

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 2, 2019
6:00 P.M.

I. CALL TO ORDER

Vice-Chairman Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan and John Womble. Absent from the meeting was Chairman Lyons and Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Korey Brooks, Planning Coordinator, Laura Morales, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the November 13, 2018 Planning and Zoning Commission meeting.

2. P2018-044

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Russell Frank for the approval of a final plat for Lot 1, Block A, Hacienda Car Wash Addition being a 2.008-acre tract of land identified as portions of Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

3. P2018-045

Consider a request by Jennifer Haynes of Urban Structure on behalf of Andrew Malzer of RaceTrac Petroleum, Inc. the approval of a replat for Lots 4 & 5, Block A, the Woods at Rockwall Addition being a 4.47-acre tract of land identified as Lots 1 & 2, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 & 2205 Ridge Road [FM-740], and take any action necessary.

4. P2018-046

Consider a request by David Ellis for the approval of a replat for Lots 5, 6 & 7, Block A, Ellis Centre, Phase 2 Addition being a 2.62-acre tract of land identified as Lots 1 & 3, Block A, Ellis Centre, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1930 & 1950 Alpha Road, and take any action necessary.

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

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.

Planning Manager, David Gonzales, indicated the Architectural Review Board did not meet a quorum. No discussion took place concerning this agenda item.

IV. DISCUSSION ITEMS

6. Z2018-055

Hold a public hearing to discuss and consider a request by Kyle Jenkins of the Jenkins Organization on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Specific Use Permit (SUP) for a *Mini-Warehouse* facility on a 2.595-acre tract of land being a portion of Lot 1, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

64 Scenic Overlay (SOV) District, located southwest of the intersection of W. Yellow Jacket Lane and
65 Ridge Road [FM-740], and take any action necessary.

66
67 Vice-Chairman Chodun asked the applicant to come forward and speak.

68
69 Carl Crowley
70 900 Jackson Street
71 Dallas, TX
72

73 Mr. Crowley came forward and indicated he is representing the applicant and went on to share a
74 brief explanation of the request for a self-storage facility. The structure will be approximately
75 126,000 square feet and will contain 800 climate controlled units. It will be three stories
76 technically but most will be two stories due to the slope of the land. Mr. Crowley went on to
77 share that they sent letters to the residents of Turtle Cove inviting them to a meeting and at the
78 time the meeting was held only one person who did not indicate having a problem with the
79 request attended. He indicated the railroad and the berm of trees serves as a buffer between the
80 proposed structure and the neighborhood. Mr. Crowley advised the Commission he was
81 available for questions and would be providing an additional presentation at the public hearing.

82
83 Vice-Chairman Chodun asked if there were any questions from the Commission.

84
85 Commissioner Welch asked where the other "upscale" storage facilities that they have indicated
86 to have developed were located within the DFW area. Mr. Crowley indicated a colleague Kyle
87 Jenkins also representing the applicant was present as well to address questions.

88
89 Kyle Jenkins
90 (No address given)
91

92 Mr. Jenkins indicated that the Frisco location is two phases and the first phase is currently open
93 and he would provide pictures and specifics of location at the next meeting. Commissioner
94 Welch shared he was unsure if the location for this was an ideal one since it is off one of the
95 main corridors of the City.

96
97 Commissioner Moeller asked what type of fencing would surround the facility. Mr. Crowley
98 shared it would be a rod iron type/security fence.
99

100 Commissioner Womble asked what variances are being requested. Mr. Crowley indicated
101 variances would be for the screening wall and height since they are requesting about 2 ½ stories
102 for the building height. Senior Planner, Korey Brooks, shared that the variances to the actual
103 building will be taken care of at site plan process, however in this case the Unified Development
104 Code states that mini-warehouses should be limited to 125 units per acre and in this case there
105 are approximately 308 units per acre for a total of 800 units. Additionally the UDC states that the
106 structure can be no taller than one story unless the Planning and Zoning Commission and City
107 Council approves. There is also a pitch roof requirement which the applicant is seeking a
108 variance for as well.

109
110 Commissioner Logan generally shared concern with the location of such a large and type of
111 facility with it being within the Scenic Overlay District.
112

113 Vice-Chairman Chodun asked if a storage facility is allowed by right in any District. Planning
114 Director, Ryan Miller, indicated that there is a by right District that is allowed however in any
115 Commercial District a Specific Use Permit is required because it would be a case by case
116 approval.
117

118 There being no further questions Vice-Chairman Chodun indicated the case will return to the
119 Commission for action at the next scheduled meeting.
120

121 7. Z2018-056

122 Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of
123 Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG)
124 District to a Commercial (C) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D.
125 Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG)

District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Shannon Thomas
5651 SH-276
Royse City, TX

Mr. Thomas came forward and shared that he is representing Rockwall Friendship Baptist Church who is planning to build a 25,000 square foot worship facility. He indicated he was available for any questions.

Vice-Chairman Chodun asked the Commission for any questions. Commissioner Welch asked if it would be within the flight path. Mr. Thomas indicated that there is a small portion that is in the extended overlay approximately 20 to 30 feet in the far corner in the back and will work with the FAA with any requirements that need to be addressed.

Senior Planner, Korey Brooks, added that the applicants request to rezone to Commercial is in conformance with the Future Land Use Map and the newly adopted Comprehensive Plan.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

8. Z2018-057

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Bill Bricker
505 Westway
Rockwall, TX

Mr. Bricker came forward and provided a brief explanation of the request. He provided a concept layout of the different areas within the development and shared that they have for quite some time had a 0.786 acre tract of land zoned Heavy Commercial. They would like to bring that tract of land currently zoned as PD-52 which is generally Heavy Commercial into the PD-59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs. In addition they are looking to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Phase III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, the Live/Work use would be incompatible with the balance of the community and by rezoning the area they would be able to eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community. Mr. Bricker indicated he was available for questions.

Vice-Chairman Chodun asked for clarification of the "office residential" use and how it would work when it is purchased would it be work and live or would they have to be used only to run a business out of. Senior Planner, Korey Brooks, indicated "live/work" allows for either live opportunities, work opportunities, or both live and work opportunities it provides that flexibility. There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

189 9. Z2018-058

190 Hold a public hearing to discuss and consider a request by Tim McCallum of He Wines She Dines, LLC
191 on behalf of Buffalo Creek Business Park, LTD for the approval of a Specific Use Permit (SUP) for a
192 *Craft Winery and Commercial Amusement/Recreation (Outdoor)* on a 7.2-acre tract of land identified as
193 Tracts 20-01 & 20-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County,
194 Texas, zoned Commercial (C) District, addressed as 203 County Line Road, and take any action
195 necessary.
196

197 Vice-Chairman Chodun asked the applicant to come forward and speak.
198

199 Tim McCallum
200 5140 Standing Oak
201 Rockwall, TX
202

203 Mr. McCallum came forward and provided a brief explanation of the request. He shared that he is
204 currently operating as a wine club at the location and has been doing so alongside his wife for
205 about two years. He shared that in order to operate they had to obtain a Federal and State
206 Winery Permit. He indicated they are predominantly an E-commerce business and are not open
207 to the public. They work with growers to produce their wines one in California and three in
208 France and the product is then imported. Last year they decided they would open up to the
209 general public, which by right they can do, and offered tastings and that event was very
210 successful in people stopping by and wine tasting and purchasing their products. Mr. McCallum
211 went on to share that the next phases of their business is to begin doing some blending and
212 production and barrel storage which in order to do so they would need to be approved the
213 Specific Use Permit they are before the Commission requesting. Additionally, the use of the
214 outdoor venue will only take place on a scheduled basis and will include a seating area, space
215 for food vendors. Mr. McCallum indicated he was available for questions.
216

217 Vice-Chairman Chodun asked for questions from the Commission for the applicant.
218

219 Commissioner Logan asked if their product currently arrives in barrels. Mr. McCallum stated
220 currently the product arrives in bottles.
221

222 Vice-Chairman Chodun generally shared concern with the location and allowing the outside
223 venue component of the request.
224

225 There being no further questions Vice-Chairman Chodun indicated the case will return to the
226 Commission for action at the next scheduled meeting.
227

228 10. Z2018-059

229 Hold a public hearing to discuss and consider a request by Heather Cullins for the approval of a zoning
230 change from a Single-Family Estate 2.0 (SFE-2.0) District to Single Family Estate 1.5 (SFE-1.5) District
231 on a 3.03-acre tract of land identified as Tract 1-01 of the T. Dean Survey, Abstract No. 69, City of
232 Rockwall, Rockwall County, Texas, zoned Single-Family Estate 2.0 (SFE-2.0) District, addressed as
233 1085 Dalton Road, and take any action necessary.
234

235 Vice-Chairman Chodun asked the applicant to come forward and speak.
236

237 Kenneth Cullins
238 845 Ravenhurst Drive
239 Rockwall, TX
240

241 Mr. Cullins came forward and provided a brief explanation of the request. He shared that he and
242 his wife bought the property approximately about a year ago with the intention of building a
243 house for them to reside in. However while they had the property under contract another piece
244 of property came up which they both liked and purchased with the hope of selling the subject
245 property. There have not been many interested buyers in purchasing the entire 3 acre tract,
246 however have had a number of people inquiring about purchasing a portion of it. They would like
247 to divide it into two tracts that would be approximately 1 ½ acres each and both would have a
248 good sizable build pad that would allow two people to build and they feel they will have a better
249 opportunity to market the property in doing so.
250

Vice-Chairman Chodun asked in regards to SFE-2.0 versus SFE-1.5 square footage. Senior Planner, Korey Brooks, shared that as far as the density the request would still conform to the low density requirement as well as conforms to the Future Land Use Plan.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

11. P2018-047

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH West Pods, LTD for the approval of a preliminary plat for Breezy Hill, Phase XII containing 35 single-family residential lots on 44.525-acres of land identified as a portion of Tract 7-1 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, located west of the intersection of John King Boulevard and Cozy View Drive, and take any action necessary.

Senior Planner, Korey Brooks, indicated the request is coming before the Commission because it has to go before the Parks Board to assess park fees and will be on the Consent Agenda at the next scheduled meeting.

There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

12. SP2018-042

Discuss and consider a request by Jeff Carol of Carol Architects, Inc. on behalf of Terry Morgan of Z06 Properties, LLC for the approval of a site plan for an office/warehouse building on a 5.690-acre tract of land identified as Lot 3, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Innovation Drive, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Jeff Carol
Carol Architects
750 E. IH-30
Rockwall, TX

Mr. Carol came forward and that the owners are adding Phase II creating a one story 38,000 square foot office warehouse and they will keep it in line with what was done in Phase I from the entry standpoint but will be changing the color and updating it a little bit. Mr. Carol indicated he was available for questions.

Planning Manager, David Gonzales, added that the site plan will go before the Architectural Review Board as they are requesting variances. Commissioner Womble asked if it would require variances to the building or to the site allowable areas. Mr. Gonzales stated it would be for the buildings vertical and horizontal articulation.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

13. SP2018-043

Discuss and consider a request by Kevin Hickman of PegasusAblon on behalf of Rockwall Rental Properties, LP for the approval of a site plan for a 375-unit condominium building on a 6.2-acre tract of land identified as Lot 9, Block A, Harbor-Rockwall Addition and Tract 16 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 (IH-30) Overlay District, located at the southwest corner of the intersection of the IH-30 frontage road and Lakefront Trail, and take any action necessary.

Vice-Chairman Chodun asked the applicant to come forward and speak.

Kevin Hickman
9474 Gate Trail Drive
Dallas, TX

Mr. Hickman came forward and provided a brief explanation of the request. Mr. Hickman shared that they are requesting 375 units and they feel fits with the Planned Development 32 and the IH-30 Overlay District and added that they should get through all the variances through staff comments however may have on waiver for the first floor ceiling heights that they may go to City Council with. He indicated he was available for questions.

Vice-Chairman asked if the parking within the development would be residents and tenants only. Mr. Hickman indicated that in looking at the site plan there are two parking areas the parking situated within the middle would be for residents only and the other will consist of 180 parking spaces that will be open for the retail. Commissioner Moeller asked if the public parking lot for the general public would be constructed first. Mr. Hickman indicated it would be built first.

There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.

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

- ✓ P2018-035: Lot 1, Block A, Alders at Rockwall Addition [Approved]
- ✓ P2018-041: Preliminary Plat for Breezy Hill, Phase XI [Approved]
- ✓ P2018-042: Final Plat for Breezy Hill, Phase VIII [Approved]
- ✓ P2018-043: Final Plat for Whisper Rock [Approved]
- ✓ Z2018-043: SUP for Rockwall Honda (1st Reading) [Approved]
- ✓ Z2018-046: SUP for Temporary Educational Buildings (1st Reading) [Approved]
- ✓ Z2018-048: SUP for an Accessory Building for 205 S. Clark Street (1st Reading) [Approved]
- ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (1st Reading) [Continued to January 7, 2019]
- ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (1st Reading) [Continued to January 21, 2019]
- ✓ Z2018-052: SUP for a Mini-Warehouse Facility on Ranch Trail Road (1st Reading) [Approved]
- ✓ Z2018-053: SUP for a Detached Garage for 1700 E. SH-66 (1st Reading) [Denied]
- ✓ Z2018-054: SUP for a Building Exceeding 36-Feet in the Scenic Overlay (SOV) District (1st Reading) [Approved]
- ✓ SP2018-037: Variances, Exceptions and Waivers for 265-Unit Condominium Development in the Harbor District [Approved]
- ✓ SP2018-039: Variances and an Exception for Lime Media [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting.

V. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:46 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of February, 2019.



Johnny Lyons, Chairman

Attest.



Laura Morales, Planning Coordinator