

MINUTES



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 25, 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. Commissioners present were John Womble, Tracey Logan, Sedric Thomas, Annie Fishman and Vice-Chairman Jerry Welch. Absent from the meeting was Commissioner Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, and City Engineer Amy Williams.

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 the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board was not present and Planning and Zoning Director Ryan Miller advised the Commission that recommendations made by the Board would be discussed with each case.

IV. CONSENT AGENDA

2. Approval of Minutes for the August 11, 2020 Planning and Zoning Commission meeting.

3. **P2020-031 (DAVID GONZALES)**

Consider a request by Kerry Joshua Sparks for the approval of a *Final Plat* for Lot 1, Block A, Sparks Six Addition being a 2.88-acre tract of land identified as Tract 3-03, 3-05, & 3-07 of the M. Simmons Survey, Abstract No. 194, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located on the west side of Old Millwood Road north of the intersection of Old Millwood Road and FM-552, and take any action necessary.

4. **P2020-033 (HENRY LEE)**

Consider a request by Cameron Slown of Teague, Nall, and Perkins, Inc. on behalf of Dan Bobst of Harbor Heights Investors, LP for the approval of a *Replat* for Lot 6, Block A, Harbor District Addition being a 2.06-acre parcel of land identified as Lot 1, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2701 Sunset Ridge Drive, and take any action necessary.

Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Sedric Thomas seconded the motion which passed by a vote of 6-0 with Commissioner Moeller absent.

V. DISCUSSION ITEMS

5. **Z2020-033 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Patrick Wells 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 0.216-acre parcel of land identified as Lot 3, Block A, Richard Harris #3 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 210 Wade Street, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Patrick Wells
210 Wade Drive
Rockwall, TX 75087

The applicant came forward and provided a brief summary in regards to the request. He explained that his family is downsizing and are ready to build their forever home. He added that he turned in updated plans after speaking with Craig Foshee in regards to the easements and encroachment.

Commissioner Womble asked if there would be a housing analysis shown at the public hearing.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

6. **Z2020-034 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Major Rush 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 0.1637-acre parcel of land identified as Lot 12, Block A, Chandler's Landing, Phase 20, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for single-family residential land uses, addressed as 118 Mischief Lane, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Hunter Sonnen (representative)
4435 Middleoak Grove
Katy, TX 77494

The representative came forward and provided a brief summary in regards to the request. He indicated that their main issue was having the front facing garage without the 20-foot recessed from the front façade. Mr. Sonnen added that they did research on the neighborhood and found that 15 of about 21 homes there were built in a similar style and feels that the requested home is harmonious with the subdivision.

Planning and Zoning Director Ryan Miller advised the Commission that pictures of the surrounding homes in the area were added to their packets. He also stated that the Commission's approval of the waiver would not set a precedence in the neighborhood as there were already homes of a similar style. Mr. Miller then advised the applicant's representative that Staff had been contacted by the Homeowners Association of the neighborhood and they wanted the applicant to meet with them as the requested home does not meet their deed restrictions.

Vice-Chairman Welch asked what the distance was from the garage to the front of the street.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

7. Z2020-035 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with 2,000 SF or More with Drive-Through/Drive-In for the purpose of constructing a restaurant with drive-through on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Casey Orr (Engineer)
121 S. Main Street
Henderson, TX 75654

Mike Stansburg (Director of Development)
101 E. Cherokee Street
Jacksonville TX 75766

Mr. Stansburg came forward and provided a brief background and summary of the request. He added that they have other preliminary layouts based on comments that they had received. He added that they also have some questions in regards to primary façade facing of the building and the articulation they would need to comply with. He then advised that they were available to address any concerns or questions the Commission had.

Planning and Zoning Director Ryan Miller provided additional details in regards to the request. He clarified that the location was not in the Downtown (DT) District and was not located in any Overlay (OV) Districts either. Mr. Miller added that it is zoned Planned Development and it does have Residential adjacency on two (2) sides and street frontage on the other 2 sides. He added that the proposed use clearly states that they cannot take access from a residential street but the alleyway behind the proposed restaurant is considered a residential street. The applicants currently have a drive off of 205 and if they reorient it to W. Bourn Street then they would need to seek a variance to the driveway spacing requirement. There were also some issues with residential adjacency that were detailed in the project comments such as the location of the speaker box adjacent to the residential areas. Staff also asked for screening exhibits to tie down the screening. Due to the large issue of residential adjacency, Staff made a recommendation that the applicants limit the hours of operation to help accommodate the issue.

Commissioner Logan advised that it was a tricky location and would be surprised if the applicant did not receive feedback from the neighbors.

Chairman Chodun asked if their intention was to stay open 24 hours but the applicant suggested that it would not be a 24-hour location but hours had not been finalized yet. He also asked what prompted the change in configuration of the restaurant.

Planning and Zoning Director Ryan Miller advised that that would be a tough sell and a discretionary decision for TX dot.

Commissioner Fishman asked if this was the standard size of a Taco Bell and asked if the parking requirement was met.

Chairman Chodun asked if there were any traffic studies conducted in the area.

Commissioner Thomas advised what the peak times would be at the restaurant.

Vice-Chairman Welch suggested to the applicant that it would be nice to have the residents located on the west in favor of the request.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

8. Z2020-036 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Nabih Saeed of Symonds Flags and Poles, Inc. on behalf of Clay Cooley for the approval of a Specific Use Permit (SUP) to allow a structure that exceeds 60-feet in height in a Light Industrial (LI) District for the purpose of constructing a flag pole on an existing motor vehicle dealership (i.e. Clay Cooley Hyundai) being a 4.39-acre parcel of land identified as Lot 1, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Steve Symonds
7503 Flagstone Drive
Fort Worth, TX 76118

The applicant came forward and showed a video regarding the request. He added that the owners are very much for the request and what they believe in.

Planning and Zoning Director Ryan Miller provided additional detail in regards to the request. He explained that flag poles are required to meet the same height standards as a structure. Due to them being in a Light Industrial (LI) District, it does grant them higher height limitation of up to 60 feet but anything over that is required to get a Specific Use Permit (SUP) with the maximum cutoff being 120 feet.

Vice-Chairman Welch asked about the size of the flag would be.

Commissioner Fishman asked what safety considerations should be considered when having something that tall.

Vice-Chairman Welch asked about the height of the 2 large flag poles in Rowlett. He also asked if there was a certain height of the flag pole where it requires a light for airplanes.

Chairman Chodun asked if there would a precedence set in Rockwall or if they could limit what the flag says. Mr. Miller advised that the Commission would be approving the height of the pole and not the message.

Commissioner Womble asked if there was a reason why they could not dictate what is flown on the pole.

Commissioner Thomas added that the flag poles would draw attention to the other dealerships.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

9. Z2020-037 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Casey Orr, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant with Less Than 2,000 SF with Drive-Through/Drive-In on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Casey Orr
121 S. Main Street
Henderson, TX 75654

The applicant came forward and provided a brief summary in regards to the request. She advised that she had provided traffic counts from other restaurants as was requested at the previous meeting.

Planning and Zoning Director Ryan Miller provided additional details in regards to the request. He added that Staff had begun to advertise the case again in accordance with the new application and has already received notices from the neighborhood that will be provided at the public hearing.

Commissioner Thomas added that disclosure of the restaurant would've been nice the first time it was submitted. He also asked the applicant to consider losing the drive through option as it might help the case.

Commissioner Fishman asked if what was pictured was what would be going in. Planning and Zoning Director Ryan Miller added that the elevations do not meet any of the Overlay (OV) District standards so what is pictured is not what will be going in.

Commissioner Womble asked where the side screening would go.

Commissioner Logan asked if the applicant was presenting the same case and only adding the use and an informal survey. She added that the neighbors might still feel nervous about the traffic.

Commissioner Womble asked if this piece of land was intended to be Commercial. Mr. Miller explained that this piece of land was attached to the adjoining property and it has a floodplain running through the middle of it. The remaining piece of land is just the corner which is why they are struggling on how to utilize the land.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

10. Z2020-038 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Ruben Segovia on behalf of Jose E. Valerio 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 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Ruben Segovia
9512 Teagarden
Dallas, TX 75217

The applicant came forward and provided a brief summary in regards to the request. He explained that one of the primary issues they had with the land was that it needed a septic tank. In order for the construction to be approved, they needed to replat the lots to turn it into one (1) lot.

Commissioner Logan asked if there was a sewer system located in the middle of Lake Rockwall Estates or why the applicant needed to have a septic system.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

11. SP2020-018 (DAVID GONZALES)

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Russell Phillips of Harbor LakePointe Investors, LLC for the approval of an Amended Site Plan for a 265-unit condominium development situated on a 7.58-acre tract of land identified as Lots 6A, 7A & 8A, Isaac Brown Addition, and a portion of Lots 3 & 4, Block 16 and Lot 4, Block 18, Moton Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), located south of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Jimmy Strohmeyer
2701 Sunset Ridge
Rockwall, TX 75032

The applicant came forward and provided brief summary in regards to the request. He explained that the only difference with this building and the one previously presented was a color change. They are wanting to do this in order to distinguish the building from the adjacent condos.

Planning and Zoning Manager David Gonzales advised that the Architectural Review Board (ARB) was forwarding a recommendation for approval on this case. Mr. Gonzales then added that the waivers and variances associated with this case will be discussed at the next meeting.

Vice-Chairman Welch asked if this project would consist of condos or apartments.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

12. SP2020-020 (DAVID GONZALES)

Discuss and consider a request by Todd Winters of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes LP for the approval of a Site Plan for Phase 1 of the Terracina Estates Subdivision consisting of 110 single-family lots on a 50.154-acre portion of a larger 81.49-acre tract of land identified as Tract 16 of the J. A. Ramsay Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, Planned

Development District 82 (PD-82) for Single-Family 10 (SF-10) District land uses, situated on the west side of Rochelle Road south of SH-276, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Jim Douglas
2309 K Avenue
Plano, TX 75074

Mr. Douglas came forward and provided a brief summary in regards to the request. He added that they had received comments from Staff and were in the process of addressing those. Mr. Douglas stated that the case would be presented the next week at the Parks Board meeting.

Planning and Zoning Manager David Gonzales added that this case was required to go before the Parks Board for a recommendation. Once a recommendation has been made for the case, then this item will more likely come back to the Commission on the Consent Agenda of the Public Hearing.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

13. **SP2020-022 (DAVID GONZALES)**

Discuss and consider a request by Kevin Lawson of Lawson Real Estate Holdings, LLC for the approval of a Site Plan for an office building on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1505 Airport Road.

Chairman Chodun asked the applicant to come forward,

Kevin Lawson
207 Stonebridge Drive
Rockwall, TX 75087

Mr. Lawson came forward and provided a brief summary in regards to the request. Their objective is to build a professional office space and would occupy about 60% of the building. They would move from Rowlett with existing staff as well.

Planning and Zoning Manager David Gonzales added that the Architectural Review Board (ARB) reviewed the case and would be forwarding a recommendation for approval. He also added that there would be a change in the elevations but ARB was okay with the change.

Planning and Zoning Director Ryan Miller added that there were no variances associated with the case so it will be located in the Consent Agenda at the Public Hearing.

Chairman Chodun asked about the number of Staff that Mr. Lawson would be bringing over from the previous office.

Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting on September 15, 2020.

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

- P2020-029: Preliminary Plat for RiverRock Trails Subdivision [NO ACTION TAKEN]
- Z2020-030: SUP for an Accessory Building for 1748 Lake Breeze Drive [APPROVED; 1st READING]
- Z2020-031: Zoning Amendment to Planned Development District 79 (PD-79) [APPROVED; 1st READING]
- Z2020-032: SUP for a Residential Infill in an Established Subdivision for 481 Blanche Drive [APPROVED; 1st READING]

Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting. He also thanked Tracey Logan and Annie Fishman for their time and service serving on the Planning and Zoning Commission.

VI. ADJOURNMENT

Chairman Chodun adjourned the meeting at 6:59 PM.

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

Attest:

Angelica Gamez, Planning and Zoning Coordinator

Eric Chodun, Chairman