land identified as Lot 7, Block A, Lakewood Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and located north of the intersection of White Hills Drive and Ridge Road [FM-740], and take any action necessary.

Senior Planner, David Gonzales, stated applicant did meet with Architectural Review Board earlier in the evening and is present for any questions.

Steve Reyes
583 Primrose Ln.
Rockwall, TX

The applicant gave brief explanation of the request stating the site plan was approved in 2004 and they have changed the length of the building and added a second story.

Commissioner Lyons had questions for the Fire Marshall, Ariana Hargrove. Ms. Hargrove stated the project was submitted in 2004 and the applicant was told then that the building would have to be fire sprinkled due to the proximity location to the adjoining building. The applicant stated that the requirement will be satisfied on the site plan.

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

9. SP2015-022

Discuss and consider a request by Jonathan Hake of Cross Engineering on behalf of the owner Kenneth R. Smith of K. R. Smith Holdings, LLC for the approval of a site plan for an indoor/outdoor baseball training facility 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, stated the applicant met with the Architectural Review Board earlier in the evening and is present for any questions.

Bill Robinson
131 S Tennessee
Mesquite, TX

The applicant came forth and gave brief explanation of request stating SUP has already been approved for an indoor/outdoor baseball training facility.

Commissioner Lyons had questions concerning the baseball bats on the building that are part of the design of the building, were they going to keep them as part of the design.

The applicant stated the owner requested the bat element in the design, but he will refer back to the owner to discuss recommendation from the ARB.

Commissioner Fishman asked what signage the building will have. The applicant stated it has not been decided yet. Mr. Gonzalez stated it would go through another permit type.

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

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

✓ SP2015-020: Variances for Children's Lighthouse Expansion [Approved]

Planning Director Ryan Miller provided a brief update about the outcome of the above referenced case at the City Council meeting. The Commission did not have any questions concerning this agenda item.

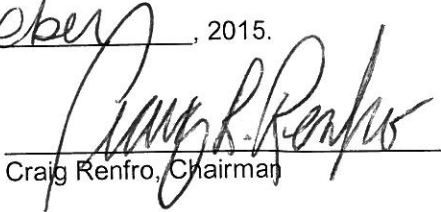
11. Planning and Zoning Commission Training Session

Planning Director, Ryan Miller, stated that the training session will be postponed until the vacant Planning & Zoning seat was filled.

VI. ADJOURNMENT

The meeting adjourned at 7:02 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