

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 10, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
3

4 Chairman Eric Chodun called the meeting to order at 6:01 PM. The Commissioners present at the meeting were John
5 Womble, Sedric Thomas, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning
6 Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning and Zoning Coordinator
7 Angelica Gamez, City Engineer Amy Williams, and Civil Engineer Sarah Johnston.
8

9 II. OPEN FORUM
10

11 Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this
12 time. There being no one coming forward, Chairman Chodun closed the Open Forum.
13

14 III. APPOINTMENTS
15

- 16 1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items
17 on the agenda requiring architectural review.
18

19 A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were
20 discussed at the Architectural Review Board meeting.
21

22 IV. CONSENT AGENDA
23

- 24 2. Approval of Minutes for the February 25, 2020 Planning and Zoning Commission meeting.
25

26 3. P2020-010 (KOREY BROOKS)

27 Discuss and consider a request by Rob Whittle for the approval of a Replat for Lot 24, Block E, Chandlers Landing, Phase 16
28 Addition being a 0.16-acre parcel of land identified as Lot 16, Block E, Chandlers Landing, Phase 16 Addition, City of Rockwall,
29 Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family land uses, addressed as 295 Victory Lane,
30 and take any action necessary.
31

32 4. P2020-011 (DAVID GONZALES)

33 Discuss and consider a request by Jim Ziegler of Pegasus Ablon for the approval of a Replat for Lots 10, 11, & 12, Block A, Harbor-
34 Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall,
35 Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District,
36 located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and take any action necessary.
37

38 5. SP2019-049 (KOREY BROOKS)

39 Discuss and consider a request by Daniyal M. Awan of Plutus21 Development Fund 5, LLC on behalf of Water's Edge at Lake Ray
40 Hubbard Condominiums Owner's Association, Inc. for the approval of a Site Plan for two (2) multi-family apartment buildings on a
41 6.5995-acre parcel of land identified as Lot 1, Block A, Villas De Portofino Addition, City of Rockwall, Rockwall County, Texas,
42 zoned Planned Development District 22 (PD-22) for Marina, Retail, Office, and Apartment/Condominium land uses, addressed as
43 2000-2038 Portofino Circle, and take any action necessary.
44

45 Vice Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which
46 passed by a vote of 5-0 with Commissioners Fishman and Logan absent.
47

48 V. PUBLIC HEARING ITEMS
49

50 6. Z2020-001 (DAVID GONZALES)

51 Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate
52 for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a one (1) acre parcel

53 of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,
54 addressed as 844 Zion Hill Circle, and take any action necessary.
55

56 Planning and Zoning Manager David Gonzalez provided brief information in regards to the request. Mr. Gonzalez explained
57 to the Commission that the applicant is requesting to rezone the property from Agricultural (Ag) District to Single-Family
58 One (SF-1) District in order to accommodate the request for a Specific Use Permit (SUP) for a secondary living unit, an
59 enlarged carport, and a detached garage. There was a structure that was built without a permit and the owner is now trying
60 to bring it into conformance. The Agricultural (Ag) District, which is where the house is located, does not allow for a carport
61 that exceeds 500 square feet or a detached garage that exceeds 620 square feet. The overall square footage of the structure
62 is 4,812 square feet. If this SUP is approved then the applicant would come before the Commission once more requesting to
63 have the oversized carport and the oversized guest quarters as well. The applicant will also have the option in connecting
64 the structures to the existing house. Should that have been done beforehand then the applicant would not have needed to
65 request an SUP. The applicant is requesting the zone change to Single-Family (SF-1) District to remain consistent with the
66 remainder of the neighborhood. As of right now, it meets all requirements to be zoned SF-1. According to the Hometown
67 Vision Comprehensive Plan, this property is located within the Northeast Residential District and designated for low density
68 residential land use. Mr. Gonzales provided the Commission with photos of the standing structure and explained the
69 elevations. He mentioned that there is a stop work order on this project until it can be resolved as three (3) citations have
70 been issued on this particular property. There were thirty-three (33) notices sent out in regards to this property with one
71 coming back in support of the request. There is a condition of approval within the draft ordinance where the applicant will
72 be required to request an SUP for or remove the illegal structure to bring it into compliance with the construction standard
73 that is required by the City's code. Mr. Gonzales advised the Commission that the applicant and Staff were present and
74 available for questions.
75

76 Chairman Chodun asked the applicant to come forward.

77
78 Chris Kehrer
79 410 Normandy Lane
80 Heath, TX 75032
81

82 The applicant came forward and gave a brief explanation in regards to the request.
83

84 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
85 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
86 discussion or action.
87

88 Vice Chairman Welch made a motion to approve item Z2020-001 with staff recommendations with Commissioner Moeller
89 seconding the motion which passed with a vote 5-0.
90

91 7. Z2020-002 (DAVID GONZALES)

92 Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of
93 a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home
94 on a 0.161-acre parcel of land identified as Lot 8, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
95 Family 7 (SF-7) District, addressed as 702 Parks Avenue, and take any action necessary.
96

97 Planning and Zoning Manager David Gonzales provided brief information in regards to the request. The new requests have
98 come up due to the passing of a new ordinance passed in September 2019. He added that this particular request was being
99 made in conjunction to another request. The requests are being viewed separately since they are separate lots and owners.
100 The neighborhood is zoned Single Family 7 (SF-7) District and the particular area was platted in February 1913 and had 50'x
101 125' lots. After giving a brief history on the property, Mr. Gonzales informed staff that the lots in question had not been
102 replatted the same as others but were still considered lots of record. That being said, there are now three (3) separate parcels
103 that meet the SF-7 District standards causing them to be able to be sold separately and be constructed upon. The applicant
104 is requesting to construct a single family home in a vacant lot. According to Article 13, *Definitions*, of the Unified
105 Development Code (UDC), it defines Residential Infill in or Adjacent to an Established Subdivision as "the new development
106 of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed
107 parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out."
108 Mr. Gonzales explained that he was explaining the definition due to the fact that we had three (3) other cases referred to as
109 Residential Infills. According to the Permissible Uses listed in the UDC, there are five (5) listed. They are that an established
110 subdivision is established by five (5) lots or more and is more than ten (10) years old and is ninety (90%) percent developed.
111 It also indicates that any residential infill house must be located within five hundred (500) feet of a subdivision in order to go
112 through this process. The Planning and Zoning Commission and City Council are to consider the proposed size, location,

113 the architecture of the home compared to the existing housing, and make sure that all housing proposed during this sub-
114 section to be constructed architecturally similar or complementary to the existing housing. Mr. Gonzales explained that these
115 requirements set the parameters for the upcoming cases. Staff has provided an outline of what is existing in those homes.
116 There are a variety of homes built between the years 1929-1995 with minimal traditional styles, ranch style homes, and Tudor
117 homes. The applicant is proposing to construct a Craftsman style home on the property. There are also various building
118 materials being utilized in the neighborhood such as wood, Masonite, along with different types of sidings. The applicant is
119 wanting to use hardie board siding and stone to match some of the other siding that's there. The only difference that you
120 may see is that some homes in the neighborhood have front garages as opposed to the proposed design which will have a
121 back garage entry. Mr. Gonzales went on to show a blueprint of the home, explaining how the density does meet the
122 requirements of the SF-7 district. The approval of this request is discretionary to the Planning and Zoning Commission, as
123 well as City Council, pending finding that proposed house will not have a negative impact on the existing subdivision. Staff
124 sent out 115 notices to the properties within 500 feet and notified their appropriate Homeowners Associations within 1500
125 feet of the property. There were two (2) notices returned in favor of the case and two (2) against the case. There were also
126 four (4) returned emails opposed to the case as well. Mr. Gonzales then advised the Commission that the applicant and Staff
127 were present and available for questions.

128
129 Commissioner Chodun asked the applicant to come forward.

130
131 Reese Baez
132 1415 Open Bay Court
133 Rockwall, TX 75087
134

135 Mr. Baez came forward and provided further details in regards to the request. He mentioned that he was speaking on behalf
136 of the applicant. He went on to read a letter written by the applicant to the Commission.
137

138 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time.
139

140 Jeff Carroll
141 804 Stimson Street
142 Rockwall, TX 75087
143

144 Mr. Carroll came forward and expressed his being in favor of the request. He wanted to reiterate that there was no variance
145 being asked in this case and the upcoming one. He also added that the Craftsman style really blends in with the rest of the
146 neighborhood and that both property owners that are coming tonight are trying to preserve the essence of the neighborhood.
147

148 Matthew Fuqua
149 604 Parks Avenue
150 Rockwall, TX 75087
151

152 Mr. Fuqua came forward and expressed his opposition in regards to the request. His main concern being having a three story
153 home next to a one story home.
154

155 Richard Allegretto
156 510 Parks Avenue
157 Rockwall, TX 75087
158

159 Mr. Allegretto came forward and expressed his opposition in regards to the request.
160

161 Julie Lindsey
162 605 Nash
163 Rockwall, TX 75087
164

165 Mrs. Lindsey came forward and expressed her opposition in regards to the request.
166

167 Amanda Henry
168 205 S. Clark Street
169 Rockwall, TX 75087
170

171 Mrs. Henry came forward and explained that she was the applicant on this case and wanted to provide further information in
172 regards to it. She explained that she understands the concerns of the neighborhood and clarified that it is only a two story

173 house with an attic on the second floor. She also added that she would be adding trees due to the older ones being cut down
174 for building purposes. The house also meets all setback requirements.

175
176 Chairman Chodun asked if anyone else who wished to speak to come forward and do so; there being no one indicating such,
177 Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

178
179 Chairman Chodun made a motion to approve item Z2020-002 with staff recommendations. Commissioner Thomas seconded
180 the motion which passed with a vote of 3-2, with Commissioners Moeller and Womble dissenting.

181
182 Director of Planning and Zoning Department Ryan Miller announced that the case would be presented at City Council on
183 March 16, 2020.

184
185 **8. Z2020-003 (DAVID GONZALES)**

186 Hold a public hearing to discuss and consider a request by Reese Baez on behalf of the owner Amanda Henry for the approval of
187 a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home
188 on a 0.161-acre parcel of land identified as Lot 7, Block D, Foree Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
189 Family 7 (SF-7) District, addressed as 610 Parks Avenue, and take any action necessary.

190
191 Planning and Zoning Manager David Gonzales came forward and provided a brief background in regards to the request. He
192 mentioned that it was a similar case to the previous one and the house would located to the South of it. The home is that is
193 being requested would be a single story Craftsman style on the lot. The applicant is providing hardie board lap siding for the
194 gray house with white trim, along with composite shingles. The requested house would have a rear entry also. Staff sent out
195 115 notices to properties within 500 feet and notices to the Homeowners Associations within 1500 feet. There were two (2)
196 notices in favor, one (1) notice against, that were mailed back. There were also four (4) emails that were opposed to the
197 request as well. Mr. Gonzales also informed the Commission that the applicant, Meg Murphy, had written a letter and he
198 included it in the packet as well. With that, Mr. Gonzales advised the Commission that the applicant and Staff were present
199 and available for questions.

200
201 Chairman Chodun asked the applicant to come forward.

202
203 **Jeff Carroll**
204 804 Stimson Street
205 Rockwall, TX 75087

206
207 Mr. Carroll came forward and provided additional information and details in regards to the request.

208
209 **Megan Murphy**
210 804 Stimson Street
211 Rockwall, TX 75087

212
213 Mrs. Murphy came forward and read a letter she wrote explaining her background and her reasoning for wanting approval
214 on this case.

215
216 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
217 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
218 discussion or action.

219
220 Commissioner Thomas made a motion to approve item Z2020-003 with Commissioner Moeller seconding the motion which
221 passes by a vote of 5-0. Commissioner Chodun reminded the applicants that the case will be presented to City Council on
222 March 16, 2020.

223
224 **9. Z2020-004 (KOREY BROOKS)**

225 Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio
226 for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a
227 single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County,
228 Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District,
229 addressed as 705 Peters Colony, and take any action necessary.

230
231 Senior Planner Korey Brooks provided brief information in regards to the request. The applicant is requesting the approval
232 of an SUP to allow the construction of an infill on a residential home of an existing lot. The proposed home would be 2400

233 square feet and would be 100% brick. Mr. Brooks mentioned that all homes down Boydston and E. Ross streets all have
234 front-facing garages with twenty (20) foot setbacks and are similar in construction. The homes range in architectural style
235 and size going from 800 square feet to 1300 square feet and were built between 1957-2005. There is a mixture of wood siding,
236 Masonite, and brick homes. According to the Unified Development Code (UDC), front facing garages have to be set back
237 twenty (20) feet. In this case, it is reversed where the front garage is forward facing and the forward entry is recessed twenty
238 (20) feet behind that. On one elevation, it shows vinyl and hardie-wood siding but the applicant has stated that rear would be
239 brick and will generally match the surrounding homes in the neighborhood. Mr. Brooks then advised the Commission that
240 he was available for questions.

241
242 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
243 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
244 discussion or action.

245
246 Commissioner Thomas had a question in regards to the setbacks.

247
248 Commissioner Thomas made a motion to approve item Z2020-004 with Vice-Chairman Welch seconding the motion which
249 passed by a vote of 5-0.

250
251 **10. Z2020-005 (KOREY BROOKS)**

252 Hold a public hearing to discuss and consider a request by Ambrocio Ibarra on behalf of the owners Arturo and Jeaniffer Osornio
253 for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a
254 single-family home on a 0.11-acre parcel of land identified as Lot 1, Block A, Sanger Addition, City of Rockwall, Rockwall County,
255 Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District,
256 addressed as 703 Peters Colony, and take any action necessary.
257

258
259 Senior Planner Korey Brooks provided brief information in regards to the request. He added that the only difference from
260 this request and the last request was that zero notices had been received in opposition of this request. Mr. Brooks also
261 explained that the elevations will be very similar buy will have different brick color.

262
263 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
264 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
265 discussion or action.

266
267 Vice-Chairman Welch made a motion to approve item Z2020-005 with the stipulation that brick color will be different or
268 contrasting to the previous case. Commissioner Thomas seconded the motion which passed by a vote 5-0.

269
270 **11. Z2020-006 (KOREY BROOKS)**

271 Hold a public hearing to discuss and consider a request by the owner Greg Givens for the approval of a Specific Use Permit (SUP)
272 for an accessory building that exceeds the maximum size requirements on a one (1) acre parcel of land identified as Lot 2, Block
273 B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed
274 as 2308 Saddlebrook Lane, and take any action necessary.

275
276 Senior Planner Korey Brooks gave a brief background in regards to the request. The applicant is requesting an SUP to allow
277 a detached metal garage that exceeds the maximum size requirements for the area zoned Single-Family 16 (SF-16) District.
278 The proposed detached garage would be 1600 square feet and would be situated at the end of the existing driveway towards
279 the rear of the home. The detached garage would also have a lean to porch of approximately 400 square feet. The building
280 will be constructed of metal with one door and with windows on the front and on the side. Mr. Brooks pointed out that there
281 are currently several detached garages located within the subdivision with the majority of those constructed of brick and/or
282 hardie. There was a similar case reviewed by the Planning and Zoning Commission and City Council a few months back of
283 similar request within the same subdivision that was ultimately denied. He added that Staff mailed out twenty-one (21) notices
284 to occupants within 500 feet of the property and received four (4) notices and one (1) email in opposition and one (1) notice
285 in favor of the request. Mr. Brooks then advised the Commission that the applicant and Staff were present and available for
286 questions.

287
288 Chairman Chodun asked the applicant to come forward.

289
290 Greg Givens
291 2308 Saddlebrook Lane
292 Rockwall, TX 75087

293 Mr. Givens came forward and provided further information in regards to the request. He explained that the proposed structure
294 would be 1200 square feet as it is 30x40 feet. Mr. Givens explained that metal should not be a concern as it is an approved
295 building material within the new laws and the focus should be on the square footage. He then compared photos of other
296 garages located within the neighborhood with his. He mentioned that his garage would be hidden behind a wooden fence
297 with a motorized gate with only the top of the building showing. He added that his building would be made of metal with a
298 thirty (30) year paint life and the reason why he is requesting an oversized detached garage is because his pick-up truck will
299 not fit in his current garage. He wants his pick-up and the rest of his belongings together in one space and not be all over
300 the property. Mr. Givens stated that he cannot afford to use brick for the garage. The proposed structure would only take up
301 3% of his backyard and not the entire property and would keep all of his belongings safe.
302

303 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time.
304

305 **Marty Wright**
306 2340 Saddlebrook Lane
307 Rockwall, TX 75087
308

309 Mr. Wright came forward and read a letter from his neighbor, Willard Thomas, who lives at 2337 Saddlebrook Lane, Rockwall,
310 TX 75087, being in favor of the request. He also added that his request was the case that had been denied a couple of months
311 ago and he voiced in favor of the request of well.
312

313 **Brandon Taylor**
314 2320 Saddlebrook Lane
315 Rockwall, TX 75087
316

317 Mr. Taylor came forward and voiced in favor of the request. He added that the maintenance should not be an issue with the
318 metal building as it is the responsibility of the owner.
319

320 **Janice Morchower**
321 144 Westwood
322 Rockwall, TX 75032
323

324 Mrs. Morchower came forward and expressed her opposition in regards to the request.
325

326 **Joyce Whisenhunt**
327 2381 Saddlebrook Lane
328 Rockwall, TX 75087
329

330 Mrs. Whisenhunt came forward and expressed her opposition to the request. Her main concern is that this will set a precedent
331 for the neighborhood and she is also worried from a safety aspect.
332

333 **Patti Muggeo**
334 2317 Saddlebrook Lane
335 Rockwall, TX 75087
336

337 Mrs. Muggeo came forward and expressed her opposition to the request. Her main concern is neighbors not maintaining
338 their detached garages.
339

340 **Jeff Baron**
341 2324 Saddlebrook Lane
342 Rockwall, TX 75087
343

344 Mr. Baron came forward and expressed his opposition to the request.
345

346 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such;
347 Chairman Chodun closed the public hearing.
348

349 Chairman Chodun asked the applicant to come forward and discuss any issues that were mentioned.
350

351 Mr. Givens came forward once again and stated that the proposed structure is not going to be a huge size and will have a
352 color scheme matching the house. He also stated that a metal building does increase your property value because people
353 want additional storage. Mr. Givens also read out emails in favor of his request.

354
355 Chairman Chodun brought item back to the Commission for discussion or action.
356

357 Commissioner Thomas made a motion to deny item Z2020-006 due to the size. Commissioner Womble seconded the motion
358 which end with a denial of 5-0.
359

360
361 **12. Z2020-007 (RYAN MILLER)**

362 Hold a public hearing to discuss and consider a request for the approval of a *Text Amendment* to amend Article 08, Landscape and
363 Screening, of the Unified Development Code (UDC) for the purpose of changing the fence standards for existing and infill single-
364 family and duplex properties, and take any action necessary.
365

366 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. He mentioned that on
367 January 21, 2020, there was a meeting with City Council where they directed Staff to make changes to existing ordinances.
368 Specifically, they were looking to remove the decorative top rail/cap requirement, remove the stain and seal fence
369 requirement, remove the framing to be placed on the private side, and remove the comments of free of burrs and splinters.
370 The changes were made and updated copies of the draft ordinance were provided to the Commission. These changes will
371 make it less restrictive on existing neighborhoods that don't already have standards in a planned development district. A
372 fifteen (15) day notice was sent out in the Rockwall Herald Banner also. Mr. Miller then advised the Commission that he was
373 available for questions.
374

375 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being
376 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for
377 discussion or action.
378

379 Commissioner Moeller made motion to approve item Z2020-007 with Commissioner Thomas seconding the motion which
380 passes with a vote of 5-0.
381

382 **13. Z2020-008 (KOREY BROOKS)**

383 Hold a public hearing to discuss and consider a request by Scott Mommer of Lars Andersen & Associates, Inc. on behalf of Suzanne
384 Russo of Home Depot USA, Inc. for the approval of a Specific Use Permit (SUP) to allow the *Rental, Sales and Service of Heavy*
385 *Machinery and Equipment* in conjunction with an existing general retail store on an 11.389-acre parcel of land identified as Lot 1,
386 Block A, Home Depot-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within
387 the IH-30 Overlay (IH-30 OV) District, addressed as 765 E. IH-30, and take any action necessary.
388

389 Senior Planner Korey Brooks provided a brief summary in regards to the request. The applicant is requesting an SUP for the
390 rental, sales, and service of heavy machinery and equipment on the subject property that is in conjunction with the existing
391 Home Depot store. The Home Depot is located in the IH-30 Overlay (IH-30) District and it is also located within a Commercial
392 (C) District. Mr. Brooks explained that the applicant is requesting to utilize ten (10) parking spaces to allow the outside
393 storage and display of heavy equipment. The Unified Development Code (UDC) allows this with a Specific Use Permit in a
394 Commercial (C) District and also requires that the storage area be screened by the appropriate methods listed in the UDC.
395 In this case, the applicant is requesting to screen on all three (3) sides (South, East, West) with a combination of wrought
396 iron fence and three tiered landscaping such as canopy trees, accent trees, and some shrubs. The Northern side will be
397 screened by IH-30 and the building. Staff mailed out fifty-three (53) notices to property owners and occupants and received
398 one (1) in favor of the request. Mr. Brooks then advised the Commission that the applicant and Staff were present and
399 available for questions.
400

401 Chainman Chodun asked the applicant to come forward.

402
403 Reese
404 6308 Windcrest Drive
405 Plano, TX 75024
406

407 The applicant came forward and mentioned he was available to answer any questions.
408

409 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so at this time.
410

411 Janice Morchower
412 144 Westwood
413 Rockwall, TX 75032

414 Mrs. Morchower came forward and expressed her opposition to the request due to the traffic it would cause.

415
416 Chairman Chodun asked the applicant to come forward if he wished to discuss the issues mentioned.

417
418 The applicant came forward and explained that there would not be more than ten (10) users at a given day, therefore not
419 being enough to cause traffic.
420

421 Chairman Chodun asked if anyone else wished to speak to come forward and do so, there being no one indicating such;
422 Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.
423

424 Commissioner Thomas made a motion to approve item Z2020-008 with Vice-Chairman Welch seconding the motion which
425 passes by a vote of 5-0.
426

427 VI. ACTION ITEMS

428 14. SP2020-003 (KOREY BROOKS)

429 Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an *Amending Site*
430 *Plan* for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall,
431 Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District,
432 located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.
433
434
435

436 Senior Planner Korey Brooks provided a brief summary in regards to the request. The applicant is requesting an Amending
437 Site Plan for a house of worship off John King Blvd. and Justin Rd. This item had previously been approved by the
438 Commission but there was a change in architects and design of the building. The building has gone down to 17,000 square
439 feet. The applicant meets all but three (3) requirements designated by the UDC and they are as follows: the northeast and
440 east elevations do not meet requirements as it does not meet the 20% of stone needed on those elevations. During the ARB
441 meeting, however, the applicant did agree to provide stone on those elevations. In addition, the applicant is providing
442 compensatory measures to offset these variances by providing additional landscaping, 100% masonry, and additional
443 architectural elements on the front facade. Mr. Brooks then advised the Commission that the applicant and Staff were present
444 and available for questions.
445

446 Chairman Chodun asked the applicant to come forward.

447
448 Tom Jones
449 5815 Meadow Crest Drive
450 Dallas, TX 75230
451

452 Mr. Jones came forward and provided brief details in regards to the request. He mentioned the site plan is essentially the
453 same as the last one approved last August with the exception of the new architect making it smaller. He mentioned they
454 exceeded the minimum amount of landscaping required within the parking islands as well as in the detention areas.
455

456 Josh Heinback (architect)
457 500 Energy Way
458 Fort Worth, TX 76102
459

460 Mr. Heinback came forward and provided a brief summary of the request. He mentioned that they are proposing an 18,000
461 square foot, steel frame construction building. All of their articulation has been based on the building having four (4) sides.
462 After the ARB meeting, they agreed to duplicate enhancements on the Northeast façade.
463

464 Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman
465 Chodun brought the item back to the Commission for discussion or action.
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467 Commissioner Womble made a motion to approve item SP2020-003 with Architectural Review Board (ARB)
468 recommendations. Commissioner Thomas seconded the motion which passed by a vote 5-0.
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470 VII. DISCUSSION ITEMS

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472 15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
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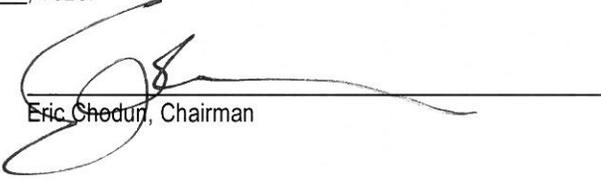
- P2020-007: Final for Lots 1-4, Block A, Breezy Hill Lane Addition [APPROVED]
- P2020-008: Amending Plat the Gideon Grove – North Subdivision [APPROVED]
- P2020-009: Conveyance Plat for Lots 22 & 23, Block A, La Jolla Pointe Addition, Phase 2 [APPROVED]

Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the public hearing at 8:17pm.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 17
day of April, 2020.


Eric Chodun, Chairman

Attest:


Angelica Gamez, Planning and Zoning Coordinator