

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 28, 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, Tracey Logan, John Womble, Eric Chodun and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner 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 April 30, 2019 Planning and Zoning Commission meeting.

2. P2019-020

Consider a request by Robert Howman of Glenn Engineering on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of replat for Lot 2, Block A, RISD Elementary School Addition being a 17.2922-acre tract of land being identified as Lot 1, Block A, RISD Elementary School Addition and Tract 2-7 of the W. T. Deweese Survey, Abstract No. 71, City of Rockwall, Rockwall, Texas, zoned Planned Development District 70 (PD-70) for single family land uses, located at the southeast corner of Greenway Boulevard and FM-552, and take any action necessary.

3. P2019-021

Consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of Greencrest TPS Hotel, LP for the approval of a final plat of Lots 1-3, Block A, Town Place Marriott Addition being an 8.715-acre tract of land identified as a portion of Lot 1, Block B, Goldencrest Addition and Tract 4 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

4. P2019-022

Consider a request by Cameron Slown of F. C. Cuny Corporation on behalf of Phillip McNeill of MHC Rockwall, LLC and Jason Lentz of Atticus of Atticus Summer Lee Townhomes for the approval of a replat for Lot 5, Block A, Harbor Village Addition, being a 2.12-acre tract of land currently identified as Lot 3, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located on the south side of Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

5. SP2019-019

Discuss and consider a request by Jerry Crouse of PS LPT Properties Investors on behalf of Public Storage for the approval of a site plan for an existing mini-warehouse facility on a 4.264-acre of land identified as Lot 1, Block B, Valk Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4028 N. Goliad Street [SH-205], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Womble seconded the motion which passed by a vote of 7-0.

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. ACTION ITEMS

7. SP2017-019

Discuss and consider a request by Himmat Chauhan of Best Western Plus for the approval of an extension of an approved site plan for a hotel on a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites, Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700 E. IH-30, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. The applicant is requesting approval of an amended site plan for an existing mini-warehouse facility. On December 9, 2013, the City entered into a 212 Development Agreement with the then owner of the subject property Ronald C. Valk. On March 19, 2018, the City Council annexed the subject property by Ordinance No. 18-17. At the time of annexation, the subject property became subject to the requirements of the City's Municipal Code of Ordinances and the Unified Development Code.

Mr. Miller further noted that in March 2019, staff was made aware that some of the exterior lighting on the storage facility had been changed without the approval of a photometric plan. In response to this violation, Neighborhood Improvement Services contacted the owner of the property to inform them about the violation. Based on staff's examination of the site, the new light fixtures did not meet the requirements of the UDC. Specifically, the light fixtures were not fully shielded and directed downward causing ambient light to be shed onto the adjacent residential properties. Upon being contacted by the Neighborhood Improvement Services Department, the property owner submitted a photometric plan and lighting cutsheets proposing new light fixtures be installed that meet the requirements of the UDC. The submitted photometric plan shows that the new maximum light intensity at the property line will not exceed 0.2 FC, the maximum allowable light intensity stipulated by the UDC. In addition, the submitted plan does meet all of the requirements of the Unified Development Code. Since the mini-warehouse facility was constructed prior to being annexed, the City does not have a site plan for this facility and felt it necessary to bring this to the Planning and Zoning Commission for review and approval.

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

Chairman Lyons asked the applicant to come forward and speak.

Juan Vasquez
1919 S. Shiloh Road
Garland, TX

Mr. Vasquez came forward and provided additional comments in regards to the request.

Chairman Lyons asked for questions from the Commission.

Commissioner Womble asked if any changes were being requested. Mr. Miller indicated no changes were being requested it is the same site plan that was brought initially.

Commissioner Chodun asked the reason the property was for sale. Mr. Vasquez shared that the applicant wasn't sure if he would continue with the project due to his market indicators and wanted to get an idea of what kind of inquiries he would get however after four months on the market he has not had any inquiries.

Commissioner Moeller asked if the two year extension would suffice to allow the applicant to complete the project. Mr. Vasquez shared that it is the intent of the applicant to get started on the project and be far along in that two year period.

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

Commissioner Womble made a motion SP2019-019 with staff recommendations. Commissioner Moeller seconded the motion which passed by a vote of 5-2 with Commissioners Chodun and Welch dissenting.

8. 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 agenda item would be tabled until the next scheduled meeting.

9. MIS2019-006

Discuss and consider a request by Glen Goodrich for the approval of an exception to the minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of Article V, *District Development Standards*, of the Unified Development Code for an accessory structure on a 0.2296-acre parcel of land identified as Lot 1, Block I, Northshore, Phase 2B Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 608 Christian Court, and take any action necessary.

Chairman Lyons indicated the applicant has requested to withdraw the case and no action would need to be taken.

V. DISCUSSION ITEMS

10. Z2019-012

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family-1 (SF-1) District land uses on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on the west side of Stodgehill Road [FM-3549] north of the intersection of Stodgehill Road [FM-3549] and Cornelius Road, and take any action necessary.

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

Chairman Lyons asked the applicant to come forward.

Ryan Joyce
1189 Waters Edge Drive
Rockwall, TX

Mr. Joyce came forward and provided additional remarks in regards to the case. He shared the site plan for a potential development at the southwest corner of Clem Road and Stodgehill Road it is a 62.5 acre tract that has 40 lots on it. It will be a lower density development with all lots being minimum of 1 acre up to 1.8 and 1.7 acres with an additional 5.5 acre that will be a single family home. The development will have 75 foot front yard setbacks along with front facing garages. Mr. Joyce went on to share that he believes this development is a great project and is in high need for the north side of Rockwall. He indicated he was available for questions.

Commissioner Chodun asked if there was an estimated costs for the homes at this time. Mr. Joyce indicated that at this time he did not have the estimated cost for the homes however the lots will be available to retail the lot prices will range from \$100k to \$165k for the lots and all will be custom built.

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

11. Z2019-013

Hold a public hearing to discuss and consider a request by Jimmy Strohmeier of Strohmeier Architects, Inc. on behalf of Dan Bobst of J-BR2, LLC for the approval of a PD Development Plan within Planned Development District 32 (PD-32), on a 2.893-acre parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Sub-District* of Planned Development District 32 (PD-32), located within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30 frontage road and Sunset Ridge Drive, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting to amend an existing Planned Development Plan that had retail shops down Harbor Hills Drive and have since then changed that out to incorporate a parks space in between that and move several buildings also along Sunset Ridge Drive. The differences between this request and the previous plan is the location of the buildings, building placement issues and also the incorporation of the park area. The applicant is requesting to remove the building elevations and that can be dealt with at the time of site planning where they will be required to go before the Architectural Review Board. For the most part however the development requirements being requested are the same as previous and they would be required to adhere to all the design standards contained in Planned Development District 32. Mr. Miller advised the Commission that the applicant was not present and staff could answer any question.

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.

12. SP2019-013

Discuss and consider a request by Bill Bauman of Bauman Consultants on behalf of John Gatz of Eco-Site for the approval of a site plan for a *Freestanding Commercial Antenna* on a 0.0826-acre portion of a larger 7.64-acre tract of land, known as *Yellow Jacket Park*, identified as Tract 11 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated on the south side of Yellow Jacket Lane, west of the intersection of S. Goliad Street [SH-205] and Yellow Jacket Lane, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. A Specific Use Permit was approved for this last year and they are going through site plan currently which will then be followed by Engineering and Building Inspections. Mr. Gonzales indicated Mr. John Gatz was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

John Gatz
309 Edenborough Drive
Anna, TX

Mr. Gatz came forward and provided additional comments pertaining to the request. He shared that they have negotiated a lease with the City of Rockwall to lease a portion where they can install a cell tower at the bottom portion of the park. The plans have all been submitted and they have received initial comments from staff and those will be addressed. He indicated he was available for questions.

Chairman Lyons asked for questions from the Commission

Commissioner Womble asked if the height is what was approved with the Specific Use Permit. Mr. Gonzales indicated it was and everything would need to follow the approved Ordinance.

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

13. SP2019-014

Discuss and consider a request by Ahmed Helaluzzaman on behalf of Abdul Latif Khan of Center for Peace and Mercy, Inc. for the approval of a site plan for a *retail shopping center and house of worship* on

a 2.681-acre tract of land identified as Tract 10-1 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located on the north side of Turtle Cove Boulevard north of the intersection of Turtle Cove Boulevard and Ridge Road [FM-740], and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicants were present and would provide details on the request and staff would answer any question.

Chairman Lyons asked the applicant to come forward.

Ahmed Helaluzzaman
545 Coventry Drive
Grapevine, TX

Mr. Helaluzzman came forward and provided a brief explanation of the request. They are requesting to have space for worship as well as retail space. He indicated he was available for questions.

Chairman Lyons asked for any questions from the Commission.

Commissioner Chodun asked if there were any variances being requested. Mr. Brooks indicated there are several variances associated with the vertical and horizontal articulation and the applicant will be providing staff revisions.

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

14. SP2019-016

Discuss and consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a site plan for two (2) metal buildings in conjunction with an existing commercial business on a 1.55-acre parcel of land identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The applicant is requesting to add additional buildings behind the existing buildings. The request went before the Architectural Review Board and they did recommend approval however they want the wainscot to be included with the existing buildings to have uniformity. Mr. Gonzales advised that the applicant was not present.

Chairman Lyons asked for questions from the Commission.

Commissioner Chodun asked if there were additional variances that the applicant was requesting. Mr. Gonzales indicated there would be for the horizontal articulation and since it is a metal building they do not meet the material requirement.

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

15. SP2019-017

Discuss and consider a request by Steven Homeyer of Homeyer Engineering, Inc. on behalf of Vincent Stagliano for the approval of a site plan for an animal boarding/kennel without outside pens on a 1.2113-acre tract of land identified as Lot 4, Block A, Ellis Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located west of the intersection of Alpha Drive and Sigma Court, and take any action necessary.

Planning Manager, David Gonzales, advised the Commission that the request went before the Architectural Review Board and they forwarded their recommendation. Mr. Gonzales stated that the applicant was present and would provide details on the request.

Chairman Lyons asked the applicant to come forward.

Steven Homeyer
(No address given)

Mr. Homeyer came forward and provided comments in regards to the request. The request is for a kennel daycare facility as well as night boarding with an outside exercise area. They are proposing an 8foot wooden fence around the exercise area and the intent for the wooden fence is to provide security and to keep the dogs from seeing surrounding activities. Mr. Homeyer indicated he was available to answer any questions the Commission may have.

Mr. Gonzales added that in regards to the fence, it is a screening fence and as far as what the UDC requires is a masonry fence therefore the wooden fence will be an exception they are requesting.

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

16. SP2019-018

Discuss and consider a request by Annalyse Valk of Platinum Construction on behalf of Shawn Valk of Saro Partners, LLC for the approval of a site plan for a multi-tenant office/warehouse facility on a 2.21-acre tract of land identified as Lot 6, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Senior Planner, Korey Brooks, advised the Commission that the applicant was present and would provide details of the request and staff would be available to answer any question.

Chairman Lyons asked the applicant to come forward and speak.

Annalyse Valk
1450 TL Townsend suite 100
Rockwall, TX

Ms. Valk came forward and provided details pertaining to the request. They proposing to build a multi-tenant office warehouse building. Ms. Valk indicated she was available for questions.

Mr. Brooks added that two years ago the Planning and Zoning Commission approved a site plan for a similar facility with the applicant just north of the subject property. Since this will be located at a highly visible location the Architectural Review Board made a recommendation for this new facility match the old facility.

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

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

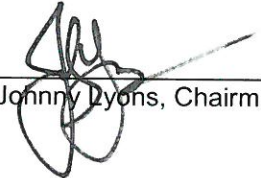
- ✓ Z2019-009: SUP for a Restaurant at 505 N. Goliad Street (*1st Reading*) [*Approved*]
- ✓ Z2019-010: SUP for Guest Quarters/Secondary Living Unit and Barn or Agricultural Accessory Building at 777 & 839 Cornelius Road (*1st Reading*) [*Approved*]
- ✓ Z2019-011: Amended PD Development Standards for Planned Development District 47 (PD-47) (*1st Reading*) [*Approved*]

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

VI. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:43 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 25 day of June, 2019.



Johnny Lyons, Chairman

Attest:



Laura Morales, Planning Coordinator

18. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
Appointment with Eddie Hass of Freese and Nichols, Inc. and Matt Hickey, PE of Birkhoff, Hendricks & Carter LLP to discuss Roadway, Water and Wastewater Impact Fees, the Ten-Year Growth Rate for the City of Rockwall, and the proposed Land Use Assumptions report, and take any action necessary.

19. Planning and Zoning Commission Training Session [7:00 PM]
The Planning and Zoning Commission will hold a training session with the City Attorney immediately following the adjournment of the May 28, 2019 Capital Improvements Advisory Committee Meeting.