

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 30, 2019
6:00 P.M.

I. CALL TO ORDER

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

II. CONSENT AGENDA

1. Approval of Minutes for the March 26, 2019 Planning and Zoning Commission meeting.

2. P2019-018

Consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of a replat for the Park Place West, Phase III Addition containing 85 single-family lots on a 24.439-acre tract of land being located in the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, generally located at the terminus of Park Place Boulevard, and take any action necessary.

3. P2019-019

Consider a request by Mike Samples for the approval of a final plat for Lot 11, Block A, 205 Business Park Addition being a 1.50-acre tract of land identified as Tract 2-16 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 125 National Drive, and take any action necessary.

4. SP2019-008

Consider a request by Ronny Klingbeil of RLK Engineering, Inc. on behalf of William Salee of Rockwall ISD for the approval of a site plan for a parking area adjacent to an existing public school on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

5. SP2019-011

Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

III. APPOINTMENTS

6. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

64 7. Z2019-005 **[REQUEST TO WITHDRAW]**

65 Hold a public hearing to discuss and consider a request by Kent Donahue of Donahue Development
66 Corporation on behalf of the owner Rockwall Highgate LTD for the approval of a zoning change from an
67 Agricultural (AG) District to a Planned Development District for Single Family 7 (SF-7) District land uses
68 on a 264.510-acre tract of land identified as Tracts 17-13 [50.0-acres], 17-14 [26.452-acres], 17-15
69 [134.33-acres], 17-16 [43.6-acres], & 40-8 [8.79-acres] of the W. W. Ford Survey, Abstract No. 80, City of
70 Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the east side of SH-205
71 (S. Goliad Street) south of the intersection of SH-205 and FM-549, and take any action necessary.
72

73 Planning Director, Ryan Miller, advised the Commission that the applicant has requested to
74 withdraw the case and action would need to be taken.
75

76 Commissioner Womble made a motion to approve the withdrawal request. Commissioner Welch
77 seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.
78

79
80 V. ACTION ITEMS

81
82 8. MIS2019-004

83 Discuss and consider a request by Lonnie and Amy Herbst for the approval of an exception to the
84 minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of
85 Article V, *District Development Standards*, of the Unified Development Code, for a 0.33-acre parcel of
86 land identified as Lot 8, Block A, Eagle Point Estates Addition, City of Rockwall, Rockwall County, Texas,
87 zoned Single-Family 10 (SF-10) District, addressed as 1509 S. Alamo Drive, and take any action
88 necessary.
89

90 Senior Planner, Korey Brook, provided a brief explanation of the request. The applicants are
91 requesting for the approval of an exception to the minimum masonry requirements stipulated in
92 the Unified Development Code. Currently, the subject property is vacant. The applicants have
93 indicated they intend on constructing a single-family home on the subject property. The applicants
94 are requesting a masonry exception to utilize 80% Hardie Board as the primary material on the
95 exterior of the proposed the home. In addition, the applicants are proposing to provide a two (2)-
96 foot stone and brick wainscot around the entire home. The proposed home will be two stories,
97 approximately 2,400 square feet, utilize a board and batten design, and will be constructed utilizing
98 farmhouse architecture. The proposed home exceeds the maximum allowable cementitious
99 materials and does not meet the requirements of the Unified Development Code. Due to this, an
100 exception to the masonry requirements is required to be approved by the Planning and Zoning
101 Commission in order for the applicant to construct the home as presented. According to the
102 Unified Development Code all buildings with a footprint of 120 square feet or greater and are over
103 ten feet in height shall consist of a minimum of 80% Primary Materials and/or a maximum of 20%
104 Secondary Materials. The UDC defines Primary Materials as stone, brick and/or cementitious
105 materials such as cementitious lap siding, stucco, or similar materials, and limits the use of
106 cementitious materials to 60% of the building's exterior façade. The code does grant the Planning
107 and Zoning Commission the ability to consider exceptions to these requirements on a case-by-
108 case basis, provided the applicant submits material samples and building elevations. In this case,
109 the applicants are proposing to utilize 80% which is 20% more than the maximum allowance fiber
110 cement board. A material sample has not been provided by the applicants; however, the applicants
111 have provided building elevations of the proposed home indicating the proposed building
112 materials. Mr. Brooks went on to note that the Planning and Zoning Commission and the City
113 Council have approved a similar request for the use of cementitious materials in excess of 60%
114 on the adjacent property. The approval of an exception to the masonry requirements does not
115 appear to negatively impact the subject property or surrounding properties; however, approval of
116 this request is discretionary to the Planning and Zoning Commission.
117

118 Mr. Brooks advised the Commission that the applicant was present and available for questions as
119 well as staff.
120

121 Commissioner Womble asked if the request would go before the Architectural Review Board. Mr.
122 Brooks explained that single family homes do not go before the Architectural Review Board.
123

124 Commissioner Fishman asked if notifications of the request were sent out to surrounding
125 properties. Mr. Brooks stated notices are not required to be sent out for miscellaneous cases.
126

Chairman Lyons asked the applicant to come forward.

Amy Herbst
317 Bowie
Forney, TX

Ms. Herbst came forward and indicated she was available for questions.

Commissioner Chodun asked how long the property has been vacant. Mr. Brooks stated the subdivision was established 2011 and has been vacant since that time.

Chairman Lyons brought the item back to the Commission for discussion or action.

Commissioner Chodun made a motion to approve MIS2019-004 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

9. MIS2019-005

Discuss and consider a request by Michael Duval of G & A Consultants on behalf of John Delin of R. W. Ladera, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* for a 28.011-acre parcel of land identified as a Tract 5 of the M. B. Jones Survey, Abstract No. 122, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85), situated within the 205 By-Pass Overlay (205 BY-OV) and the East SH-66 Overlay (E SH-66 OV) District, located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Chairman Lyons indicated that this agenda item would be tabled to the May 28, 2018 scheduled meeting and no action would be needed.

VI. DISCUSSION ITEMS

10. Z2019-009

Hold a public hearing to discuss and consider a request by Chris Lam, PE of Lam Consulting Engineering on behalf of Price Pointer of TCB Construction Group, LLC for the approval of a Specific Use Permit (SUP) for a *restaurant less than 2,000 SF without a drive-through or drive-in* on a 0.23-acre parcel of land identified as Block 20B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and would be presenting the case.

Chairman Lyons asked the applicant to come forward.

Chris Lam
6804 Wilmeana
Sachse, TX

Mr. Lam shared that the current site requires eight parking spaces and they are seeking a variance to allow them to provide seven spaces. Mr. Lam indicated he was available for questions. Mr. Gonzales added that it will be built into the SUP and part of the concept plan that is attached to the SUP and approval would allow for seven parking spaces. In addition the SUP will limit the ability to be able to have the restaurant only on the first floor and the smaller second floor will be used for storage.

Commissioner Chodun asked what the adjacent properties were and would there be fencing. Mr. Gonzales indicated south was vacant, north houses a small retail boutique and a six foot wooden fence on the back residential property.

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

11. Z2019-010

Hold a public hearing to discuss and consider a request by Dwayne Cain of EVSR (D), LLC for the approval of a Specific Use Permit (SUP) for a *guest quarters/secondary living unit and barn or agricultural accessory building* on a 10.61-acre portion of a larger 26.078-acre tract of land identified as Tract 2 & 2-4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 777 & 839 Cornelius Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be discussing the request.

Chairman Lyons asked the applicant to come forward.

Dwayne Cain
305 Stonebridge Drive
Rockwall, TX

Mr. Cain came forward and shared he is requesting a Specific Use Permit for an accessory building adjacent to a residential home on the property. Across the street is outside the city limits and many of those properties have metal accessory buildings he feels what he is proposing will be an improvement to what is in the area currently. Mr. Cain added that although it is worded as "guest quarters" the purpose of the building is more of a lounge area that would allow for entertaining will not be used to live in. He indicated he was available for questions.

Commissioner Chodun asked what the height of the building would be. Mr. Brooks stated it will be fourteen feet in height.

Planning Director, Ryan Miller, added that the applicant went before City Council recently and requested that the ordinance be changed to allow agricultural accessory buildings because there was not a mechanism in place to allow accessory agricultural building previously. That ordinance change process was done early this year and was approved.

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

12. Z2019-011

Hold a public hearing to discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of an amendment to Planned Development District 47 (PD-47) [*Ordinances 99-17 & 07-04*] being a 14.4715-acre tract of land identified as Tract 104 of the E. Teal Survey, Abstract No. 207 and Lot 1, Block A, First Christian Church, Disciples of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, generally located at the northeast corner of the intersection of Ridge Road [*FM-740*] and White Road, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would be presenting the details of the request.

Chairman Lyons asked the applicant to come forward.

Scott Lewis
900 Heathlane Crossing
Heath, TX

Mr. Lewis came forward and indicated the property is being developed for 28 home sites being called Whisper Rock. As the project has moved along with streets already having been put in, it was realized that in 1999 the Planned Development was set up with very minimal requirements one being no front entry garages. They are not looking to have a front entry garage rather a j-swing where it sits back at least 20 feet back. Another requirement is the maximum lot coverage has to be 45% and they're looking to increase that and lastly they are seeking a variance on the masonry requirement from 80% to 60%. He indicated he was available for questions.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble asked what lot coverage increase is being requested. Mr. Lewis shared it would be an increase from 45% to 55%. Commissioner Chodun asked how long the property has been under development and when did the infrastructure start. Mr. Brooks indicated that the PD was approved in 1999 and currently is vacant. Planning Director, Ryan Miller, shared that the preliminary plat as well as site plan was submitted by the applicant and infrastructure began earlier this year. They are in the engineering process currently and close to completion.

Commissioner Chodun asked for additional detail in regards to the garage variance being requested. Mr. Brooks shared that the current PD states that all garages must j-swing and the applicant is requesting to allow some garages to be front facing but set back 20 feet from the front façade which meets the Unified Development Code.

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

13. P2019-017

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief background and explanation of the request. The applicant submitted a preliminary plat laying out 170 lots for a single family subdivision. The preliminary plat does generally conform to the technical requirements of the Planned Development District however they are working on a second point of entry that is required. The case will go before the Park Board next week to have park fees accessed.

Commissioner Welch asked if the property was within the city limits or the Extraterritorial jurisdiction. Mr. Brooks stated it was within the city limits.

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

14. SP2019-009

Discuss and consider a request by Cari Foote of Cari Foote & Associates, PLLC for the approval of a site plan for an office building on a one (1) acre parcel of land identified as Lot 1, Block A, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

Senior Planner, Korey Brooks, advised the applicant was present and would go over the request.

Chairman Lyons asked the applicant to come forward.

Cari Foote
153 Sequoia Road
Rockwall, TX

Ms. Foote came forward and shared that the subject property is a Landmark property that is zoned Residential Office and currently being used residentially however she is requesting to be allowed to transition it to professional office space. There is currently parking facing Goliad which they plan on removing and replacing with sod and by doing so she feels it will look keep more of historical state. Parking will be accessed through Alamo where there is existing pavement where additional parking will be added as well as a handicap ramp. Ms. Foote indicated she was available for questions.

Chairman Lyons asked for questions from the Commission.

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

15. SP2019-012

Discuss and consider a request by Kyle McCullah of Callaway Architecture on behalf of Jason Lee of Lollicup USA, Inc. for the approval of an amended site plan for an existing manufacturing facility on a 34.23-acre tract of land identified as Lot 2, Block A, Rockwall Technology Park, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 3201 Capital Boulevard, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting the approval of an amended site plan for the purpose of constructing 22, 60-foot tall storage silos that will be located adjacent to the rear façade. The silos will be visible from Discovery Boulevard, Corporate Crossing, and IH-30. According to the Unified Development Code the proposed silos are considered ground mounted appurtenances, mechanical equipment, which require screening and loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway, additional screening of the loading and service area may be required by the Architectural Review Board and Planning and Zoning Commission. The applicant has submitted a landscaping plan showing an additional row of mature evergreen trees that planted along the southern property boundaries. In addition as compensatory measure of the original site plan case, the applicant agreed to plant a single row of mature evergreen trees along this boundary to help mitigate for the lack of vertical and horizontal articulation on the southern and western building façade, which faces onto Discovery Boulevard. The additional row of evergreen trees will not create a complete screening of the silos; however, there are intervening properties to the south and west of the subject property that could potentially be developed in the future that could provide additional screening of the silos. The variance to the screening requirements for the use of landscape screening for the silos remains a discretionary decision for the Planning and Zoning Commission. Mr. Gonzales further noted that the Architectural Review Board reviewed the amended building elevations and sightline studies provided by the applicant and after general discussion with the applicant regarding the appearance, color, and proposed screening of the silos, the ARB made a motion to recommend approval of the amended building elevations.

Mr. Gonzales advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Kyle McCullah
1207 Hampshire Lane
Rockwall, TX

Mr. McCullah came forward and provided additional details and provided samples of the product they produce.

General discussion took place in regards to the request and Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

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

- ✓ P2019-010: Final Plat for Lot 1, Block A and Lot 1, Block B, Ladera Rockwall Addition [Approved]
- ✓ P2019-013: Replat for Lots 3, 4 & 5, Block A, Richard Harris Subdivision No. 3 Addition [Approved]
- ✓ P2019-016: Replat for Lot 2 of the Cain Properties #1 Addition [Approved]
- ✓ Z2019-005: Zoning Change (AG to PD) for Heritage Park [Postponed to May 20, 2019]
- ✓ Z2019-006: SUP for a Structure Exceeding 60-Feet in a Light Industrial (LI) District (1st Reading) [Approved]
- ✓ Z2019-007: SUP for Outdoor Commercial Amusement/Recreation (1st Reading) [Approved]
- ✓ Z2019-008: Amended PD Development Plan for Planned Development District 32 (PD-32) (1st Reading) [Approved]

376 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
377 case at the City Council meeting.
378
379

380 VII. ADJOURNMENT

381 Chairman Lyons adjourned the meeting at 7:01 p.m.
382
383
384
385

386 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
387 ROCKWALL, Texas, this 28 day of may, 2019.
388
389

390 
391 _____
392 Johnny Lyons, Chairman

393 Attest:

394 
395 _____
396 Laura Morales, Planning Coordinator
397
398