

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 12, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. Present were Commissioner John McCutcheon, Patrick Trowbridge, Annie Fishman and Tracy Logan. Absent were Commissioners Mike Jusko and Johnny Lyons. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the December 8, 2015 Planning and Zoning Commission meeting.
2. Approval of Minutes for the December 29, 2015 Planning and Zoning Commission meeting.

3. P2015-042

Discuss and consider a request by Greg Helsel of Spiars Engineering on behalf of the owner Will Shaddock of Master Developers-SNB, LLC for the approval of a final plat for Phase 1 of the Preserve Subdivision, containing 132 single-family residential lots on a 52.545-acre tract of land identified as Phase 3 of the North Shore Addition and Tract 26-1 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single Family 10 (SF-10) District land uses, located at the southeast corner of the intersection of Highland Drive and East Fork Drive, and take any action necessary.

4. P2016-001

Discuss and consider a request by Lori Stevens of Patriot PAWS Service Dogs for the approval of a replat for Lot 1, Block A, Patriot Paws Addition being a replat of a 3.466-acre tract of land currently identified as Lots 3 & 4, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, and addressed as 254 Ranch Trail, and take any action necessary.

Commissioner Fishman made motion to approve the consent agenda. Commissioner Trowbridge seconded the motion, which passed by a vote of 5-0, with Commissioners Jusko and Lyons absent.

Commissioner Lyons arrived at the meeting 6:04p.m.

Item 8 was moved up on the agenda and was the first Public Hearings item.

III. PUBLIC HEARINGS

5. Z2015-028

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of JBR-2, LLC for the approval of a Specific Use Permit (SUP) for *Commercial Amusement/Recreation (Outside)* to allow two (2) private baseball fields to be established on a 2.49-acre portion of a larger 7.32-acre tract of land identified as Tract 17-12 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated west of the intersection of SH-205 and FM-549, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation The applicant, Jimmy Strohmeyer of Strohmeyer Architects, Inc., is requesting a Specific Use Permit to allow for a Commercial Amusement/Recreation training facility for two private baseball fields to be located on a 2.49-acre portion of a larger 7.32-acre tract of land. The property is zoned General Retail District and is located at 5133 FM 549 and situated at the southwest corner of FM-549 and SH-205. There are two Agricultural zoned properties adjacent to this site with single-family homes on each lot;

62 however, the AG district is recognized as a non-residentially zoned district and does not require
63 a 300-ft setback from this use. With this being said, the Oaks of Buffalo Way residential
64 subdivision has adjacency to FM-549 and at its nearest point is approximately 120-ft from the
65 proposed site; therefore, does not meet the 300-ft setback and will require approval by the
66 Planning and Zoning Commission and City Council in order to operate practice ball fields.
67

68 Mr. Gonzales added that the private baseball fields the applicant is requesting to build on this
69 property are not regulation size and could not be used for normal game play or tournament play.
70 The layouts of the ball fields are designed for infield practice and will be used only in that
71 manner. The applicant has stated there will not be a need for exterior lighting as the ball fields
72 will only be used during daylight hours. If approved, the ball fields will be available for rental
73 and select team use for infield practice only.
74

75 Mr. Gonzales further stated that staff mailed eleven notices to property owners within 500 feet of
76 the subject property and also notified one HOA that is within 1500 feet participating in the
77 notification program as well as posted a sign on the property. Staff has not received any
78 notices "in favor of" or "opposed to" the zoning change requested. Also, after the initial mail
79 out of property owner notices on October 30, 2015, a subsequent "Corrected Notice" was mailed
80 to property owners indicating newly published public hearing dates. This was due to an error
81 on the zoning map that staff discovered [the error has existed since the map was updated in
82 2012]. The property was inadvertently indicated as a Commercial District, when it was zoned as
83 General Retail District in 2011. The current zoning map has since been corrected to reflect
84 General Retail designation for the property.
85

86 Chairman Renfro asked for questions for staff.
87

88 Commissioner McCutcheon asked if the property on the south falls within the City. Mr. Gonzales
89 stated it was within the City.
90

91 Commissioner Trowbridge asked questions concerning when notices were sent out. Mr.
92 Gonzales stated when request initially came in; there was an error with the advertisement to
93 reflect the actual zoning. A courtesy notice was sent out advising of new public hearing dates.
94

95 Chairman Renfro opened the public hearing and asked applicant to come forward.
96

97 Jimmy Strohmeyer
98 1620 Fairlakes Point
99 Rockwall, TX
100

101 Mr. Strohmeyer came forward and stated the advertising zoning sign has been posted for three
102 months. This request stemmed from a period of time when there were heavy rains and his son
103 and daughter's baseball teams did not have any place to practice. The intent is to provide more
104 opportunity for the kids to practice. It will be short field practice fields, infield work. There will
105 be no batting practice. It is just to provide an alternative place for the community to have.
106

107 Chairman Renfro asked what age frame would be utilizing the fields. Mr. Strohmeyer stated it
108 would be from ages five to fourteen, and it would be stressed to the kids it is only infield
109 practice.
110

111 Commissioner Trowbridge had question about the location of the neighbor that is in opposition
112 and what part of the field would be facing that neighbor. Mr. Strohmeyer stated the outfield
113 would be facing that neighbor to the south, but there really is no outfield.
114

115 Commissioner Lyons asked what happens if any damage is sustained by any balls that may
116 cause damage to any property. Mr. Strohmeyer stated it would fall within the responsibility of
117 the team on the field at the time.
118

119 Commissioner McCutcheon asked what kind of fencing would be placed surrounding the area.
120 Mr. Strohmeyer stated what is out there currently is a barb wire fence and there isn't intent to
121 put any additional fencing.

122 Commissioner McCutcheon asked if there would be a staff member on site to monitor rules are
123 being followed while someone is renting the field. Mr. Strohmeyer stated if there was not a staff
124 member it would fall within the responsibility of the coach with the team that rented at the time.
125

126 Chairman Renfro had concern of time stacking, if one team arrives before allotted time, what
127 controls are being enforced to avoid kids waiting practicing outside the practice field. Mr.
128 Strohmeyer stated it would have to be considered, if it became a problem they would hire
129 someone to be there full time.
130

131 Commissioner Logan asked if reason SUP is needed is because it will be a business. Mr. Miller
132 stated an SUP would be required for both commercial and private use.
133

134 Commissioner Trowbridge had question concerning parking. Mr. Gonzales stated the parking is
135 part of the conceptual plan and the ratio will be one for one thousand square feet of the ball
136 fields.
137

138 Chairman Renfro opened the public hearing and asked anyone who wished to come forward and
139 speak to do so.
140

141 Mike Edwards
142 2412 White Rd.
143 Heath, TX
144

145 Mr. Edwards came forward and stated he will be managing the facility. There will be no batting
146 as coaches are the only ones who will be allowed to have bats. The warming up will take place
147 inside the building. Mr. Edwards stated his intent is to provide a place where the kids can
148 practice. It will consist of daylight and infield practice only.
149

150 Scott Blackwood
151 5205 South FM549
152 Rockwall, TX
153

154 Mr. Blackwood came forward and stated opposition of request. He is the property owner
155 adjacent to subject property and has it for sale currently, and has had two potential buyers who
156 did not buy due to the baseball fields. He feels his property value is going to suffer due to
157 having this use allowed. His concern was when at least twelve tractors full of dirt began
158 dumping on the property, he contacted the property owner and was told he was making
159 drainage improvements, and did not indicate anything of baseball fields. Once red clay arrived
160 he grew concerned and contacted the City and was told they had pulled a drainage grading
161 permit. He feels it was their intent to not reveal the baseball fields until they were built, when it
162 would be too late to change it. Is in strong opposition and urged the Commission to deny the
163 request.
164

165 Chairman Renfro asked Mr. Miller what kind of other uses would be allowed within this General
166 Retail area by right. Mr. Miller stated uses include gas station with two or less pumps, office,
167 convenient stores. Chairman Renfro asked if any of those could be open 24 hours. Mr. Miller
168 stated hours of operation are not regulated.
169

170 Commissioner McCutcheon asked property owner that is in opposition, if he is aware it is a
171 commercial property. Mr. Blackwood stated he was aware of that but although city zoning
172 allows that they are under deed restrictions that would not allow for that use.
173

174 General discussion took place concerning possible commercial uses that may be brought
175 forward that would affect property as opposed to minimal use with the ball field.
176

177 Mr. Miller added brief background history of subject property.
178

179 Robert Brewer
180 413 Chippindale Dr.
181 Rockwall, TX
182

183 Mr. Brewer came forward and stated he feels this has been a great asset to the kids and has
184 been very well managed and it is taken care of and stated he was in favor of request.
185

186 Chairman Renfro asked Mr. Strohmeyer to come forward for any rebuttal.
187

188 Mr. Strohmeyer wanted to stress the inside field has been used for years; the back part that
189 slopes is what was filled to even it out.
190

191 Commissioner McCutcheon asked concerning conceptual plan the north field closest to FM49
192 shows it faces to the neighbor that is in opposition, what will be done to prevent any balls going
193 onto that adjacent property. Mr. Strohmeyer stated they could place a small fence if the City
194 would allow it.
195

196 Commissioner Trowbridge had concern of negative effect this use would have on neighboring
197 property owner that is in opposition. Mr. Strohmeyer stated the land owner is aware of what
198 other type of use could go in, but is willing to forgo the use going highly commercial and
199 instead allow them to use it for the infield practice.
200

201 Chairman Renfro asked staff if there were to be any violations of the SUP if granted it could be
202 taken away and could it be reviewed annually. Mr. Gonzales stated within the SUP City Council
203 has the ability to review it at any time. But the Commission could put a time frame to allow to
204 return and review if they deem necessary, that recommendation could be forwarded to the City
205 Council.
206

207 Chairman Renfro closed the public hearing and brought the item back to the Commission for
208 discussion.
209

210 Commissioner McCutcheon, had concern with the 300 setback waiver and how it will affect the
211 adjoining properties and with no real set rule of how to make sure no baseballs will be thrown or
212 batting taking place doesn't feel this would be a good use.
213

214 Commissioner Lyons stated that since it is no longer facing FM549 where potential danger
215 could take place, but now that it is clarified that it is turned around, he generally feels this could
216 be a good use for the land as it is already zoned commercial. Although there is not a fence in
217 place, does not feel one is necessary.
218

219 Commissioner Lyons made motion to approve the item with staff recommendations. Chairman
220 Renfro seconded the motion, motion failed to pass by a vote of 3-3, Commissioners Trowbridge,
221 McCutcheon and Logan dissenting and Commissioner Jusko absent.
222

223
224 6. Z2015-036

225 Hold a public hearing to discuss and consider a request by Harry Chapman of Noble RE, LLC on behalf
226 of the owners Robert & Patrick Hughes and Sandra Ferguson for the approval of a zoning amendment
227 to Planned Development District 32 (PD-32) [Ordinance No. 10-21] for the purpose of allowing a
228 *Financial Institution with a Drive-Through* within the *Ridge Road Retail Subdistrict*, being a 1.1755-acre
229 portion of a larger ~78.89-acre area of land identified as the *Harbor District*, being zoned Planned
230 Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located at the
231 northwest corner of Cemetery Road and Ridge Road [FM-740], with the greater *Harbor District* being
232 generally located south of IH-30 and west of Horizon Road [FM-3097], and take any action necessary.
233

234 Planning Director, Ryan Miller, gave brief description of item stating applicant is looking to open
235 PD32 for the purpose of allowing a financial institution with a drive thru in the Ridge Road Retail
236 District. The Ridge Road District is only composed of one property it is the property that acts as
237 the entryway to the Harbor District off of Ridge Road. The property is adjacent to Cemetery
238 Road and Ridge Road. Mr. Miller added the reason applicants are making this request is to have
239 the ability to construct a banking facility with an ITE, which is an Interactive Teller which is more
240 advanced than the typical teller machine in that somebody is onscreen assisting. Mr. Miller
241 added currently the ability to have a drive thru is not allowed in all of PD32 therefore the only
242 path applicant can pursue to get this use is to open Planned Development 32 entirely to change
243 the use.

244 Mr. Miller added that it is a requirement to send notifications to all properties within the PD
245 letting them know there is going to be a change to the Planned Development District and 132
246 notices were sent to properties within 500 feet and the HOA's within 1500 feet and staff received
247 three back in favor and two in opposition.
248

249 Also along with this property applicant is showing the proposed relocation of Cemetery Road
250 which effectively will act as the entryway to the Harbor District in the future. They will have to
251 site plan this property if the zoning is approved.
252

253 Mr. Miller stated he was available for questions.
254

255 Chairman Renfro asked for questions from Commission to staff.
256

257 Commissioner McCutcheon had questioned if once the PD is opened what this allows as far as
258 other properties requesting the same. Mr. Miller stated the request is only for the drive thru
259 facility for the subject property but in order to achieve that the entire PD has to be opened.
260

261 Chairman Renfro asked if this would be giving an additional entrance and exit point from the
262 Harbor. Mr. Miller stated eventually, when the property develops it will be the entry point for the
263 Harbor and it will be a two way lane.
264

265 Chairman Renfro asked the applicant to come forth and speak
266

267 Wayne Majio
268 323 Brenmar Ave
269 Dallas, TX
270

271 Applicant came forward and stated they will be dedicating a good portion of the road and feels it
272 is in good interest for the City. Since there are already several other financial institutions with
273 drive thru facilities stated he feels it would be a great fit in with this area.
274

275 Chairman Renfro opened the public hearing and asked anyone who wished to speak to come
276 forward.
277

278 Freddy Jackson
279 1812 Bristol Lane.
280 Rockwall, TX
281

282 Mr. Jackson had question of Cemetery Road, and if entry way proposed would affect old
283 Cemetery road. Mr. Miller stated it would be realigned to create an entry way into the Harbor.
284 Cemetery would still have same point of access.
285

286 Chairman Renfro closed the public hearing and brought the item back to the Commission for
287 discussion.
288

289 Commissioner McCutcheon made motion to approve the item with staff recommendations.
290 Commissioner Trowbridge seconded the motion, which passed by a vote of 6-0, with
291 Commissioner Jusko absent.
292

293
294 7. Z2015-037

295 Hold a public hearing to discuss and consider a request by Arthur F. Beck of BSM Engineers, Inc. on
296 behalf of the First United Methodist Church for the approval of a Specific Use Permit (SUP) for a
297 structure that exceeds the maximum height requirements for a 8.2983-acre parcel of land identified as
298 Lot 7, Block 1, First United Methodist Church Addition, City of Rockwall, Rockwall County, Texas,
299 zoned Commercial (C) District, addressed as 1200 E. Yellow Jacket Lane, and take any action
300 necessary.
301

302 Senior Planner, David Gonzales, gave a brief explanation of request stating applicant is
303 requesting to build a steeple and the UDC within Commercial zoning only allows structures to

304 go up to 60 feet, anything over that would require an SUP. Steeple will be 108 feet therefore
305 requiring the SUP.
306 Mr. Gonzales added that staff mailed eleven notices to property owners within 500 feet of the
307 subject property; however, there is no HOA/Neighborhood Organization within 1500 feet
308 participating in the notification program, and also posted a sign on the property. Staff did not
309 receive any notices either "for" or "against" the zoning change request.
310
311 Chairman Renfro asked applicant to come forward and speak.
312
313 Arthur Beck
314 4111 E US Hwy 80
315 Mesquite, TX
316
317 Mr. Beck came forward and stated the when the church originally built church wanted to build
318 the steeple but at the time did not have the financial means to do so, but now are able to do so.
319
320 Chairman Renfro opened the public hearing and asked anyone who wished to speak to come
321 forward.
322
323 Leigh Plagens
324 209 Glen Ave.
325 Rockwall, TX
326
327 Ms. Pengals came forward and stated she was in favor of the steeple and feels this would be a
328 beautiful addition to this area.
329
330 Chairman Renfro closed the public hearing and brought the item back to the Commission for
331 discussion.
332
333 Commissioner Trowbridge made motion to approve the item with staff recommendations.
334 Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0 with
335 Commissioner Jusko absent.
336
337
338 8. Z2015-038
339 Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a
340 zoning amendment to *Ordinance No. 07-29* for the purpose of allowing a *Banquet Facility* land use to
341 be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development
342 District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F.
343 Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned
344 Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North
345 Goliad Corridor Overlay (NGC OV) District, and generally located along N. Goliad Street [*SH-205*] north
346 of Interurban Street, and take any action necessary.
347
348 Planning Director, Ryan Miller, gave brief explanation stating in December 2015 Mr. and Mrs.
349 Milder submitted an application to amend Planned Development 50 to allow what the code calls
350 a banquet facility, but it is more of an event venue. The request is to allow this through a
351 Specific Use Permit which is discretionary approval through City Council. Currently a banquet
352 facility is not an allowed use within this PD, as it is Residential Office. Specifically what is
353 being proposed is language commercial facility that can be rented out for private events,
354 however these events cannot be opened to the general public. Simply defined the use if
355 approved would be allowing PD50 to request a banquet facility, it would still be required to
356 obtain a specific use permit on a case by case basis and establish operational guidelines for
357 each property.
358
359 Mr. Miller added that since the proposed case involves modifying the land uses permitted within
360 Planned Development District 50, staff notified all property owners and residents within the
361 Planned Development District. In addition, staff mailed out notifications to all property owners
362 and residents within 500-feet of the district and to all Homeowner's Associations within 1,500-
363 feet of the district. Of the 361 notices mailed, staff has received four notices returned three in
364 favor of the request and one opposed.

365
366 Chairman Renfro asked for questions from Commission for staff.
367 Commissioner Trowbridge asked for clarification of opening entire PD meant any property
368 owner within the district could also ask for a banquet facility on their property. Mr. Miller stated
369 it would allow that but anyone doing so would still be required to obtain a specific use permit
370 and go through the zoning process.
371
372 Commissioner McCutcheon has question concerning how parking is assessed for this type of
373 facility versus a normal facility, is there a difference. Mr. Miller would be one per one hundred
374 for this, typically what has been done in this district is given leniency for office uses and done a
375 one for five hundred, retail is done one per one fifty and this event venue would be done one per
376 one hundred square feet.
377
378 Chairman Renfro asked applicant to come forward.
379
380 Scott and Leslie Milder
381 830 Shores Blvd.
382 Rockwall, TX
383
384 Mr. Milder came forward and gave brief explanation of request stating his plan for the banquet
385 facility and added the language of the request is somewhat misleading as they do not plan on
386 hosting any banquets but only small events. He showed a power point presentation showing the
387 work that has been done to the home since its purchase. Mr. Milder went on to explain the
388 parking, stating currently there are eight parking spaces, and if SUP is approved they plan on
389 adding another seven or eight spaces. Adjoining property is shared with properties adjacent
390 from him. Mr. Milder also added that they plan on adding an 8foot fence to fence out the
391 residential properties in the back.
392
393 Mrs. Milder added that this is a small property the intent is to make it feel like a home feel event.
394
395 Commissioner Trowbridge asked how it would be different from the wedding chapel that is
396 south of the square. Mr. Milder stated that location has more capacity. Mr. Miller added that it is
397 different, less intense use than that particular use due to it being a larger facility for both indoor
398 and outdoor events.
399
400 Commissioner McCutcheon asked if properties within the PD were close in size comparably. Mr.
401 Miller stated the fire code would have to be met due to it being more restrictive.
402
403 Chairman Renfro opened the public hearing.
404
405 Leigh Plagens
406 209 Glenn Ave.
407 Rockwall, TX
408
409 Mrs. Plagens came forward and stated she has lived in Rockwall and has been at the Our House
410 and is thrilled to have this facility come in. She belongs to a club called Friday study club, and
411 looks forward to hosting events for that.
412
413 Russell Honeycutt
414 1625 Cresthill Dr.
415 Rockwall, TX
416
417 Mr. Honeycutt came forward and stated he has known the Milder's for many years and stated his
418 support for this request. He is director of La Casa and approached the Milder's to inquire about
419 hosting an event there and is looking forward to having this addition to Rockwall.
420
421 Monica and Carlos Guevarra
422 802 N. Alamo
423 Rockwall, TX
424

425 Mrs. Guevara came forward and stated concern as to how maximum capacity would be handled,
426 would someone be present to make sure the noise is contained and the maximum capacity be
427 enforced. Mr. Guevara stated he also had concern of how will traffic be handled through the
428 back parking due to his property being right next door.

429
430 Chairman Renfro asked Mr. Milder to come forward and offer rebuttal.

431
432 Mr. Milder stated that there is a daycare down the street on Goliad that has the driveway. If
433 anything of such is done similarly it will be done to the City's regulations. Mr. Milder added that
434 someone will always be there to monitor the event and the regulation of not exceeding the
435 maximum capacity will be strictly enforced.

436
437 Chairman Renfro asked for explanation as to how the rental process for booking an event would
438 be. Mrs. Milder stated they would have a very extensive contract that will have to be completed
439 in order to book an event, and they plan on being very cautious.

440
441 Chairman Renfro closed the public hearing and brought the item back to the Commission for
442 discussion.

443
444 Chairman Renfro asked if this SUP would have a time restraint. Mr. Miller stated the
445 Commission would have the discretion of setting a renewal and could make that
446 recommendation to City Council.

447
448 Commissioner Trowbridge made motion to approve the item, with staff recommendations.
449 Commissioner Lyons seconded the motion, which passed by a vote of 6-0, with Commissioner
450 Jusko absent.

451
452
453 9. Z2015-039

454 Hold a public hearing to discuss and consider a request by Dayne Ram of ADR Designs, LLC on behalf
455 of the owner Majestic Cast, Inc. for the approval of a Specific Use Permit (SUP) for a *Residence Hotel*
456 on a 2.003-acre parcel of land identified as Lot 4, Block A, Wal-Mart Super Center Addition, City of
457 Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay
458 (OV) District, located on the east side of White Hills Drive south of Ridge Road [FM-740], and take any
459 action necessary.

460
461 Senior Planner, David Gonzales, gave brief explanation of item stating request is for a specific
462 use permit for a residence hotel to be placed on subject property which is along White Hills
463 Drive and is part of the Walmart Addition, and Walmart sits east of the subject property. At this
464 time applicant is trying to establish the entitlements and if approved and then will move forward
465 with the site plan. Mr. Gonzales added that essentially what the applicant is proposing is a four
466 story, 47,000 square foot facility which will be a Home 2 Suite by Hilton. The will have a 1600
467 square foot meeting room, indoor swimming pool, as part of the amenities. It will have 110
468 parking spaces that will be circulated around the site. The applicant is requesting along with the
469 SUP for the Residence Hotel is a variance to the engineering standards of design for access.
470 Currently based on those standards in order to have a drive approach they have to be 100 feet
471 apart from other drive approaches, there is currently one now that is the entrance to Walmart,
472 therefore where they're proposing to have the drive is about 85 feet from subject property and
473 doesn't meet the 100foot requirement nor is it 100feet away from existing drive. Part of the
474 request is to have a variance to allow for the driveway as their primary entrance. Their
475 conceptual site plan shows is to have entrance and also since a portion of Suncrest Dr. is a city
476 street they would have some access through there. They would prefer to take access through
477 White Hills Drive, but that would be something to consider as well. If it does move into the site
478 plan phase, it is important for them to establish the entitlement rights.

479
480 Mr. Gonzales added that fifty-two notices were mailed to property owners within 500 feet of the
481 subject property including one HOA/Neighborhood Organization within 1500 feet participating in
482 the notification program. Staff did receive one notice back today, from Mr. Patrick Short who is
483 the property owner that is adjacent to this property that is present and would like to speak.

484

485 Mr. Gonzales further noted recommendations were provided for the Commission in their packet,
486 and applicant is present to answer any questions.
487

488 Chairman Renfro asked for questions from Commission for staff.
489

490 Commissioner Logan had question of location of surrounding businesses to get better oriented
491 of where entrance would be located, as well as location of Suncrest Drive as she was not aware
492 there was a City street located there. Mr. Gonzales explained right of way of Suncrest Drive and
493 explained that is usually where Walmart 18wheelers enter and exit for loading and unloading
494 purposes, this street does not have as much traffic as White Hills Drive but is used for this
495 purpose. Mr. Gonzales added that they would have two entrances if variance is approved.
496

497 Commissioner Trowbridge had question regarding whether or not any hotel request would be
498 required to have a Specific Use Permit or because it is an extended hotel. Mr. Gonzales stated
499 any hotel that is listed within the use chart does require a specific use permit.
500

501 Chairman Renfro opened the public hearing and asked the applicant to come forward and
502 speak.
503

504 Dayne Ram
505 601 Saddle Hill Dr.
506 Grand Prairie, TX
507

508 Douglas Bradley
509 519 W. Main St.
510 Denison, TX
511

512 Applicant came forward and stated they are here to answer any questions and believe they are
513 proposing a quality product to the City of Rockwall.
514

515 Commissioner Trowbridge asked applicant if this was a 20 year franchise agreement with Hilton,
516 if they were representing the owner, and how many hotels are owned by them. Mr. Bradley
517 stated it was a 20 year franchise agreement and they are currently manage and own three hotels
518 as it is owner operated, different entities but same owner.
519

520 Commissioner Lyons asked if applicant had power point that was shown at the last meeting
521 available to go over.
522

523 Mr. Bradley offered a power point presentation stating the Hilton brand Home 2 Suites is being
524 introduced in up and coming cities and not in financially depressed areas and feels for the area
525 that it is being proposed it will add some spark factor. Decoration is geared towards business
526 travelers and is very modern and contemporary All suite accommodations are built with
527 kitchenettes. Contemporary and urban looks is what the brand is gearing towards building
528 where outside of hotel is also built to welcome use providing fire pits and outside lounging.
529 The brand also focuses on technology that will gear towards young business travelers who are
530 looking for a modern comfortable place to stay. Price points would be for a thirty day stay is
531 \$3,000-\$3,500. Mr. Bradley added 73% of Home 2 Suites have received numerous awards by Trip
532 Advisor.
533

534 Commissioner Logan had concern of extended stay hotels having the reputation of attracting a
535 lot of crime and asked applicant concerning 20 year agreement with Hilton asked applicant for
536 explanation of that agreement. Mr. Bradley explained Hilton is very strict and if one defaults on a
537 franchise agreement there would be stiff penalties where it is not easy to just walk away from
538 such agreement. Commissioner Logan asked if Hilton can decide anytime down the line it does
539 not want the hotel to be a Hilton any longer. Mr. Bradley stated if the property was not operated
540 to the Hilton brands expectations and standards, they could terminate the agreement, but added
541 that this is a nine million dollar investment and does not feel owners would allow that to
542 happen.
543

544 Commissioner McCutcheon had concern of location of proposal, likes the product, but feels one
545 product is being shown but is concerned of location of this proposal not being in the ideal area.

546 Mr. Bradley stated this was a proposal that is not added in just any city, and feels having the
547 Walmart close will serve beneficial for travelers who are staying for a longer period of time,
548 such as people coming into town for project work. The focus is that type of traveler. He went on
549 to state they have set rules for people wanting to stay and in order to stay at this type of hotel it
550 will be required to have a major credit card or debit card, and an ID. He stressed that this is not
551 like other long stay hotels that may be in the area.

552
553 Chairman Renfro opened up the public hearing and asked for anyone who wished to speak to
554 come forward.

555
556 Patrick Short
557 603 White Hills Dr.
558 Rockwall, TX
559

560 Mr. Short came forward and stated he owns the Short Law Firm, and is concerned with the
561 access entry with the way currently 18wheelers will not be able to make turn due to exit issue.
562 For practicality issues feels it would be better if access could be from Walmart easement it
563 would facilitate traffic.
564

565 Chairman Renfro asked applicant to come forward for any rebuttal.
566

567 Mr. Bradley spoke of access from White Hills Road it would alleviate some of the traffic and
568 allow traffic to flow better. Walmart has been approached and no response has been gained, to
569 have it as an additional point.
570

571 Chairman Renfro had question of peak traffic hours. Applicant stated he does not feel there
572 would be a large traffic concern with the size of the hotel.
573

574 Chairman Renfro closed the public hearing and brought the item back to the Commission for
575 discussion.
576

577 Commissioner Lyons made motion to approve the item with staff recommendations with
578 variance of driveway facing White Hills. With the absence of a second, Chairman Renfro asked
579 for discussion from the Commission and the motion died temporarily.
580

581 Commissioner Trowbridge stated he was still struggling with long term land use for this hotel
582 and although he was not trying to pick what else it could be, but feels there is a lot of other land
583 uses that could be used here that would fit within the zoning that wouldn't cause as much
584 consternation flow to some of the existing neighboring properties. He feels it's a great project,
585 just not the right location.
586

587 Commissioner Logan stated concern concerning general extended stays seem to draw an
588 unsavory crowds and although this one is nice and pretty and the concept is great and beautiful
589 and loves what it looks like right now is struggling to decide if it's a permanent situation.
590

591 Chairman Renfro added he as well likes the concept plan but was unsure if this particular area
592 was the right fit for it.
593

594 Commissioner McCutcheon stated he likes the concept plan, but concerned that price point will
595 change if the economy were to change, and is concerned with long term use of the land for this
596 product.
597

598 Commissioner Lyons added that this is the location that is being proposed, and feels if the
599 opinion is just to say this isn't a good spot for it but there is no recommendation for another
600 spot other than the Harbor; it's not helping the discussion. Since this is the area this is the spot
601 applicant chose to go forward with, feels it's a beautiful location or it will be a beautiful building
602 once it's done and as far as location he feels it will improve the, and it does make sense the
603 need for one, with L3 here and can definitely see engineers using this location or professionals
604 that are in Rockwall. He asked staff if with the SUP City Council held the right to be able to pull it
605 back at any time.
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Mr. Gonzales stated that is the standard language that is used in the SUP.

Commissioner Lyons added that therefore that would give a layer of protection.

Chairman Renfro made comment that although he understands the SUP, and the ability to suspend the SUP, he is concerned that then there would be a big building with no tenant occupying it. Chairman Renfro added that the way the streets are around the proposed site, it is very difficult on that side of the highway to move your way around especially when you have people going in and out of Walmart early in the morning as well as truckers coming down the service road

Commissioner McCutcheon stated he echoed along with the other concerns as far as the concept, and understands this proposal is not the cheapest thing they can do therefore it is obvious they're going to put an investment, but price points change over time because the economy changes over time, and long term use of the land, feels this is a good product, and the price of the land they're getting is probably the best location for the right price that gets them the higher quality product. He added he is not necessarily against it but still struggling for discussion or opinion that will pull him one way or the other.

Commissioner Fishman stated that she has some of the same concerns some of the other Commissioners had already discussed, feels it's a great product and if Rockwall is going to have that, that's a beautiful product to have but is concerned with the location. In terms of it already being a tight and congested area, but realizes if something's going to go in there, what else is going to go in there that will not add some amount of congestion.

Chairman Renfro asked if further discussion was needed.

Commissioner Logan made a motion to approve the item with staff recommendations and variances.

Commissioner Lyons seconded the motion.

Chairman Renfro stated there was a motion on the floor with second and asked for discussion before the vote.

Commission discussed procedural rules with Planning Director before discussion continued.

Chairman Trowbridge stated he was leaning on saying no because, from the whole long term land use, loves the product, I totally love that and I've always kind of thought that if it was on the cusp, the ultimate land use, is coming into question over a long period of time you need to protect the surrounding land users first and then allow that to go. If we have been too discreet in our definition or in our decision on this I think City Council can clearly overturn and be able to make the right political decision on that, but when it comes to a discreet decision on land use that's where this is and feels he is not for it.

Mr. Gonzales added that as a point of the Commissions discussion if item is turned down it will take a three quarter majority vote of Council in order to approve.

Chairman Renfro stated concern over the viability of use over time.

Commissioner Logan added that she feels if all the rules are followed, the owner does what they promise, and the police do what they're supposed to do, and the City does what they're supposed to do and all the rules are followed, believes this a really nice viable option.

Chairman Renfro called for a vote and added that a vote of yes is to pass and a vote of no is to deny. The motion failed by a vote of 2-4 with Commissioners Logan and Lyons dissenting and Commissioner Jusko absent.

668 IV. DISCUSSION ITEMS

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10. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
- ✓ MIS2015-003: Amendments to the Master Thoroughfare Plan (2nd Reading) [Approved]
 - ✓ Z2015-030: Amendments to PD-75 (2nd Reading) [Approved]
 - ✓ Z2015-031: SUP for a Carwash @ La Jolla Pointe Drive and Ridge Road (2nd Reading) [Approved]
 - ✓ Z2015-032: Renewal of SUP-115 for a Pawnshop (2nd Reading) [Approved]
 - ✓ Z2015-033: SUP @ 513 Windsor Way (2nd Reading) [Approved]
 - ✓ Z2015-034: Zoning Change for PD -- Saddle Star South (2nd Reading) [Approved]
 - ✓ Z2015-035: Zoning Change for PD -- Saddle Star North (2nd Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcomes of the above referenced cases at the City Council meeting .The Commission did not have any questions concerning this agenda item.

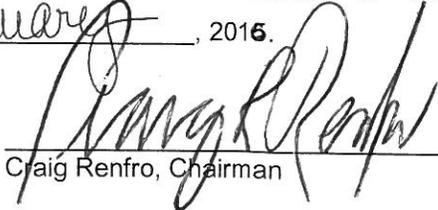
685 V. ADJOURNMENT

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The meeting adjourned at 9:16 p.m.

691 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
692 ROCKWALL, Texas, this 24 day of January, 2016.

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Craig Renfro, Chairman

698 Attest:
699 Laura Morales
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701 Laura Morales, Planning Coordinator
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