

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
November 24, 2015
6:00 P.M.

I. CALL TO ORDER

Vice Chairman John McCutcheon called the meeting to order at 6:02 p.m. Present were Commissioners Patrick Trowbridge, Tracey Logan, Johnathan Lyons and Mike Jusko. Absent from the meeting were Chairman Craig Renfro and Commissioner Annie Fishman. Also present were Planning Director Ryan Miller, Senior Planner David Gonzales, and Amy Williams and Jeremy White from the city's Engineering Department, and Fire Marshal Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the November 10, 2015 Planning and Zoning Commission meeting.

Commissioner Lyons made a motion to approve the consent agenda. Commissioner Jusko seconded the motion, which passed by a vote of 5-0 with Chairman Renfro and Commissioner Fishman absent.

III. PUBLIC HEARING ITEMS

2. Z2015-028

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier 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 General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

Vice Chairman McCutcheon made a motion to postpone this agenda item until the January 12, 2016 meeting. Commissioner Lyons seconded the motion, which passed by a vote of 5-0 with Chairman Renfro and Commissioner Fishman absent.

Item #10 below was discussed next by the Commission.

IV. DISCUSSION ITEMS

3. 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, add a street cross section for a M4U-M (*minor arterial, four [4] lane, undivided roadway, modified*) and modify existing street cross sections in Appendix 'D', *Thoroughfare Cross Sections*, and take any action necessary.

Planning Director Ryan Miller provided brief background information concerning this case. He generally explained that these proposed updates (changes) to the plan are being brought forth at this time at the request of Rockwall County, who is asking each of the cities in the county to go ahead and take these forward for review and approval. He indicated that the City has also been working with the N. Central TX Council of

Governments on its Mobility 2035 and 2040 Plans. Several needed local and TXDOT modifications to the master thoroughfare plan have been identified. He explained that this will be slated for public hearing at the next P&Z Commission meeting. This will result in an amendment to the city's Comprehensive Plan. A minor, four-lane, undivided "modified" is being proposed to be included with these changes. Additionally, all of our cross sections in Appendix D have been reviewed and modified by our GIS Department.

Commissioner Trowbridge asked for clarification regarding the modified M4U lane. Mr. Miller explained that this is an undivided roadway that does not have a center median. Instead of the median, there is a reversible lane in the middle that allows for turning.

Commissioner Lyons asked for clarification related to some roadways being shown as being reduced down from six to four lanes. Amy Williams from the Engineering Department clarified that TXDOT has in fact modified some roadways down from a six lane to a four lanes, and those are reflected on the map.

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

4. Z2015-030

Hold a public hearing to discuss and consider a City initiated request for the approval of a zoning amendment to Planned Development District 75 (PD-75) being *Ordinance No. 09-37*, containing 329.53-acres of land, identified as the Lake Rockwall Estates Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, being situated east of Tubbs Road and north of County Line Road, and take any action necessary.

Mr. Miller explained that this case is specifically related to the Lake Rockwall Estates subdivision (PD-75). He explained that the city council right now has the leeway to grant land uses without first going through a typical zoning process. This proposed change would allow the property owners and residents in the neighborhood to be better informed (through notification and a public hearing/zoning process) regarding proposed zoning changes within the neighborhood. He explained that everyone within the neighborhood, as well as those living within 500', have had to be notified. Also, some references are being cleared up in the ordinance that are no longer valid, and a simplified land use chart is being proposed for adoption along with this case. This is slated for public hearing on Dec. 8, and it will go to Council on December 21st with an anticipated final approval date of January 4th.

The Commission took no action related to this case briefing.

5. Z2015-031

Hold a public hearing to discuss and consider a request by John and Lenny James on behalf of the owner Rockway Partners for the approval of a Specific Use Permit (SUP) for a carwash on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the northwest corner of Laguna Drive and Ridge Road [FM-740], and take any action necessary.

Mr. Miller stated that the applicant will be showing a brief PowerPoint presentation first.

John James
2283 Lafayette Landing
Heath, TX 75032

John James, the applicant, came forth and shared a brief presentation with the Commission. He explained that this case is related to a proposed car wash, the type where the customer drives onto the belt and stays in his/her car while the car wash is performed and also offers free vacuuming. He explained that it reclaims about 50-70% of the total water that is used. He showed a rendering of what the carwash might look like, and he indicated that there may be about 7-8 employees with 2-3 being on shift at any one time.

Mr. Miller explained that this particular location is in the Scenic Overlay District. As such, this is why the case is requiring an SUP and an associated Public Hearing. He explained that it is slated for a public hearing on December 8th.

Commissioner Lyons asked what kind of hours the carwash will have. Mr. James explained that the hours may be 7 a.m. to 7:30 or 8:00 p.m.

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

6. Z2015-032

Hold a public hearing to discuss and consider a request by Lloyd Waldrop of Rockwall Gold & Silver on behalf of the owner Donna Pritchard for the approval of an renewal of Specific Use Permit (SUP) No. S-115 (*Ordinance No. 13-46*) allowing a pawn shop on a portion of a 0.423-acre parcel of land identified as Lot 1, Block 1 of the Garland Federal Savings & Loan Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, address as Suite 1 of 1901 S. Goliad Street, and take any action necessary.

Mr. Gonzales introduced Mr. Waldrop, the applicant.

Mr. Lloyd Waldrop
3021 Lakeside Drive
Rockwall, TX

Mr. Gonzales explained that the SUP associated with this location was approved some years back, and it is set to expire soon. Therefore, it requires review at this time before possible renewal of the SUP is granted.

Mr. Lloyd indicated that at this particular location, gold and silver, guns and electronics are being sold. Only 900 square feet are present at this location. Vice Chairman McCutcheon expressed concern that he recalls that the applicant indicated a couple of years back when the original SUP was established, that only gold and silver jewelry would be sold out of this location.

Commissioner Trowbridge asked if the SUP renewal for a period of five years matches the lease of the space. Mr. Lloyd indicated that he recently met with Mayor Pruitt, and it was he who suggested that he ask for a five year extension. He explained that his current lease has about 3 years left on it, but he has a good relationship with the landlord and has been at this site since about 2006.

The Commission took no action related to this case briefing.

7. Z2015-033

Hold a public hearing to discuss and consider a request by Stephen B. North for the approval of a Specific Use Permit (SUP) for an accessory building not meeting the standards stipulated by the Unified Development Code on a 0.23-acre parcel of land identified as Lot 14, Block F, Harlan

Park Addition, Phase 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 513 Windsor Way, and take any action necessary.

Mr. Gonzales introduced the applicant, Mr. North, and provided a brief description of this case and the associated request. He indicated that this is a requested storage building in the backyard. It exceeds the size requirements that the city currently allows. Therefore, it requires an SUP for approval. He explained that there is a small porch area that has a covered roof.

Stephen North
513 Windsor Way
Rockwall, TX 75087

Mr. North explained that it will be a 16'x14' building with a small 4' porch that his wife desires to have strictly for aesthetic reasons. This small four foot porch will allow his wife to add some decorative plants out front. It will be made of hardy plank, will be set on a permanent slab, and it will be behind a 7' fence. It will not interfere with any utility easements.

Vice Chairman McCutcheon asked if this will be a new structure, or if it is replacing one. Mr. North generally indicated that this is a new structure.

Commissioner Logan asked if there is a Homeowners Association (HOA) at this address. Mr. North indicated that there is no HOA. Commissioner Logan asked for some clarification on the size of the structure, and she asked if it would be used as a garage. Mr. North clarified the size and explained that it will be strictly used for extra storage, especially for his wife's holiday décor.

The Commission took no action related to this case briefing.

Mr. Miller suggested that the Commission may consider addressing items #8 and #9 together. Vice Chair McCutcheon then read both agenda captions into the public record before proceeding on to #8.

8. Z2015-034

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 45.318-acre tract of land identified as Tract 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of FM-552, and take any action necessary.

Pat Atkins
3076 Hays Lane
Rockwall, TX

He explained that he is the developer of the properties that are being assimilated and acquired associated with the Hance properties (44 acres N of 552 and W of John King and 44 acres E of John King respectively). Mr. Atkins showed a brief video. He then shared a PowerPoint presentation with the Commission. He explained that these properties (2 immediately and one property slated for future sale/development) will be known as Saddle star Estates and will be in conformance with the city's Comprehensive Plan. He explained that 2.5 units per acre is the proposed density. Also, 80'x125' is the lot size with 50'

landscape and hardscape buffering along John King and along FM-552. There is a floodplain running through a portion of the property, and it will be used as open space. An amenity center (clubhouse) as well as a pool and playground will eventually be constructed. He showed a sample depiction of what a typical home might look like in this development, explaining that they are in negotiations with several potential builders at this time, though they have no firm commitment at this time. He indicated that monument style 'rest stations' that are in accordance with the city's plans for the John King corridor will be incorporated as part of the development as well. He is working with staff on connections at John King and FM-552. He stated that he has been working on this proposal for several years and is still working with staff to make needed modifications to the plan. Additionally, some annexation and zoning proceedings will be involved too. The third area that is poised for future development is about 122 acres.

Mr. Miller indicated that since this is in two pieces, staff is breaking it up into two separate zoning cases. Mr. Gonzales will be handling the northern portion, and Mr. Miller will be handling the southern portion. Mr. Miller went on to offer brief comments related to things like the property acquisition that Mr. Atkins will be going through as well as the process that will occur thereafter to zone that land. He provided brief comments related to the proposed site plan, indicating that there would be a boulevard through the center of the entire development. Also, "front loaded" lots that are fronted onto open spaces have been highlighted and maximized as much as possible.

Mr. Gonzales then briefed the board on the property located to the North. There is a floodplain that comes directly through the center of this piece of property. This area will be utilized as open space/trails. It will also include several cul-de-sacs, some trails and "corner enhancement" details located on the corner of John King and FM-552, including a rest area that is covered and includes a seating element. An amenities center will be located to the South on this property as well. This will be minimum of 2,500 square foot lots (80's). These homes will be a minimum of 2,700 square foot homes.

Mr. Miller pointed out that regarding the Northern piece, there was a previous zoning case that proposed smaller lot sizes.

Commissioner Trowbridge asked for clarification regarding if there will be an amenity center both in the north portion and in the south portion of the development. Mr. Atkins indicated that the amenities center, pool and open space would be located in the center property with those living in the north and south area having access and permission to utilize it. It will be accessible by pedestrians from the north and south portions as well. Mr. Atkins clarified that the creek that runs through will be accompanied by an adjacent trail, and appropriate fencing will be worked out along the creek as well.

Commissioner Lyons asked for clarification related to the North property, specifically pertaining to the floodplain. Mr. Atkins shared that a detailed study will be done associated with this floodplain area, and this may result in some needed modifications; however, what is depicted on the concept plan is thought to be fairly representative of what they believe will be achievable.

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

9. Z2015-035

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development Inc. on behalf of the owner Randa Hance of R&R Hance Investment LP for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 8.4 (SF-8.4) District land uses for a 44.56-acre tract of land identified as Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned

Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard, and take any action necessary.

See details provided associated with item #8 above.

Following #8/9 briefing, the Commission addressed item #11 below.

10. SP2015-018

Discuss and consider a request by Michael Liang of the Dimension Group on behalf of Jeffery Baird of RaceTrac for the approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action necessary.

Mr. Gonzales explained that this particular case was approved back in 2013. However, the applicant is coming forth now to request to amend the site plan and elevations on the building.

John Featherstone
The Dimension Group
10755 Sandhill Road
Dallas, Texas 75238

Mr. Featherstone explained that the style of this RaceTrac store is a new prototype for the company. If approved, this one in Rockwall will be the first of five initial ones of this type to be built in the DFW area. He explained that the building is 5,500 square feet; however, with the tower features/elements, awnings and overhanging's, it is over 6,000 square feet. He stated they will be requesting a variance on the secondary materials. He explained that instead of 10%, they are at approximately 14% with the efface being at 7.75%. Also, Trex Board is proposed to be used in place of Hardy board because it is believed to be a more durable, colorfast product. Also, it goes all the way down to the ground in some areas. Hardy board has had some issues with chipping.

Mr. Gonzales of the Planning Department again stated that this company originally brought forth a proposal in the year 2013, and certain items were approved at that time; however, since that time, there are now significant enough changes being proposed that staff felt they warranted review by the Architectural Review Board and P&Z Commission. He went on to explain some of the architectural and elevation related changes being proposed at this time, some of which will allow for more natural lighting to illuminate the inside of the building. He explained that the 'secondary materials' being proposed to be used on the building exceed the allowable 10% under the city's current regulations; therefore, a variance is being requested for this. He explained that the applicant is reducing the number of gasoline pumps being proposed from nine down to eight. Also, some changes are proposed to be made to the site plan, specifically related to drainage.

Vice Chair McCutcheon asked if the ARB had any concerns about the look of the building as it is being proposed at this time. Mr. Gonzales explained that the ARB had some concerns about how the flat roof design might look to drivers by approaching the building. However, it was decided that the possibility of drivers actually seeing the flat roof would be minimal due to the slope and lay of the land nearby.

Commissioner Lyons asked for clarification regarding the Trex product, specifically asking if it is a recycled plastic product. She is concerned that Hardy plank can be repainted; however, she is not sure that the Trex product can be painted. Mr.

Featherstone expressed that it is his understanding that the Hardy plank chips over time, and this product is more durable.

Mr. Miller explained that the concern associated with the variance request is not the use of the alternative product (Trex), but rather that it exceeds 10%. Mr. Miller indicated that this item will be heard by P&Z on December 8th, and the variance will go before City Council on December 21st.

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

Item #3 was addressed next by the Commission.

11. SP2015-024

Discuss and consider a request by Greg Gerbig of Pacheco Koch, LLC on behalf of the owner James Benton of Emerge Enterprises for the approval of a site plan for a car wash on a 1.055-acre parcel of land identified as Lot 7 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2360 S. Goliad Street, and take any action necessary.

Mr. Gonzales provided background information related to this agenda item. The linear portion of the building does not meet the horizontal articulation requirements, and the ARB had some concerns about this. However, the applicant is looking at ways to enhance the building design, including the articulation, and those changes will come forth in two weeks. Everything else, including the stone requirements, are being met by the applicant.

Mr. James Benton
3005 Justin Road
Flower Mound, Texas

Mr. Benton came forth and indicated that this will be the company's fourth carwash of this type. He explained that, design wise, they like a softer look rather than an industrial type look. It will be a conveyor type of exterior carwash. He explained some of the architectural elements, including those that will be reconsidered by his architect before it is brought back for consideration in two weeks. This is slated for the agenda with P&Z on December 8th.

The Commission took no action related to this case briefing.

12. P2015-041 (Ryan)

Discuss and consider a request by Tony Rangel of Rangel Land Surveying on behalf of the owner Shawn Valk of Platinum Storage, LLC for the approval of a replat for Lots 2 & 3, Block A, Platinum Storage Addition being a 5.549-acre parcel of land currently identified as Lot 1, Block A, Platinum Storage Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located east of Townsend Drive and north of SH-276, and take any action necessary.

Mr. Miller indicated that the applicant is not present at tonight's meeting. Mr. Miller briefly explained what the applicant is proposing associated with this case on his behalf. He explained that this is a residential case that involves subdividing the property. He explained that both lots are typically required to have physical lot frontage onto a public roadway. In this case, only one of the two has direct access onto a public roadway, and the other one has 'cross access.' Therefore, this subdivision of land will require ultimate approval from the city council after a review and recommendation from the P&Z Commission. Commissioner Lyons asked if the Fire Department is ok with this proposal.

Mrs. Hargrove, the Fire Marshal, answered, stating that there is already a dedicated fire lane that generally services this area. Therefore, the Fire Department is fine with this arrangement.

The Commission took no action related to this case briefing.

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

- ✓ MIS2015-009: Special Request for 112 Chris Street [Approved]
- ✓ Z2015-027: Zoning Change AG to SFE-2.0 (1st Reading) [Approved]
- ✓ Z2015-029: Text Amendment to the Landscaping Requirements (1st Reading) [Approved]

Mr. Miller briefed the Commission on action taken by the City Council at its last meeting concerning these items, generally indicating that the Council did approve each of these.

V. ADJOURNMENT

Mr. Miller explained that a brief 'training session' related to the GIS division will be held following the adjournment of the public meeting. With that being said, Vice Chairman McCutcheon adjourned the public portion of the meeting at 7:34 p.m.

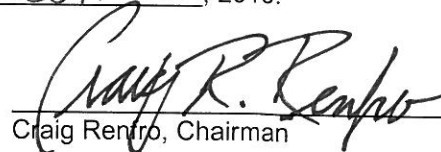
VI. TRAINING SESSION

14. *Planning and Zoning Commission Training Session*

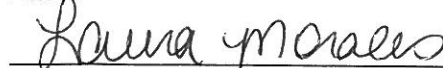
A work session will be held in the City Council meeting room immediately following the adjournment of the October 27, 2015 Planning and Zoning Commission work session meeting. The agenda for the training session will include a presentation from the City's Geographical Information Systems (GIS) Department and a short training session of the City's new interactive maps.

The Commission began its briefing with the GIS division staff (Lindsay Gnann and Lance Singleton) at 7:45 p.m. The Commission concluded this briefing with staff at 8:45 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 8 day of December, 2015.


Craig Renfro, Chairman

Attest:


Laura Morales