

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 13, 2019**  
**6:00 P.M.**

**I. CALL TO ORDER**

**Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, John Womble, Eric Chodun, Mark Moeller, Annie Fishman and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner Corey Brooks, Planning Coordinator, Laura Morales, and Civil engineer Sarah Hager.**

**II. OPEN FORUM**

**Chairman Lyons explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Lyons closed the open forum.**

**III. CONSENT AGENDA**

**1. Approval of Minutes for the July 9, 2019 Planning and Zoning Commission meeting.**

**2. P2019-029**

**Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a master plat for the Northgate Subdivision being 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 Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgerhill Road [FM-3549] and Clem Road, and take any action necessary.**

**3. P2019-030**

**Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a preliminary plat for the Northgate Subdivision containing 61 single-family residential lots 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 Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgerhill Road [FM-3549] and Clem Road, and take any action necessary.**

**4. SP2019-028**

**Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Jen-Liang Wu of Unison Investment for the approval of a site plan for the Northgate Subdivision being 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 Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodgerhill Road [FM-3549] and Clem Road, and take any action necessary.**

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

**IV. APPOINTMENTS**

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

**Senior Planner, Corey Brooks, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.**

V. PUBLIC HEARING ITEMS

6. Z2019-014

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Goliad Real Estate, LLC for the approval of a Specific Use Permit (SUP) for a *Restaurant, Less than 2,000 SF, with a Drive-Through or Drive-In* on a 0.50-acre portion of a larger 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

Chairman Lyons indicated that the applicant has requested to withdraw the case and the Commission would need to take action.

Commissioner Chodun made a motion to accept request to withdraw. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

7. Z2019-015

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing *Minor Auto Repair Garage* on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicant is requesting the approval of a Specific Use Permit for the expansion of an existing minor auto repair garage. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties and should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board and the Planning and Zoning Commission.

Mr. Brooks further noted that according to the Unified Development Code, a minor auto repair garage is permitted with a Specific Use Permit in a Commercial District. Currently, there is an 8,431 square foot building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 square feet and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials since this is a substantial change from the approved Specific Use Permit, the applicant is required to amend the Specific Use Permit. Additionally, according to the Unified Development Code, the Commercial District is the proper zoning classification for most types of commercial development and excludes land uses that are not compatible with retail shopping. The Unified Development Code goes on to state that the Commercial District is a general business zoning and is intended to service most commercial land uses. In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code.

Mr. Brooks went on to share that on July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property there are no Homeowner's Associations Neighborhood Programs located with 1,500-feet of the subject property and participating in the Neighborhood Notification Program. Staff did not received any notices concerning this request.

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

Chairman Lyons asked for questions from the Commission.

Commissioner Logan asked if there would be overnight parking allowed. Mr. Brooks indicated there would not be any outside storage allowed.

Chairman Lyons opened up the public hearing and asked the applicant to come forward.



Greg Wallis  
2313 Ridge Rd. #103  
Rockwall, TX

Mr. Wallis came forward and indicated he was available for questions.

Chairman Lyons asked if anyone wished to speak to come forward and do so there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Moeller made a motion to approve Z2019-015 with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 7-0.

8. Z2019-016

Hold a public hearing to discuss and consider approval of a text amendment to various sections of the Unified Development Code [*Ordinance No. 04-38*] and Article IX, *Fences*, of Chapter 10, *Building and Building Regulations*, of the Municipal Code of Ordinances for the purpose of updating the codes to conform to changes made by the 86<sup>th</sup> Legislative Session, and take any action necessary.

Planning Director, Ryan Miller, provided background information pertaining to this agenda item. He shared that the text amendments are in response to passage of recent state legislation. He then went on to explain each of the proposed amendments and its purpose. Additionally Mr. Miller noted that due to the expediency in which these amendments were prepared, staff will be requesting that the City Council allow staff to bring back a subsequent amendment addressing any additional changes that may further clarify the UDC's requirements; however, staff is of the opinion that the proposed amendment brings the City's Unified Development Code into conformance with all legislative actions resulting from the 86th Legislative Session. In addition, the changes that were made to the UDC that were not tied to legislative actions are intended to clarify the zoning code and make it easier for staff, citizens and developers to understand and interpret the UDC. A 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and the Unified Development Code.

Mr. Miller advised the Commission staff was available for questions.

Chairman Lyons opened up the public hearing asked if anyone wished to speak to come forward and do so, there being no one indicating such, Chairman Lyons closed the public hearing and brought the item back to the Commission for discussion or action.

After general discussion Commissioner Chodun made a motion to approve Z2019-016. Commissioner Womble seconded by a vote of 7-0.

VI. ACTION ITEMS

9. SP2019-024

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. 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.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for a 27,352 square foot house of worship on the subject property. Mr. Brooks shared that according to the Unified Development Code, a house of worship is allowed by-right in a Light Industrial District. With the exception of the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial District and situated within the SH-205 Bypass District. The request does not require a treescape plan since there are no protected trees being removed. Additionally, according to the Unified Development Code, the Light Industrial District is intended for industrial parks and larger, cleaner types of industries. Light Industrial Districts are typically

186 located close to arterial capable of carrying commercial traffic and in this case, the subject  
187 property is located at the intersection of an arterial and a major collector and the request appears  
188 to conform to these requirements. Mr. Brooks went on to discuss the variances to the architectural  
189 standards, secondary materials, cementitious materials and four sided architecture being  
190 requested by the applicant. The Architectural Review Board reviewed the request and made a  
191 recommendation for approval.  
192

193 Mr. Brooks advised the Commission that the applicant was present and available for questions as  
194 well as staff.  
195

196 Chairman Lyons asked the applicant to come forward and speak.  
197

198 Tom Jones  
199 5815 Meadowcrest  
200 Dallas, TX  
201

202 Mr. Jones came forward and provided additional comments in regards to the case he indicated he  
203 was available for questions.  
204

205 Chairman Lyons brought the item back to the Commission for questions or discussion.  
206

207 Commissioner Welch made a motion to approve SP2019-024 with staff and Architectural Review  
208 Board's recommendations. Chairman Lyons seconded the motion which passed by a vote of 7-0.  
209

210 10. SP2019-027

211 Discuss and consider a request by Russell Phillips of Horizon Road Self Storage, LLC for the approval of  
212 a site plan for a *Mini-Warehouse* facility on a 7.489-acre tract of land identified as Lot 23, Rainbow Acres  
213 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally situated  
214 north of Horizon Road and east of Ranch Trail Road, and take any action necessary.  
215

216 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The  
217 applicant is requesting approval of a site plan for a 575 unit mini-warehouse facility in accordance  
218 with Ordinance No. 19-04. On October 16, 2017, the City Council approved Specific Use Permit No.  
219 S-178, Ordinance No. 17-59; for a mini-warehouse however this Specific Use Permit expired due  
220 to inactivity on November 6, 2018. In response to this expiration, the applicant submitted a  
221 subsequent request for a Specific Use Permit which was approved on January 7, 2019 by  
222 Ordinance No. 19-04. According to the Unified Development Code a mini-warehouse facility is  
223 permitted in a Commercial District by Specific Use Permit. In this case, since there is an approved  
224 Specific Use Permit for the subject property, no additional approvals will be necessary with regard  
225 to land use and with the exception of the variances being requested the submitted site plan,  
226 landscape plan, treescape plan, photometric plan, and building elevations generally conform to  
227 the technical requirements contained within the UDC for a property located within a Commercial  
228 District.  
229

230 Mr. Brooks went on to note that the proposed mini warehouse facility will contain 575 units and  
231 will be developed in two phases. Phase 1 will have seven buildings totaling 293 units ranging  
232 from 16 to 121 units per building. Phase 2 will have 12 buildings totaling 282 units ranging from  
233 10 to 32 units per building. The proposed mini-warehouse will have perimeter building that utilizes  
234 masonry on all exterior facades visible from the street. The interior buildings will utilize metal and  
235 will have limited visibility from the street. Staff should note that most of the surrounding buildings  
236 are constructed of metal. Building One will include the leasing office and climate-controlled units  
237 that are accessible internally in the building. The remaining buildings will have drive-up units with  
238 roll-up doors, which will be oriented so the roll-up doors will not face Ranch Trail or Horizon Road.  
239 The applicant is proposing to utilize landscape screening for the mini-warehouse facility to limit  
240 the visibility of the facility from Ranch Trail and Horizon Road. Additionally, the northeast portion  
241 of the subject property is wooded and will be preserved to provide landscape screening for  
242 adjacent properties. Mr. Brooks further noted that the Architectural Review Board reviewed the  
243 case and made a recommendation of approval.  
244

245 Mr. Brooks advised the Commission that the applicant was present and available for questions as  
246 well as staff.  
247



Chairman Lyons asked the applicant to come forward and speak.

Russell Phillips  
521 Moraine Way  
Rockwall, TX

Mr. Phillips came forward and shared that they previously met with the Architectural Review Board who provided comments and those were addressed and they did receive a recommendation from the Board. He indicated he was available for questions.

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

Commissioner Womble made a motion to approve SP2019-027 with staff recommendations. Commissioner Welch seconded the motion which passed by a vote of 7-0.

11. SP2019-029

Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing *General Personal Service* business (i.e. *Jour Salon and Spa*) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting approval of a site plan for the purpose of expanding an existing personal service business Jour Salon & Spa. The proposed 736 square foot expansion will be located on the northern portion of the structure, which is visible from Storrs Street & S. Goliad Street. This will require a recommendation from the Architectural Review Board forwarded to the Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning and Zoning Commission for exceptions to the Unified Development Code for increasing the amount of cementitious material on the structure and exceeding the cementitious material requirements by one percent on the rear façade.

The proposed expansion will increase the total square footage of the existing structure to 3,448 square feet which is increase of 736 square feet. The exterior of the building consists primarily of brick on all four sides with a non-cementitious lap siding cladding the rear façade. The applicant is proposing to match the appearance of the existing structure using the same colors and similar materials. Based on the applicant's scope of work the facility is required to meet the standards for materials as stipulated in the Unified Development Code. This means that the lap siding is required to be a cementitious material not in excess of 50% of any exterior facade. The applicant has indicated that the construction of the addition will use a cementitious lap siding; however, due to the location of the proposed addition it is difficult for them to reduce the amount of cementitious lap siding on the rear due to the established aesthetic of the building. The Architectural Review Board reviewed the proposed building elevations recommended approval of the building elevations and exception. Additionally, the ARB's motion included a condition requiring the applicant provide a plan view indicating the "jog" between the new tower element and the existing structure. The purpose of this is to indicate whether or not the addition would be flush with the existing façade. The applicant's building elevations provide the requested plan view and show conformance to the ARB's request.

Mr. Gonzales 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.

Michael Bausch  
4318 Rosser Square  
Dallas, TX

Mr. Bausch came forward and indicated he was available for questions.

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

Commissioner Chodun made a motion to approve SP2019-029 with staff recommendations.  
Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VII. DISCUSSION ITEMS

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

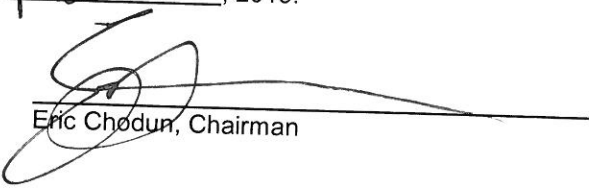
- ✓ P2019-023: Replat for Lot 2, Block A, Rockwall High School Addition [Approved]
- ✓ P2019-028: Replat for Lot 2, Block 1, Indalloy Addition [Approved]

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

VIII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 7:08 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF  
ROCKWALL, Texas, this 10 day of September, 2019.

  
Eric Chodun, Chairman

Attest

  
Laura Morales, Planning Coordinator