

# 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

## I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 PM. The Commissioners present at the meeting were John Womble, Sedric Thomas, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning and Zoning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineer 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. There being no one coming forward, 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.

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

## IV. CONSENT AGENDA

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

### 3. P2020-010 (KOREY BROOKS)

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

### 4. P2020-011 (DAVID GONZALES)

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-Rockwall Addition being a 6.119-acre parcel of land identified as Lot 9, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of Lakefront Trail and the IH-30 frontage road, and take any action necessary.

### 5. SP2019-049 (KOREY BROOKS)

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.

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

## V. PUBLIC HEARING ITEMS

### 6. Z2020-001 (DAVID GONZALES)

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate 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

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

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

Chairman Chodun asked the applicant to come forward.

Chris Kehrer  
410 Normandy Lane  
Heath, TX 75032

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

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

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

#### 7. Z2020-002 (DAVID GONZALES)

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

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

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

Commissioner Chodun asked the applicant to come forward.

Reese Baez  
1415 Open Bay Court  
Rockwall, TX 75087

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

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

Jeff Carroll  
804 Stimson Street  
Rockwall, TX 75087

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

Matthew Fuqua  
604 Parks Avenue  
Rockwall, TX 75087

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

Richard Allegretto  
510 Parks Avenue  
Rockwall, TX 75087

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

Julie Lindsey  
605 Nash  
Rockwall, TX 75087

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

Amanda Henry  
205 S. Clark Street  
Rockwall, TX 75087

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



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 for building purposes. The house also meets all setback requirements.

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

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

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

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

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

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

Chairman Chodun asked the applicant to come forward.

Jeff Carroll  
804 Stimson Street  
Rockwall, TX 75087

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

Megan Murphy  
804 Stimson Street  
Rockwall, TX 75087

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

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

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

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

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

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

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

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

Commissioner Thomas had a question in regards to the setbacks.

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

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

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

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

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

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

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

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

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

Chairman Chodun asked the applicant to come forward.

Greg Givens  
2308 Saddlebrook Lane  
Rockwall, TX 75087

Mr. Givens came forward and provided further information in regards to the request. He explained that the proposed structure 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 building material within the new laws and the focus should be on the square footage. He then compared photos of other garages located within the neighborhood with his. He mentioned that his garage would be hidden behind a wooden fence with a motorized gate with only the top of the building showing. He added that his building would be made of metal with a thirty (30) year paint life and the reason why he is requesting an oversized detached garage is because his pick-up truck will 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 the property. Mr. Givens stated that he cannot afford to use brick for the garage. The proposed structure would only take up 3% of his backyard and not the entire property and would keep all of his belongings safe.

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

Marty Wright  
2340 Saddlebrook Lane  
Rockwall, TX 75087

Mr. Wright came forward and read a letter from his neighbor, Willard Thomas, who lives at 2337 Saddlebrook Lane, Rockwall, 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 ago and he voiced in favor of the request of well.

Brandon Taylor  
2320 Saddlebrook Lane  
Rockwall, TX 75087

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

Janice Morchower  
144 Westwood  
Rockwall, TX 75032

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

Joyce Whisenhunt  
2381 Saddlebrook Lane  
Rockwall, TX 75087

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

Patti Muggeo  
2317 Saddlebrook Lane  
Rockwall, TX 75087

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

Jeff Baron  
2324 Saddlebrook Lane  
Rockwall, TX 75087

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

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 public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

Chainman Chodun asked the applicant to come forward.

Reese  
6308 Windcrest Drive  
Plano, TX 75024

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

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

Janice Morchower  
144 Westwood  
Rockwall, TX 75032



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

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

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

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 public hearing and brought the item back to the Commission for discussion or action.

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

## VI. ACTION ITEMS

### 14. SP2020-003 (KOREY BROOKS)

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

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

Chairman Chodun asked the applicant to come forward.

Tom Jones  
5815 Meadow Crest Drive  
Dallas, TX 75230

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

Josh Heinback (architect)  
500 Energy Way  
Fort Worth, TX 76102

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

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

Commissioner Womble made a motion to approve item SP2020-003 with Architectural Review Board (ARB) recommendations. Commissioner Thomas seconded the motion which passed by a vote 5-0.

## VII. DISCUSSION ITEMS

15. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).



- 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.

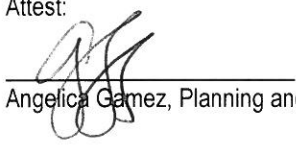
## VIII. ADJOURNMENT

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

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

  
Eric Chodun, Chairman

Attest:

  
Angelica Gamez, Planning and Zoning Coordinator