

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 10, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Annie Fishman, John Womble, Tracey Logan, and Sedrick Thomas. Absent from the meeting was Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, and Civil Engineers, Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.

Melba Jeffus
1903 S. FM 549
Rockwall, TX

Ms. Jeffus came forward and expressed her strong concern and opposition to a proposed RV park that is being proposed in the County that she feels will greatly negatively impact her property.

Barbara Lee
668 Cornelius Rd.
Rockwall, TX

Mr. Lee came forward and expressed concern and opposition to the proposed RV park that is being proposed in the County.

Steve Curtis
2130 FM1141
Rockwall, TX

Mr. Curtis came forward and expressed concern and opposition to the proposed RV park for the county's proposal.

Allen Stevenson
427 Clem Road
Rockwall, TX

Mr. Stevenson came forward and expressed concern and strong opposition to the proposed RV park that is being proposed by the Count.

Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the August 13, 2019 Planning and Zoning Commission meeting.

2. P2019-017

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.

3. P2019-031

Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land identified as a portion of a larger 44.292-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 Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

4. P2019-033

Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.

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

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.

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

V. PUBLIC HEARING ITEMS

6. Z2019-017

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation and background of the request. The subject property was annexed in 1961 by Ordinance No. 60-01 and at the time of annexation, the subject property was zoned Agricultural District. Currently situated on the subject property is a 2,176 square foot single-family home, which according to the Rockwall Central Appraisal District was constructed in 1971. The applicant is requesting to change the zoning of the subject property from an Agricultural District to a Planned Development District for Residential-Office District land uses for the purpose of constructing townhomes. The proposed development will consist of 12 townhomes laid out as two groups of six homes and a private park/open space. The development will incorporate approximately 64% open space, and will have a density of 9.45 units per gross acre. The proposed townhomes will be constructed utilizing a Neo-Traditional architecture style and utilize a combination of brick and cementitious lap siding being Hardy Board. The homes will incorporate front porches, rear facing garages, and utilize extended driveways with a minimum of 40-feet in length to accommodate guest parking. The applicant has stated that the purposed 40-foot long driveway can accommodate up to four vehicles and that with the garage parking each unit will have a total of six parking spaces for vehicles. The garages will be accessible via an existing 20-foot public right-of-way that is accessible through Phase 6 of the Caruth Lakes Subdivision, and that serves as an alleyway for seven single-family homes. According to the applicant, each home will be a maximum of two stories in height and be a minimum of 2,000 square feet in size. The front and rear building elevations will not repeat without at least two intervening homes of differing appearance such as front encroachment layout, primary materials, roof type and layout, or articulation of the front façade.

Mr. Brooks went on to share that according to the concept plan submitted by the applicant the private park will include amenities such as benches, bike racks, and a trail that will meander through the development and connect to the existing sidewalk adjacent to John King Boulevard. The private park will be maintained by the Homeowner's Association, will be located in the front of the homes, and will include a pedestrian rest area that connects to FM-1141. This area will include a wrought iron fence that will be four feet in height and an emergency access lane will be accessible from FM-1141 and will utilize bollards to prohibit motor-vehicle access. This area will incorporate upgraded pavement and decorative brick pavers. In addition, the private park area will be directly adjacent to a property owned by the Caruth Ridge Estates Homeowner's Association and which is undevelopable. This means that the townhomes will be setback a minimum of 120-feet from John King Boulevard. The proposed Planned Development District will be subject to the land uses and requirements stipulated for the Residential-Office District unless specifically called out in the Planned Development District ordinance. In order to develop the subject property as shown on the concept plan, the applicant will be required to provide drainage and detention on the property to prevent increasing the stormwater run-off in the Squabble Creek Watershed. Additionally, an eight inch water line will be required to be installed along the entire length of the property line adjacent to FM-1141 and each home will be required to have an individual water meter. With regard to sanitary sewer, the applicant will need to perform an Infrastructure Study and decide if the sanitary sewer will connect to the existing subdivision through the alleyway, or [2] down FM-1141 to Waters Edge Drive. Regardless, the sanitary sewer line will need to be a minimum of an eight inch pipe and meet all applicable City standards.

Mr. Brooks further noted that according to the Unified Development Code, the Residential Office District is a zoning district intended to recognize the existence of older residential areas of the city where larger houses have been or can be converted from single-family uses to low-intensity office uses in order to extend the economic life of these structures. The UDC goes on the state that a Residential Office District should have principle access to major or secondary thoroughfares and serves as a transition between high intensity, non-residential areas to lower intensity residential areas. In this case, the applicant is proposing a new townhome development, which according to the Unified Development Code is a land use that is only permitted in the Residential-Office, Multi-Family 14 and Downtown Districts. Based on this limitation staff tied the Planned Development District ordinance to the Residential-Office District as this district is the most restrictive and most appropriate district considering the subject property's adjacencies. Additionally, this development does seem to serve as a transition from the proposed higher intensity general retail land uses to the south and east of the subject property to the lower intensity single-family residential land uses to the north and west of the subject property.

Mr. Brooks further noted that On August 31, 2019, staff sent 75 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowner's Association, which is the only HOA/Neighborhood Association within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had received 21 notices in opposition and one notice in favor of the request.

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

Chairman Chodun asked for questions from the Commission for staff.

Commissioner Fishman asked in regards to how the Residential Office use would be restricted. Mr. Brooks explained that should any changes be requested aside from the townhome use, there would have to be a request to change the Planned Development which would be a zoning change that would require notifications be sent out to surrounding properties.

Chairman Chodun asked the applicant to come forward and speak.

Lance Tyler
1501
Rockwall, TX

Mr. Tyler came forward and provided additional details pertaining to the request. He indicated he was available for questions.

Chairman Chodun asked for questions from the Commission for the applicant.

Commissioner Logan expressed concern with the limited space that the driveways provide. Mr. Tyler shared that with providing a 40 foot driveway they feel that would provide sufficient parking.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Aaron McGrew
1160 Crystal Lake
Rockwall, TX

Mr. McGrew came forward and generally expressed the opposition of the request. His property backs up to the proposed site and he shared he feels it will greatly impact his home.

Colleen Gauvin
1421 Whitewater Lane
Rockwall, TX

Ms. Gauvin came forward and expressed her strong opposition to the request.

Patrick Mallowney
1409 Whitewater Lane
Rockwall, TX

Mr. Mallowney came forward and expressed his strong opposition to the request.

John Lahair
1174 Crystal Lake Drive.
Rockwall, TX

Mr. Lahair came forward and expressed being in opposition of the request for townhomes in this area.

Bob Wacker
Rockwall, TX

Mr. Wacker came forward and shared his opposition to the request.

Rosie Cox
1800 E. Quail Run Road
Rockwall, TX

Mrs. Cox came forward and shared she feels townhomes are needed.

Glen Cox
1800 E. Quail Run Road
Rockwall, TX

Mr. Cox came forward and expressed the need and inevitable growth and shared being in favor of the proposal.

Austin Rylaarsdam
1035 Hampton Bay Drive
Rockwall, TX

Mr. Rylaarsdam came forward and expressed opposition to the request.

Jim Turner
1691 E. Quail Run Road
Rockwall, TX

250 Mr. Turner came forward and shared his opposition for the request.

251
252 Donna Dorman
253 1093 Shady Grove
254 Rockwall, TX
255

256 Ms. Dorman came forward and expressed opposition of the request.

257
258 Steve Curtis
259 2130 FM 1141
260 Rockwall, TX
261

262 Mr. Curtis came forward and expressed his opposition to the request.

263
264 Melba Jeffus
265 1903 S. FM 549
266 Rockwall, TX
267

268 Ms. Jeffus came forward and shared concern over the limited space alleyways would provide. He
269 expressed his opposition of the request.
270

271 Lori McGary
272 1327 Crescent Cove
273 Rockwall, TX
274

275 Mr. McGary came forward and generally expressed being in opposition of the request.

276
277 Tim Baker
278 1386 Whitewater
279 Rockwall, TX
280

281 Mr. Baker came forward and shared his opposition to the request for the townhomes being
282 proposed.
283

284 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
285 no one indicating such; Chairman Chodun closed the public hearing.
286

287 Chairman Chodun brought the item back to the Commission for discussion or action.
288

289 Commissioner Womble generally expressed not being in favor of the development in this area
290 although townhomes are a product the city could use, this not being the ideal area. Commissioner
291 Fishman and Commissioner Logan expressed not being in favor of the proposal due to the area it
292 is being proposed.
293

294 After discussion from the Commission generally expressing not being in favor of the request,
295 Commissioner Welch made a motion to deny Z2019-017. Commissioner Fishman seconded the
296 motion which passed by a vote of 6-0 with Commissioner Moeller absent.
297

298
299 7. Z2019-018

300 Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment
301 to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre
302 tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County,
303 Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated
304 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the
305 intersection of SH-66 and FM-1114, and take any action necessary.
306

307 Planning Director, Ryan Miller, provided an explanation and background of the request a request
308 by Rob Whittle for the approval of an amendment to Planned Development District 5 to change the
309 garage setback requirements for an 11.003-acre tract of land. The subject property was annexed
310 in 1959 by Ordinance No. 60-01 zoned to Planned Development District 5 in 1973 by Ordinance No.
311 73-31. This ordinance included a concept plan that showed that the subject property was

312 designated for a Neighborhood Shopping Center and Garden Apartments. Planned Development
313 District 5 was amended in 1987 by Ordinance No. 87-23. This zoning amendment incorporated a
314 new concept plan and development standards designating the property for Multifamily land uses.
315 In 1996, at the request of the City of Rockwall, the City Council approved Ordinance No. 96-25
316 amending Planned Development District 5 and changing the designation of the subject property
317 to Zero Lot Line land uses. On May 15, 2017, a preliminary plat for the Highlands Subdivision
318 consisting of 53 single-family homes on a 13.376-acre tract of land was approved. As part of this
319 case, the applicant proposed a five foot side yard building setback in lieu of the zero ten foot side
320 yard setback permitted in the Zero Lot Line District. This preliminary plat was later amended
321 decreasing the number of lots and land area to 43 single-family residential lots on the 11.003-acre
322 subject property. On January 16, 2018, the City Council approved the final plat for the Highlands
323 Subdivision, which consisted of 36 single family residential lots and four open space lots on the
324 subject property.

325
326 Mr. Miller further noted that the applicant is requesting to change the garage setback requirements
327 which currently require a J-Swing or Traditional Swing garage orientation, or recessed front entry
328 with a minimum of 20-feet behind the front façade of the primary structure to allow 100% recessed
329 front entry garages that are setback a minimum of five feet from the primary structure. As a
330 compensatory measure for this request, the applicant has proposed incorporating a 25-foot front
331 yard building setback in lieu of the current 20-foot front yard building setback. This will create a
332 30-foot driveway for the proposed housing product as opposed to the 40-foot driveway created by
333 the recessed front entry required by the Unified Development Code, and set the house back an
334 addition five feet off of public right-of-way. As staff has been done with past amendments to
335 existing planned development districts that consist of several regulating ordinances, staff has
336 taken this opportunity to consolidate the regulating ordinances of Planned Development District
337 5 into one ordinance; however, no changes with regard to the requirements, intent or permitted
338 land uses have been made to any other portion of the planned development district with the
339 exception of changing the garage requirements for the subject property.

340
341 Mr. Miller went on to share that the applicant is proposing to set the primary structure a minimum
342 of 25-feet from the front property line. This coupled with the proposed five foot recessed garage
343 would create a minimum of a 30-foot driveway or ten feet less than the 40-foot driveway created
344 by meeting the current requirements. The only part of the applicant's request that is not in
345 conformance with the OURHometown Vision 2040 Comprehensive Plan is the applicant's request
346 to incorporate 100% flat front entry. The applicant has stated that the reason for this request is
347 due to the inability to incorporate a J-Swing or Traditional Swing garage orientation with a 50-foot
348 wide lot.

349
350 Mr. Miller advised the Commission that staff also emailed notices to the Caruth Lakes/Caruth
351 Ridge Estates, Lakeview Summit, the Preserve, Stone Creek, and Quail Run Valley Homeowner's
352 Associations (HOA), which are the only HOA's located within 1,500 feet of the subject property.
353 Additionally, staff posted a sign on the subject property, and advertised the public hearings in the
354 Rockwall Herald Banner as required by the Unified Development Code notices returned.

355
356 Chairman Chodun asked the applicant to come forward.

357
358 Rob Whittle
359 P.O. Box 369
360 Rockwall, TX
361

362 Mr. Whittle came forward and provided additional details pertaining to the request and indicated
363 he was available for questions.

364
365 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
366 forward and do so. There being no one indicating such, Chairman Chodun closed the public
367 hearing and brought the item back to the Commission for discussion or action.

368
369 Commissioner Logan made a motion to approve Z2019-018 with staff recommendations.
370 Commissioner Welch seconded the motion which passed by a vote of 6-0 with Commissioner
371 Moeller absent.
372
373

8. Z2019-019

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

Senior Planner, Korey Brooks, provided an explanation of the request for the approval of a Specific Use Permit allowing a Freestanding Commercial Antenna. According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure which is Fire Station No. 2. Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a freestanding tower and include a ground-mounted equipment cabinet that will be approximately 560 square feet and approximately nine feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence that will be six feet height and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six feet in height and planted between five to six feet on-center. Mr. Brooks went on to share that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. The proposed tower will be approximately one-half the height of the existing tower. Due to the design of the tower it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request to allow a second telecommunications tower on the subject property does not appear to negatively impact the subject property or the surrounding properties. Additionally according to the Unified Development Code, a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Due to the proposed tower being lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, and therefore appears to conform to the requirements of the Unified Development Code. If the request should be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

Mr. Brooks further noted that on August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property and also notified the Foxchase Homeowner's Association. At the time the meeting was held staff received 16 notices in opposition and 3 in favor of the request.

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

Chairman Chodun asked the applicant to come forward.

David

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Mr. Maze came forward and expressed concern with the height of the tower.

Chris Sipple
1145 Skylar
Rockwall, TX

Mr. Sipple came forward and expressed his opposition to the request.

436 Carol Gemmell
437 1157 Skylar Drive
438 Rockwall, TX
439
440 Ms. Gemmell came forward and expressed her strong opposition to the request.
441

442 Kyle Cavendar
443 1169 Skylar
444 Rockwall, TX
445

446 Mr. Cavendar came forward and expressed his opposition to the request.
447

448 Mike Richard
449 1163 Skylar
450 Rockwall, TX
451

452 Mr. Richard came forward and expressed his opposition to the request. He feels it will lower the
453 value of his home.
454

455 Jennifer Sipple
456 1169 Skylar
457 Rockwall, TX
458

459 Ms. Sipple came forward and expressed her opposition to the request.
460

461 Tony Gemmell
462 1157 Skylar Drive
463 Rockwall, TX
464

465 Mr. Gemmell came forward and expressed his opposition to the request. He shared concerns with
466 the safety issues such towers so close to his home would result in.
467

468 Larry Warren
469 921 Hunters Glen
470 Rockwall, TX
471

472 Mr. Warren came forward and expressed his opposition to the request.
473

474 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being
475 no one indicating such; Chairman Chodun closed the public hearing and asked the applicant to
476 come forward for any rebuttal.
477

478 Chairman Chodun brought the item back to the Commission for discussion or action.
479

480 Extensive discussion took place between the Commission shared generally not being in favor of
481 the request.
482

483 Commissioner Fishman made a motion to deny Z2019-019. Commissioner Womble seconded the
484 motion which passed by a vote of 5-1 with Commissioner Logan dissenting and Commissioner
485 Moeller absent.
486

487
488 9. Z2019-020

489 Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning
490 change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land
491 identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County,
492 Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
493 located south of the intersection of Green Circle and SH-276, and take any action necessary.

494 Planning Manager, David Gonzales, provided a brief explanation and background of the request
495 for the approval of a zoning change from an Agricultural District to a Commercial District. The
496 applicant is requesting to rezone the subject property from an Agricultural District to a
497 Commercial District for the purpose of facilitating the sale or future development of the property.

498 Currently, the subject property is vacant, and consists of 11.85-acres. The majority of this tract
499 of land is situated within the 100-year floodplain, which will limit the development this property in
500 the future. When development occurs on this property adequate public services, infrastructure,
501 necessary to serve the property will be required and all proposed infrastructure improvements
502 must meet the Engineering Department's Standards of Design and Construction.
503

504 On August 28, 2019, staff mailed 16 notices to property owners and residents within 500-feet of
505 the subject property. Staff did not send a neighborhood notification as there are no Homeowners
506 Associations within 1,500-feet of the subject property. No responses were received for or against.
507

508 Chairman Chodun asked the applicant to come forward.
509

510 Todd Panzner
511 1600 Eldridge Parkway
512 Houston, TX
513

514 Mr. Panzner came forward and provided additional information in regards to the request and
515 indicated he was available for questions.
516

517 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
518 forward and do so. There being no one indicating such, Chairman Chodun closed the public
519 hearing and brought the item back to the Commission for discussion or action.
520

521 Commissioner Welch made a motion to approve Z2019-020 with staff recommendations.
522 Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner
523 Moeller absent.
524

525 VI. ACTION ITEMS
526

527 10. MIS2019-010
528

529 Discuss and consider a request by Tim Lyssy of the Rockwall Independent School District (RISD) for the
530 approval of an exception to the minimum masonry requirements for a property in the IH-30 Overlay (IH-
531 30 OV) District for the purpose of constructing an accessory building on a 35.295-acre parcel of land
532 identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas,
533 zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901
534 W. Yellow Jacket Lane, and take any action necessary.

535 Senior Planner, Korey Brook, provided a brief explanation of the request. The applicant is
536 requesting approval of an exception to the minimum masonry requirements as stipulated in the
537 Unified Development Code. The purpose of the exception is to allow the construction of a metal
538 accessory building on the subject property. The proposed building will be 12' x 18', utilize a
539 shingled pitched roof system, and be clad with cementitious lap siding that will match the existing
540 accessory buildings. The proposed structure will be located adjacent to the existing accessory
541 buildings and the applicant has stated that the structure will be screened from public view by the
542 retaining wall, the existing building, and existing landscaping. According to the applicant, the
543 new building will be approximately 40% smaller than the existing accessory buildings and will be
544 utilized as additional storage for the school's athletics department. The Unified Development
545 Code stipulates that each exterior wall or a building consist of 90% primary materials with
546 cementitious materials being limited to 50% of the overall primary material being utilized. In this
547 case, since the applicant is requesting to utilize 100% cementitious materials, an exception to the
548 materials and masonry composition standards is required to be approved by the Planning and
549 Zoning Commission. Additionally, after the accessory building is constructed there will be a total
550 of three accessory buildings on the site. In this case, the proposed accessory building is
551 considered to be a commercial structure that is allowed by-right and the Planning and Zoning
552 Commission is tasked with reviewing the masonry exception to determine if approval of the
553 exception will negatively impact the subject property or other properties within the IH-30 Overlay
554 District. The applicant has submitted a site plan and building elevations for the proposed
555 accessory building.

556 Mr. Brooks advised the Commission that the applicant was present and available for questions as
557 well as staff.
558

559 Chairman Chodun asked the applicant to come forward.

Tim Lissy
1051 Williams Drive
Rockwall, TX

Mr. Lissy came forward and provided additional information pertaining to the request and indicated he was available for questions.

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

Commissioner Fishman made a motion to approve MIS2019-010 with staff recommendations. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

11. SP2019-030

Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicant is requesting approval of an amended site plan for the purpose of constructing an approximately 22,564 square foot, two story office addition to their existing office/warehouse/manufacturing facility being SPR Packing. Additionally, the site will incorporate a 7,046 square foot one story ink/locker room that is located on the south facing façade. The office addition will be composed of a curtain wall system, canopies finished with aluminum composite materials ACM paneling, and EIFS. The applicant is requesting variances to allow for the ACM paneling and EIFS. The ink/locker room addition will be composed of tilt-up wall construction, matching their existing building and be located on the southern portion of the existing facility. The site is subject to the requirements and land uses stipulated for the Light Industrial District as stated by the Unified Development Code. Additionally according the Unified Development Code, a warehouse facility is a permitted by-right land use in a Light Industrial District. Other than 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.

Mr. Brooks further noted that the treescape plan provided by the applicant indicates there are existing trees totaling 762-caliper inches on site, with six trees totaling 51-caliper inches being removed due to the proposed expansion. Of the caliper inches being removed, 12-inches will require mitigation. The applicant is providing a total of 24-caliper inches on site and according to the UDC, the Planning and Zoning Commission will review and approve or disapprove the treescape plan. Mr. Brooks went on to explain the variances the applicant is seeking which the Architectural Review Board reviewed the proposed building elevations and variances to the stone, secondary material, and articulation requirements, and approved a motion to recommend approval of the building elevations and variances being requested. Variances are discretionary decisions for the Planning and Zoning Commission and will require approval by a ¾ majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

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

Chairman Chodun asked the applicant to come forward.

Bobby Pross
4050 Wayne's Brick Road
Dallas, TX

Mr. Pross came forward and provided additional comments in regards to the request and indicated he was available for questions.

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

Commissioner Thomas made a motion to approve building materials. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

Commissioner Thomas made a motion to approve the articulation. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

Commissioner Thomas made a motion to approve parking. Commissioner Fishman seconded the motion which passed by a vote 6-0 with Commissioner Moeller absent.

Commissioner Logan made a motion to approve the dumpster enclosure. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Moeller absent.

Commissioner Thomas made a motion to approve the site plan with staff recommendations. Commissioner Womble seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

12. SP2019-031

Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the request. The applicant is requesting to construct a metal office building in conjunction with and adjacent to the existing office building. The subject property is a 1.244-acre parcel of land that is zoned Commercial District and according to the applicant, the purpose of the building is to provide additional office space and storage. The proposed office building will be approximately 4,950 square feet, 16-feet in height, and be situated adjacent to the north façade of the existing office building. The structure will be constructed of metal and utilize a four foot brick wainscot, storefront glass, and a roll-up door on the front façade. According to the applicant, the existing metal accessory building will be removed. The applicant is proposing to screen the loading dock by providing additional landscaping directly in front of the roll-up door to limit visibility from Ranch Trail. Additionally, the landscape buffer adjacent to Ranch Trail will also provide screening from the street. Staff should note, although screening is being provided, it is possible that the roll-up door will still have limited visibility from Ranch Trail. Additionally, most of the surrounding buildings are metal and this office building will be located directly in front of a proposed mini-warehouse facility that will consist of 575 units within 19 metal buildings.

Mr. Brooks further noted that according to the Unified Development Code, an office building is permitted by-right in a Commercial District and no additional approvals are necessary with regard to the proposed land use and with the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial District. Mr. Brooks went over the exceptions being requested by the applicant and the Architectural Review Board reviewed the proposed building elevations and passed a motion to recommend approval of the site plan and approval is discretionary to the Planning and Zoning Commission.

Mr. Brooks indicated the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Ryan Moorman
417 Windermere
Heath, TX

Mr. Moorman came forward and did not add any additional comments.

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

Commissioner Thomas made a motion to approve SP2019-031 the variance and the site plan with staff recommendations. Commissioner Fishman seconded the motion. Approval of the site plan passed by a vote of 4-2 with Commissioners Womble and Welch dissenting and Commissioner Moeller absent; however, since the vote was not a supermajority, approval of the exception failed.

13. SP2019-033

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 site plan for a strip retail center and restaurant 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 and background of the request. The applicant is requesting approval of a site plan for a strip retail center and restaurant. On September 20, 2010, the City Council passed Ordinance No. 10-21, PD-32, which established a concept plan and development standards for the approximate 78.89-acre tract of land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan, PD-32 was divided into ten subdistricts that contained individual development and land use standards. On November 17, 2014, the City Council adopted Ordinance No. 14-51, which contained a PD Development Plan for a 2.893-acre tract of land located in the subject property. This PD Development Plan showed a series of buildings would be constructed along Harbor Heights Drive in conformance to the requirements of Ordinance No. 10-21. With the approval of Ordinance No. 14-51, the City Council also approved waivers to the building placement requirements and pedestrian access requirements to allow retaining walls ranging from seven to nine feet in height to be established along Harbor Heights Drive. The approval of these walls were tied to building elevations submitted by the applicant and which were tied down as a part of the City Council's approval. On May 1, 2017, the City Council adopted Ordinance No. 17-22, which amended Ordinance No. 10-21 to update various exhibits in the ordinance; however, no changes were made to the requirements of the Hillside Subdistrict or for the subject property. The applicant is requesting to amend Ordinance No. 14-51 to change the PD Development Plan approved for the subject property. The new PD Development Plan showed additional buildings being added along Sunset Ridge Drive and a central green space being incorporated adjacent to Harbor Heights Drive the request was approved on July 1, 2019 by Ordinance No. 19-25. Additionally, the subject property does not currently have any trees on it, and as a result the Treescape Plan requirement was waived for this case. Mr. Miller went over the variance and exceptions being requested by the applicant. On August 27, 2019, the applicant met with the Architectural Review Board to discuss the proposed building elevations. At this meeting the applicant introduced two (2) different design schemes. Based on the proposed design schemes, the ARB requested that the applicant utilize the contrasting building material scheme, the scheme that proposed elements that contrasted with the colors and materials used on the Trend Tower elevations. In addition, the ARB requested that the applicant better conform to the vertical articulation requirements and revise the tower element on the building at the corner of the intersection of Sunset Ridge Drive and Harbor Heights Drive. The ARB also requested a material sample board for the purpose of reviewing the proposed stone veneer and providing a recommendation to the Planning and Zoning Commission. The applicant has since submitted building elevations conforming with the majority of the ARB's recommendations; however, the applicant is requesting a variance to the articulation requirements.

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

Chairman Chodun asked the applicant to come forward.

Jimmy Strohmeier
2701 Sunset Ridge
Rockwall, TX

Mr. Strohmeier came forward and provided additional comments pertaining to the request and indicated he was available for questions

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

Commissioner Womble made a motion to the variance for the stone requirement. Commissioner Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Womble made a motion to approve the articulation requirement. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent. Commissioner Thomas made a motion to approve the site plan. Commissioner Fishman seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

VII. DISCUSSION ITEMS

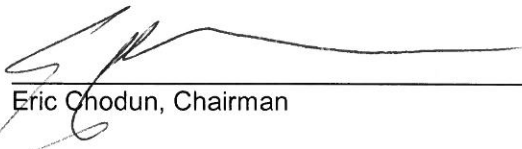
14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

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

- ✓ P2019-032: Replat for Lot 8, Block A, Bodin Industrial Addition [Approved]
- ✓ P2019-034: Replat for Lots 29-33, Block A, Whisper Rock Addition [Approved]
- ✓ P2019-036: Replat for Lot 1, Block A, TCB Addition [Approved]
- ✓ MIS2019-001: Resolution for Impact Fee Public Hearing [Approved]
- ✓ Z2019-015: SUP for a Minor Automotive Facility (2nd Reading) [Approved]
- ✓ Z2019-016: Legislative Update Text Amendment (2nd Reading) [Approved]

VIII. ADJOURNMENT

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 29 day of October, 2019.


Eric Chodun, Chairman

Attest:


Laura Morales, Planning Coordinator

Chairman Chodun adjourned the meeting at 9:19 p.m.

15. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]