

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 24, 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, Mark Moeller and Sedric Thomas. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, 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 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 27, 2019 Planning and Zoning Commission meeting.

2. P2019-037

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

3. P2019-038

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-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.

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

IV. APPOINTMENTS

4. 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. DISCUSSION ITEMS

5. Z2019-021

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 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 south of Featherstone Drive, and take any action necessary.

Planning Manager, David Gonzales, indicated that the applicant was present and pointed out that there are some issues with water and the sanitary sewer that need to be addressed which will be addressed at the time of preliminary plat.

Chairman Chodun asked the applicant to come forward.

Pat Atkins
3076 Hays Lane
Rockwall, TX

Mr. Atkins came forward and provided comments pertaining to the request. The purpose of the request is for the addition of land that they have acquired to the north of the Saddle Star project requiring an amendment to the Planned Development. Mr. Atkins indicated he was available for questions.

Chairman Chodun asked for questions from the Commission.

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

6. Z2019-022

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Marty Wright
2340 Saddlebrook Lane
Rockwall, TX

Mr. Wright came forward and provided comments pertaining to the request. Currently there is a 12x18 building on his one acre lot next to the rod iron fence that he will be moving to the back and will be 18 feet from the 8 foot fence on the east and 20 feet from the rod iron fence. The request is to build a storage garage that will be used for storage.

Chairman Chodun asked how tall the structure would be. Mr. Wright indicated that it would be 10 foot wall and peak 13.9 feet. Chairman Chodun asked what the maximum height allowed. Senior Planner, Korey Brooks, stated that the maximum allowed is 15 feet. Mr. Brooks added that in the neighborhood there are other accessory building that are of similar size however they all match the materials of the main structure and should this request be approved it would set precedence in the neighborhood that could possibly change the character of the neighborhood.

Commissioner Fishman asked if there is a driveway requirement given the size being proposed. Mr. Brooks indicated there is not due to it being a detached garage. Mr. Wright added that he plans on adding a driveway in the future. Planning Director, Ryan Miller, noted that with the applicant's permission staff could bring the request forward as a detached garage.

Commissioner Womble asked if the applicant considered building it brick as the other buildings in the neighborhood. Mr. Wright shared that he had however it is cost prohibitive from doing so.

Commissioner Fishman asked if the request were to be changed to a detached garage, would the materials still have an impact. Mr. Brooks explained that as a detached garage 900 feet is the maximum and therefore the applicant would only be requesting 60 feet over the maximum. Mr. Miller added that in regards to the materials, HB2439 limits staffs ability to regulate materials, however the City Attorney feels that since SUP's are contingent zoning, Boards and Commissions do have the ability to dictate materials through SUP Ordinances.

Chairman Chodun asked for further questions from the Commission.

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

7. Z2019-024

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation of the request. The only change being made to the Planned Development will be regarding the ponds and what was approved in 2009 and what is being requested now from four hard edge ponds to down to three ponds. Mr. Gonzales advised the Commission that the applicant was present and available for questions as well as staff.

Chairman Chodun asked the applicant to come forward.

Adam Buczek
8214 Westchester Drive, Suite 710
Dallas, TX

Mr. Buczek came forward and provided a short power point presentation detailing the proposed request. To date three hard edge retention pond locations have been satisfied and a city park pond with no hard edge. They are requesting to reduce the ponds to three instead of four as to not burden the HOA with an additional one. In the original 2007 Settlement Agreement up to 935 square foot lots were allowed with the current PD allowing up to 918 square foot lots. At build out Stone Creek will now finish with 32 fewer lots than allowed which will be lower density due to the combination of enlarged park dedication. He indicated he was available for questions.

Chairman Chodun asked for questions from the Commission.

Commissioner Logan asked if they would be reducing the amount of runoff that were originally calculated with the four ponds. City Engineer, Amy Williams, shared that the ponds are not detention ponds but decorative retention ponds.

Chairman Chodun asked for further questions from the Commission.

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

8. SP2019-035

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan 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.

Chairman Chodun asked the applicant to come forward.

Greg Wallis
Mershawn Architects
1520 E. IH-30
Rockwall, TX

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

187 Senior Planner, Korey Brooks, added that the Commission recommended approval of a Specific
188 Use Permit and with the proposed addition there will be two variances associated with it. The first
189 one will be due to the bay doors face Horizon Road a variance is required. The second one will be
190 for the horizontal articulation along the two long ends of the building.
191

192 Chairman Chodun asked for questions or discussion from the Commission.
193

194 There being no questions Chairman Chodun indicated the case will return to the Commission for
195 action at the next scheduled meeting.
196

197 9. SP2019-037

198 Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie
199 Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre
200 parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County,
201 Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32),
202 located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any
203 action necessary.
204

205 Chairman Chodun asked the applicant to come forward.
206

207 Anna Blackwell
208 Carrillo Engineering
209 301 Commerce Street, Suite 1410
210 Fort Worth, TX
211

212 Ms. Blackwell came forward and indicated she is the civil engineer and is representing the owner.
213 She shared they met with the Architectural Review Board before the meeting and will be making
214 modifications to the elevations of the building as well as to the articulation and other architectural
215 components to further meet the intent of the regulations of the area. They will be requesting to
216 variances to the site plan one being having three rows of parking in the front of the building and
217 also for the orientation of the dumpster enclosure. Ms. Blackwell indicated she was available for
218 questions.
219

220 Chairman Chodun asked for questions from the Commission.
221

222 Commissioner Womble asked if after speaking with the Architectural Review Board any thought
223 had been given as to how to go around not requesting numerous variances. Ms. Blackwell referred
224 the question to the architect of the project.
225

226 Jim Hurt
227 1716 Virginia Place
228 Fort Worth, TX
229

230 Mr. Hurt came forward and shared they had a good discussion with the Architectural Review Board
231 in regards to the articulation of the façade and they feel they have good direction to meet the intent
232 of the regulations of the area.
233

234 There being no further questions Chairman Chodun indicated the case will return to the
235 Commission for action at the next scheduled meeting.
236

237
238 10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
239

240 Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
241 case at the City Council meeting.
242

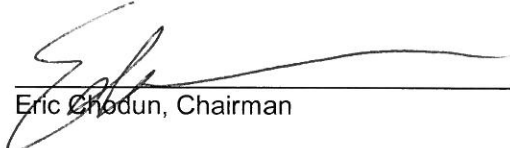
- 243
244 ✓ P2019-017: Preliminary Plat for the Emerson Farms Addition [Approved]
245 ✓ P2019-031: Final Plat for Saddle Star South, Phase 1 Addition [Approved]
246 ✓ P2019-033: Replat for Lot 47, Block D, Park Place West, Phase II Addition 1 [Approved]
247 ✓ Z2019-017: Zoning Change (AG to PD) for Townhomes (1st Reading) [Withdrawn]
248 ✓ Z2019-018: Amendment to Planned Development District 5 (PD-5) (1st Reading) [Approved]

- 249 ✓ Z2019-019: Specific Use Permit (SUP) for a Freestanding Commercial Antenna (1st Reading)
250 [Withdrawn]
251 ✓ Z2019-020: Zoning Change (AG to C) for the Panzner Addition (1st Reading) [Approved]
252
253

254 VI. ADJOURNMENT
255

256 Chairman Chodun adjourned the meeting at 6:40 p.m.
257
258
259
260

261 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
262 ROCKWALL, Texas, this 29 day of October, 2019.
263

264 
265 _____
266 Eric Chodun, Chairman
267

268 Attest:

269 
270 _____
271 Laura Morales, Planning Coordinator
272