

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 27, 2015
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:03 pm. Present were Commissioners Johnny Lyons, Mike Jusko, Tracey Logan, Annie Fishman and Patrick Trowbridge with Commissioner McCutcheon absent. 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 October 13, 2015 Planning and Zoning Commission meeting.

2. P2015-038

Discuss and consider a request by Pastor Rex Walker on behalf of Life Spring Church for the approval of a final plat for Lot 1, Block 1 and Lots 1 & 2, Block 2, Life Spring Church Addition being a 30.3403-acre tract of land currently identified 15-01 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated with 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 SH-205 and John King Boulevard, and take any action necessary.

3. P2015-039

Discuss and consider a request by John Arnold of the Skorburg Company (BH Phase IIB SF, LTD) for the approval of a replat of Lots 51-57, Block D, Breezy Hill, Phases IIA & IIB, being a 2.722-acre portion of land that is currently identified as Lots 24-26 & 50, Block D, Breezy Hill, Phases IIA & IIB, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for residential land uses, generally located north of the intersection of FM-552 and John King Boulevard, and take any action necessary.

4. SP2015-023

Discuss and consider a request by Cindy Seymore of Steeli Beans Itty Bitty Boutique for the approval of a site plan for a general retail store on a 0.17-acre parcel of land identified as Lot 4 and the western part of Lot 5, Block H, Rockwall Original Town Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 202 N. West Street, and take any action necessary.

Chairman Renfro made motion to approve the consent agenda. Commissioner Lyons seconded the motion which passed with a vote of 6-0, with Commissioner McCutcheon absent.

III. DISCUSSION ITEMS

5. MIS2015-009

Discuss and consider the approval of a special request by Michael Hunter on behalf of the Rockwall Housing Development Corporation (RHDC) 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 item stating that at the October 19th City Council work session City Council reconsidered the case and directed staff for item to be brought back to the Planning and Zoning Commission. The case is a request made by the RHDC to establish two single family attached units at the lot of 112 Chris Dr. The purpose of the case is an alternative from a previous case the Board made a ruling on which dealt with a property owner at 142 Renee who's property sustained considerable damage to his mobile home because of flooding that happened in Lake Rockwall Estates earlier this year, at that time the case dealt

with replacing the structure that is in the floodplain or rehabbing the structure that was damaged in the flood. That case was tabled and RHDC came back with this request as an alternative option to that. It was taken to council and it was the use was denied, but variances associated to the request were approved. At the City Council work session Council reconsidered the case and chose to direct staff to bring it back but this time want to advertise the use as if it were a zoning case under the same guidelines.

Mr. Miller further explained the case was advertised in the same manner as a zoning case and will be coming back to the Commission on November 10th and followed by a November 16th public hearing at the City Council meeting.

Mr. Miller asked for questions from Commissioners.

General discussion took place concerning Zoning advertisement.

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

6. Z2015-027

Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a zoning change from an Agricultural (AG) District to a Single Family Estate 2.0 (SFE-2.0) District for a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 453 Cullins Road, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Bobby Dale Price
453 Cullins Rd.
Rockwall, TX

Mr. Price came forward and gave brief request of item stating he would like to build a 30x60 garage as well as adding a mother in law suite.

Chairman Renfro asked for questions from Commission.

Commissioner Logan had question concerning the layout of the garage. Senior Planner David Gonzales advised at this point it is only a zoning case and the proper zoning needs to be put in place first which would follow with a SUP request for the facility they would like to build.

Chairman Renfro had question concerning why zoning going from AG to SFE-2.0. Mr. Gonzales explained they follow what the surrounding areas are zoned to stay consistent with how those are zoned and also meet with the request.

Commissioner Trowbridge had question of how much of property would be affected. Mr. Price stated only part of the property.

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

7. Z2015-028

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

Chairman Renfro asked applicant to come forth and speak.

Jimmy Strohmeier
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeier came forward and gave brief explanation of item; stating his intent in request is to allow his son who plays baseball for his school to have somewhere to practice, and it would be two infield practice fields and would solely be used for the purpose of practicing.

Chairman Renfro had question of what concerns staff addressed with him. Mr. Strohmeier stated the parking count, and grading plan were areas of concern. Mr. Strohmeier stated they do have a grading plan currently and will submit parking proposal to ensure parking issues are addressed correctly.

Commissioner Jusko asked concerning the lighting. Mr. Strohmeier stated there will be no additional lighting; it will only be used for practicing.

Commissioner Lyons had question if players would be hitting in the area closest to the street. Mr. Strohmeier stated it would only be infield drills.

Commissioner Jusko had question concerning insurance requirements on the leased property and who would regulate that. Mr. Strohmeier stated there will be proper insurance and Mr. Gonzales added that it is State regulated.

Commissioner Fishman asked if there would be any renovations done. Mr. Strohmeier stated there would not be any renovations done.

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

8. Z2015-029

Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text amendment to various sections of Article V, *District Development Standards*, Article VIII, *Landscaping Standards*, and Article IX, *Tree Preservation*, and to create Appendix F, *Landscaping Guidelines*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of incorporating recommendations made by the *Landscape Ordinance Review Committee*, and take any action necessary.

Planning Director, Ryan Miller, gave explanation of item, stating that as part of the New Volunteer Opportunity Program initiated by the City Manager's office, the Planning Department was tasked with leading a group of citizens through a comprehensive review of the City's landscape ordinances. The purpose of this was to use local experts and interested citizens to make recommendations to ensure that the ordinances were conservation minded with regard to water usage requirements and policies. At the September 21, 2015 City Council meeting, staff presented the Committee's recommendations to the City Council. The Council directed staff to prepare text amendments to address six of the seven recommendations.

Mr. Miller explained the recommendations being sent forward are as follows:

1) The planting requirements for the City's Overlay Districts should be reduced from three canopy trees and four accent trees per 100-linear feet to two canopy trees and four accent trees per 100-linear feet.

2) The City's list of acceptable trees, trees to be planted within the landscape buffers of the City's Overlay Districts, and as replacement trees for tree preservation should be changed.

3) An appendix should be added to the Unified Development Code that includes recommended planting lists for trees, shrubs, grasses etc.

4) Xeriscaping standards should be established as an alternative to conventional landscaping standards for the purpose of incorporating low water use plants and/or pervious

hardscapes. Additionally, xeriscaping should be incentivized by allowing a 2.5% reduction in the overall required landscaping percentage for the purpose of making it a more attractive option to developers.

5) The screening required of a commercial development when adjacent to a residential development should be changed to include an option to allow a wrought iron fence with landscape screening where applicable.

6) During drought or water emergency response stages the Director of Planning and Zoning or his designee can grant an applicant permission to delay the installation of required landscaping to a specified time and date.

Mr. Miller further stated that in accordance, with Section 4.2 of Article XI, Zoning Related Applications, of the UDC staff is bringing the proposed amendments forward to the Planning and Zoning Commission for a recommendation to the City Council.

Mr. Miller asked for questions from the Commission.

Chairman Renfro had question concerning the schedule for the public hearings. Mr. Miller stated the proposal will be taken to the Planning and Zoning Commission for Work Session on October 27, 2015 and for a Public Hearing on November 10, 2015. Also, it will meet with City Council for a Public Hearing on November 16, 2015 and for a 2nd Reading on December 7, 2015.

Commissioner Fishman asked if there was a plan in place to encourage the use of the already banked trees from the tree mitigation program. Mr. Miller stated that is cash that is paid into the City's tree fund and that money based on the ordinance that was approved earlier this year allows for the purchase of equipment for planting those trees as well as irrigation to keep those trees alive. The city does bank that money back, but the Parks Department uses those funds to plant trees throughout the community.

The Commission did not have any further questions concerning this agenda item.

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

- ✓ Z2015-025: Zoning Change from AG to SF-1 (770 Davis Drive) [Approved]
- ✓ Z2015-026: PD-65 Amendment [Withdrawn by the Applicant]
- ✓ SP2015-022: Variances for Crush-It-Sports [Approved All Exceptions/Variances with the Exception of the Variance to the 4-Sided Architecture Requirements]

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.

IV. ADJOURNMENT

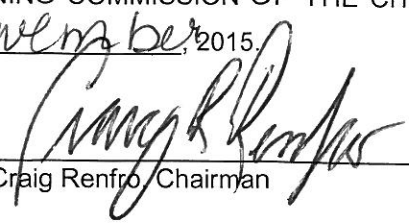
The meeting adjourned at 6:35p.m.

V. TRAINING SESSION

10. Planning and Zoning Commission Training Session

A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include information regarding the role and responsibilities of the Planning and Zoning Commissioner.

251 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
252 Texas, this 10 day of November, 2015.

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Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator