

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 30, 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, Tracey Logan, and Sedric Thomas. Absent from the meeting were Commissioners John Womble, Annie Fishman, and Mark Moeller. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planner, Korey Brooks, Planning Coordinator, Angelica Gamez, and Civil Engineer, Jeremy White.

II. OPEN FORUM

Chairman Chodun 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 Chodun closed the open forum.

III. APPOINTMENTS

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

Chairman Chodun indicated no cases were reviewed by the Architectural Review Board due to the quorum not being met. The cases will be reviewed at the next meeting on January 14, 2020.

IV. CONSENT AGENDA

2. Approval of Minutes for the December 10, 2019 Planning and Zoning Commission meeting.

3. **P2019-048**

Consider a request by Anthony Loeffel of Kimley-Horn on behalf of Randy McCuiston of Rockwall 549/I-30 Partners, LP for the approval of a final plat of Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition being a 106.215-acre tract of land identified as a portion of Lot 1, Block C and Lot 1, Block D, Rockwall Commercial Park Addition; Tracts 5 & 6 of the A. J. Lockhart Survey, Abstract No. 134; and Tract 5 of the E. M. Elliott Survey, Abstract No. 77, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District and the FM549 Overlay (FM-549 OV) District, situated at the northwest corner of the IH-30 Frontage Road and N. FM-3549 [*Stodghill Road*], and take any action necessary.

4. **P2019-049**

Consider a request by Tony Austin of Rockwall Downtown Lofts, LTD on behalf of Doug Kaufmann of Myreli, LLC, Linda Peoples Morris of the Billy Peoples Estate, and the City of Rockwall for the approval of a conveyance plat for Lot 1, Block A, TAC Rockwall Addition being a 3.338-acre tract of land identified as existing City right-of-way for West Street & Houston Street; Lots 1-8, Block P & Lots 1 & 2, Block AB, Rockwall OT Addition; and Lots 4-5, Block A, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, generally located at the southwest corner of the intersection of S. Alamo Road (*i.e. SH-205*) and W. Washington Street (*i.e. SH-66*), and take any action necessary.

5. **P2019-050**

Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Justin Webb of Horizon Road Self-Storage, LLC Sandra McMullen for the approval of a replat for Lots 24 & 25, Rainbow Acres Addition being an 8.733-acre tract of land identified as a portion of Lots 22 & 23, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Road, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Commissioner Welch seconded the motion which passed by a vote of 4-0 with Commissioners John Womble, Annie Fishman, and Mark Moeller absent.

V. ACTION ITEMS

6. MIS2019-016

Discuss and consider a request by Scott Lewis of RRDC, LTD for the approval of a treescape plan for a 0.6303-acre tract of land identified as Lots 6 & 33, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1202 & 1206 Whisper Rock Drive, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation and background pertaining to the request. The applicant is requesting approval of an amended treescape plan for the Whisper Rock Addition. In December 2018, the Planning and Zoning Commission approved a treescape plan with the final plat for the Whisper Rock Subdivision where they had mitigated for everything on site. However, they are now requesting additional mitigation to develop the lots due to initial misunderstanding on the mitigation of the trees. The applicant is requesting to remove a total of 274-caliper inches from both lots. In this case, the applicant will start mitigating onsite for those trees that they are taking out. The total number of trees would go from four 4- inch caliper trees to six 4-inch trees on each residential lot and a total of twenty one trees in the common areas. According to the Unified Development Code, the Planning and Zoning Commission is responsible for reviewing and approving or disapproving Treescape Plans. The decision of the Planning and Zoning Commission may be appealed to the City Council.

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

Chairman Chodun requested the applicant come forward to answer any questions.

Todd (Engineer)
201 Windhill Circle
Wylie, TX 75098

Todd, the engineer on the project, came forward and provided additional information pertaining to the request.

Chairman Chodun, asked for questions from the Commission and brought the item back to the Commission for questions or action.

Vice-Chairman Welch made a motion to approve item MIS2019-016 with staff recommendations with Commissioner Thomas seconding the motion which passed by a vote of 4-0, with Commissioners Moeller, Fishman, and Womble absent.

7. MIS2019-017

Discuss and consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval of a variance request to the fence standards contained within *Ordinance No. 16-42* for a 0.4617-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

Planning manager David Gonzales provided a brief explanation and background of the request. The applicant, Adam Buczek, is requesting approval of a variance to the fencing standards stipulated by Planned Development District 81. In this case, the applicant has indicated to staff that the property adjacent to it has an existing accessory structure and fence that encroaches approximately five feet into the subject property, 405 Fox Hollow Drive, which is a property that is under contract to develop. Mr. Buczek is requesting a variance to allow a wood fence to be constructed along the backside of the property. However, due to the encroachment, it's creating a cloud on the title. The applicant is then requesting to replat the property, which would then cause a portion of the property to become an open space. The ordinance reads that if there is an open

space then the property calls for a wrought iron fence or tubular steel fence. Due to this, the applicant is proposing to dedicate that 5 foot portion in order to clear the title and be able to sell the lot and develop it with him dedicating that to the HOA as open space. He is requesting to have a minimum 6 foot wood fence which will match all the other fences going north of this location. An issue is that part of the property to the East, which has the encroachment, is in probate causing it to probably be tied up for a while. A solution to this issue would be to replat the property and to allow for a wood fence that would shield any eye sore or visibility of that with the wood fence. The PD-81 does allow for a variance as long as it meets the requirements of the Unified Development Code. According to the Unified Development Code, unless otherwise specified by the UDC, an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. Based on the information provided by the applicant, the condition created by the encroachment could be considered an extraordinary condition, would leave the property owner with an undesirable view. A wood fence would provide screening of the encroachment. In this case a variance request may be warranted, however, this request is a discretionary decision for the Planning and Zoning Commission. The applicant has provided a letter of explanation, a survey, and photos of the adjacent property.

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

Chairman Chodun called the applicant forward.

Adam Buczek
Windsor Homes LLC.
8214 Westchester Drive, Suite 710
Dallas TX 75225

The applicant then came forward and provided further information in regards to the request.

After a brief discussion, Commissioner Thomas made a motion to approve the request on behalf of Windsor to replat, Commissioner Welch seconded the motion which passed by a vote of 4-0, with Commissioners Moeller, Fishman, and Womble absent.

8. MIS2019-018

Discuss and consider a request by Alice Stovall for the approval of a special exception to the fence standards for an existing single-family property being a 0.255-acre tract of land identified as Lot 3, Block D, Harlan Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 7130 O'Connell Street, and take any action necessary.

Planning Director Ryan Miller provided a brief explanation and background of the request. In 2019, the applicant applied for a building permit looking for a fence. There is an issue because the fence is not in accordance with the planning and zoning guidelines. On October 16, 2019, the applicant submitted a fence permit on behalf of the owners for the subject property at 7130 O'Connell Drive. The Building Inspections Department issued the permit indicating that the framing and posts needed to be on the private side on the fence, and the cedar pickets needed to be facing out toward the public side to be in accordance with the new ordinance that passed in September. However, the fencing contractor constructed the fence with the framing and posts on the public side of the fence. According to the Unified Development Code, all cedar pickets shall be placed on the public side and all posts and framing shall be placed on the private side. Basically, there is a relief process where the UDC goes on to allow the Planning and Zoning Commission the ability to grant exceptions and variances. In this case, this is an older area where other fences weren't built to a similar standard. This fence is already constructed and would need to be removed from the property in order to be rebuilt in conformance with the current ordinance. Mr. Miller explained that many of the existing fences have framing and posts facing outward toward the public side, and that the zoning code in place during this time period did not require pickets to be facing toward the public side. Based on this assessment staff suggested to the property owners that a variance request may be warranted pending a discretionary decision for the Planning and Zoning Commission.

187 Mr. Miller then advised the Commission that the applicant was not present but that he was
188 available for questions.

189
190 Vice-Chairman Welch made a motion to approve item MIS 2019-018 with staff recommendations
191 with Commissioner Logan seconding the motion which passed by a vote of 4-0, with
192 Commissioners Womble, Moeller, and Fishman absent.

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195 VI. DISCUSSION ITEMS

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197 9. Z2019-026

198 Hold a public hearing to discuss and consider a request by Timothy Batis of Plano Marine on behalf of
199 Jason Breland of Suntime Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an
200 existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134,
201 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas,
202 zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District,
203 located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

204
205 Chairman Chodun asked the applicant to come forward.

206
207 Timothy Bates
208 1 Harborview Dr.
209 Rockwall, TX 75032

210
211 The applicant came forward and provided a brief explanation about rezoning the area. They are
212 building a service and repair facility that was existing on the property but their Specific Use Permit
213 has expired or is out of date.

214
215 Planning Manager David Gonzales, provided further information in regards to the request. He
216 explained that they will be taking operational conditions from the current Conditional Use Permit
217 that were established back in 2002 and setting up some new areas, such as a prep area with limited
218 amount of prep. Also, their CUP allows for dry storage and boat sales, and limits these to the
219 paved area which defines the dry storage area, parking area, covered boat dock areas, and the
220 parking of boats waiting repair. The applicant explained they will also be establishing boat sales
221 in the area which would be a new part of the ordinance; however, the boat sales would not be in
222 an enclosed area. At the moment, the request is consistent with existing use but it takes away the
223 right to sell or store any RV's within the area. There had been talk with the applicant about having
224 a landscape screening along the back but representatives from the Chandlers Landing Community
225 informed staff that this was not a favorable solution. The representatives indicated that the
226 properties that share a common boundary with the marina preferred that landscape screening not
227 be provided. Although this request appears not to conform to the requirements of the Unified
228 Development Code the Specific Use Permit allows the City Council the discretion to approve this
229 condition, pending a recommendation from the Planning and Zoning Commission.

230
231 Chairman Chodun brought the item back to the Commission for questions and discussion.

232
233 There being no further questions Chairman Chodun indicated the case will return to the
234 Commission for action at the next scheduled meeting.

235
236 10. Z2019-027

237 Hold a public hearing to discuss and consider a request by Raymond Jowers of Jowers, Inc. for the
238 approval of an extension of Ordinance No. 08-38 (SUP No. S-056) granting a Specific Use Permit (SUP)
239 allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the
240 R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)
241 District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any
242 action necessary.

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244 Senior planner Korey Brooks provided a brief explanation of the request. The applicant is
245 requesting an extension on their current SUP for Big Tex trailers, the current sup was issued out
246 in 2017 and it was set to expire every three years. In this case, there hasn't been any development
247 since the last extension which makes this the second request for an extension. The current

operations have not changed but the UDC requires that be renewed before it expires in April. Mr. Brooks then advised the Commission that he was available for questions.

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

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

11. Z2019-028

Hold a public hearing to discuss and consider a request amending the Unified Development Code (UDC), and take any action necessary.

Planning Director Ryan Miller provided a brief explanation about the request. He addressed the fact that the UDC had been adopted in 2004 and a number of amendments have been made since then. The language and the code have been standardized. We have recently adopted the Legislative update, which is almost 200 pages. The city uses Municode to host our Municipal Code of Ordinances and our Unified Development Code. What staff is proposing to do is to take UDC out of Municode and host that on our websites for reasons besides the obvious cost of savings. Another reason to propose this request is that we already go through codification process in house making this a duplication of work. Additionally, it takes several months for Municode to post changes and we would be able to update changes instantaneously to the city's website after the code amendment is adopted. A full detailed list with changes will be brought before the code once it's done. At the moment, the changes include standardizing the language, as well as replacing older drawings. Roman numerals have also been replaced within the text to avoid any confusion. The full version of the code will be made available to the Board next meeting on January 14, 2020. Mr. Miller then advised the Commission that he was available to answer any questions.

Chairman Chodun then brought the item back to the Commission for questions and discussion.

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

12. SP2019-043

Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

Senior Planner Korey Brooks explained that the applicant was present but continued to provide a brief explanation in regards to the request. The applicant is requesting the approval of an amended site plan for a multi-tenant office complex on Ranch Trail. This item is listed as a Discussion item to allow the applicant to address the comments provided to him by the last Architectural Review Board meeting. Mr. Brooks confirmed that the Architectural Review Board had not seen the revisions as quorum was not met and a meeting was not held. The item is set to go back to the Board for review.

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

Clay Cristy
1903 Central Drive
Bedford, TX 76021

The applicant confirmed that this item was sent and voted on earlier in 2019 and there had been revisions to site plan as it took a couple of weeks to renew. There had been issues with Engineering in regards to a pond area on the property but it has since then has been clarified from an Engineering stand point. The applicant is aware of some variances along with the property, although some are the same as the original site plan. The applicant then advised Commission that he was available to answer any questions.

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

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

13. SP2019-044

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres], City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

Senior Planner Brooks provided a brief explanation of the request. He explained that this request came before the Board last month and the applicant made revisions as suggested last meeting. He stated that the elevations has been updated but have not been approved by ARB. Since ARB did not have a quorum then the meeting was not held. Most of the original comments were in regards to the door, windows, and the orientation to the front of the street by revising the entries to the building. There was also a previous recommendation from ARB in changing the color of the second building, which the applicant has agreed upon. Mr. Brooks then advised the Commission that the applicant was not here but he was available for questions.

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

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

14. SP2019-046

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

Senior Planner advised the Commission that the applicant was present and available for questions.

Chairman Chodun asked the applicant to come forward.

Jeff Carroll
750 E. I-30
Rockwall, TX 75087

Mr. Carroll explained that they are wanting to develop this property for an insurance office. He confirmed that they are trying to meet the requirements that need to be done as well as continued working with Staff. He addressed that they are working with owners at the moment to have the building face the street as well as making the windows more Craftsman style instead of having them more contemporary style. With those ideas, they will present a new elevation in the future. The applicant then advised the Commission that he was available to answer any questions.

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

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

15. SP2019-047

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Jeff Carroll
750 E. I-30
Rockwall, TX 75087

Chairman Chodun asked the applicant to come forward.

Mr. Carroll came forward and provided a brief explanation of the request. The applicant shared that this project will be worked on with Bacon Plumbing where he's going to this property from a 400 square foot building. The cul-de-sac where this is being proposed has both old and new metal buildings in place. They are proposing the first building which is 20,000 square feet with a loop fire line all the way around. The applicant explained that there is a proposed Phase 2 next to the building. Mr. Carroll's argument is that he wants to spend money on the front side of the building and not on the sides where they won't be visible. He shared that there is a building between him and the I-30 overlay and therefore should be able to keep it as the engineered metal back of a building. He addressed the list of the variances given to him and will be taking care of most of those. They are asking to consider a revision on the placement of the dumpster. There would be no outside storage of equipment just vehicles. Phase 2 of the project is mostly warehouse facility ask that the Commission review his suggestions. There will also be a screening on the North side. The applicant then advised the Commission that he was available for questions.

Planning Manager David Gonzales and Planning Director Ryan Miller gave further feedback in regards to the applicant's request and advised the Commission that they would be available to answer questions.

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

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

16. SP2019-049

Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of Water's Edge at Lake Ray Hubbard Condominiums Owner's Association, Inc. for the approval of a site plan for two (2) multi-family apartment buildings on a 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as 2000-2038 Portofino Circle, and take any action necessary.

Senior Planner Korey Brooks provided a brief explanation of the request. He explained that the applicant's request is to have a site plan and to add two condominiums that will match the existing buildings in regards to materials and design. Mr. Brooks then added that there would be a total of 12 units with 6 units at each building. Mr. Brooks shared that the applicant was not present but he was available to answer any questions.

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

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

17. SP2019-050

Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339, 327 & 331 Ranch Trail, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation of the request. The applicant is wanting to add another building on the North-West corner which would be a metal office building. There are five existing buildings already on this property. Since the location is not within any overlay district, the only variance involved would be for the articulate standards. Mr. Gonzales went on to say that wainscoting could be added to the sides of the building and added that this building is consistent with the other buildings in the area. Mr. Gonzales then added that he was available to answer any questions.

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

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

18. SP2019-051

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

Planning Manager David Gonzales advised the Commission that the applicant was present and available to answer any questions.

Chairman Chodun asked the applicant to come forward.

Rachel with Perkins & Will
3150 Horizon Rd.
Rockwall, TX 75032

The applicant came forward and provided a brief explanation to the request. She explained that this is a fairly large expansion for the hospital which included a remote central utility plant. After reviewing the comments, she clarified the use of the loading dock and will be able to provide a landscape screening to it. They will be requesting a variance for tree mitigation. They reran the mitigation numbers and addressed trees that are in the front of the hospital that would still require mitigation. At the moment, there are some bald cypress that were planted 15 feet on center with the trees being too close together causing some maintenance issues. The variance they are requesting is that they are currently mitigating the caliper inches of all of the trees except for those bald cypress trees. She added that they would be removing 818 caliper inches and installing 460 and the bald cypress that they would be removing would be 426 inches. Essentially, if they do not include the removal of the bald cypress then they would be 34 inches in excess. She went on to add that after they completed the site plan process that they would submitting for a replat to have one large hospital site as opposed to five different sites. The applicant then asked staff what timeline they could be looking at since Architectural Review Board did not meet tonight. She then advised the Commission that she was available to answer questions.

Planning Manager David Gonzales provided further comments to the applicant's request and was available to answer questions.

Commissioner Logan asked the applicant to consider Mr. Miller's input in regards to recommendations.

Chairman Chodun asked the other applicant to come forward.

Dwight Burns
1323 Navaho Trail
Richardson, TX 75080

Mr. Burns came forward and requested clarification in regards to the concerns over the east elevation and re-orientation of the building. He explained that the design intent was to build up a platform to set the building on. He added that there is a retaining wall wrapping around the building with concrete steps. Additionally, he explained that he wanted more information in regards the comment stating the back of the building look like a utility building facing a city roadway.

Planning Director Ryan Miller provided further input and comments in regards to the applicant's requests and concerns.

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

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

19. SP2019-052

Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Chairman Chodun asked the applicants to come forward.

David Hughes/Brian Delaney
Integrity Group
361 W. Byron Nelson
Roanoke, TX 76262

The applicants came forward and provided a brief explanation to their request. They are requesting an approval for an amenity center located at 900 John King Blvd. This will be centerpiece as you drive into the active adult community which will have a pool, outdoor area, and other amenities. The applicants then advised the Commission that they were available to answer any questions.

Planning Manager David Gonzales provided a brief explanation to the request. He added that the property does not require any variances to the material requirements of the overlay district.

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

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

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

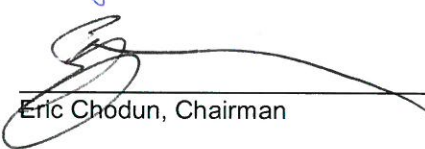
- ✓ P2019-045: Final Plat for Stone Creek, Phase X Addition [Approved]
- ✓ P2019-045: Final Plat for Breezy Hill, Phase XI Addition [Approved]
- ✓ Z2019-025: Text Amendment to Article IV of the UDC (1st Reading) [Approved]

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

VII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 7:29 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 14 day of January, 2020.


Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning Coordinator

