

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 26, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:02 p.m. Present were Commissioner John McCutcheon, Patrick Trowbridge, Annie Fishman, Johnny Lyons and Mike Jusko. Absent was Commissioner Tracy Logan. 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 January 12, 2016 Planning and Zoning Commission meeting.

2. P2016-002

Discuss and consider a request by Michael & Mary Grace Frasier for the approval of a replat for Lot 13, Block E, Wade Addition being a 0.74-acre tract of land currently identified as Lots 11 & 12, Block E, Wade Addition and Tract 36 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 704 Jackson Street, and take any action necessary.

Commissioner McCutcheon made motion to approve the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 6-0, with Commissioner Logan absent.

III. APPOINTMENTS

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

ARB representative came forward and gave brief summary of their recommendations for the items on the ARB agenda.

IV. ACTION ITEMS

4. MIS2016-001

Discuss and consider the approval of a special request by Jennie Watkins for an exception to the setback requirements for the purpose of constructing a single family home on a 0.12-acre parcel of land identified as Lot 49, Canup Addition, City of Rockwall, Rockwall County, Texas, being zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, located at the southeast corner of the intersection of Sam Houston Street and E. Bourn Street, and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of the item stating that the applicant, Jennie Watkins, has submitted a special request concerning the property at the corner of the intersection of Sam Houston and E. Bourn Street. The property is zoned Single Family 7 District and is located within the Southside Residential Neighborhood Overlay District.

Mr. Gonzales went on to explain that the applicant is proposing to construct a single family home on the subject property; however, the property is 35-feet wide and on a corner lot which is considered as two front yard setbacks at 20-feet each, and an internal side yard setback of 6-feet which leaves a reduced building envelop of 9-feet by 150-feet. Due to the limited width of the building envelop the applicant is requesting to reduce the front building setback adjacent to Sam Houston Street from 20-feet to 10-feet and the internal side yard setback from 6-feet to 5-feet, which will increase the building envelop to a developable lot size of 20-feet by 150-feet.

64 Section 6.4, Southside Residential Neighborhood Overlay District, of Article V, District
65 Development Standards, of the Unified Development Code grants the City Council the ability to
66 consider special requests within the district including the ability to vary setbacks the
67 furtherance of neighborhood preservation and enhancement. Typically, properties within the
68 Southside Residential Neighborhood Overlay District require a minimum of 50-feet of street
69 frontage; however, the subject property being annexed prior to 1959 and being platted prior to
70 1983 is considered to be a Lot of Record. The proposed home will meet the minimum standards
71 established in the Southside Residential Neighborhood Overlay District. The applicant has
72 submitted a letter of request and a survey of the proposed property that has been provided to
73 the Planning and Zoning Commission.

74
75 Chairman asked the applicant to come forward.

76
77 Jenny Watkins
78 302 E. Bourne St.
79 Rockwall, TX
80

81 Commissioner Jusko asked if there was a rendering of what applicant anticipates will be on the
82 lot. Ms. Watkins stated she has a few ideas she is considering one is a contemporary modern
83 style, or a country style with a front porch.

84
85 Commissioner Trowbridge asked applicant if she owned lot next door. Applicant stated she does
86 not but the builder does.

87
88 Commissioner Lyons asked Mr. Gonzales if there was a width minimum for the structure. Mr.
89 Gonzales stated there is no width minimum.

90
91 Chairman Renfro asked if notices if were sent out. Mr. Gonzales stated this was not a public
92 hearing and therefore no notices were required to be sent.

93
94 Commissioner McCutcheon made a motion to approve the item with staff recommendations.
95 Commissioner Fishman seconded the motion, which passed by a vote of 6-0, with
96 Commissioner Logan absent.

97
98
99 5. MIS2016-002

100 Discuss and consider a request by William Laurence for the approval of an exception to the
101 minimum masonry requirements stipulated in Section 3.1, *General Residential District*
102 *Standards*, of Article V, *District Development Standards*, of the Unified Development Code, for
103 a 0.17-acre parcel of land identified as Lot 1, Block 1, St. Mary's Addition, City of Rockwall,
104 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 508 St. Mary's
105 Street, and take any action necessary.

106
107 Planning Director, Ryan Miller, gave brief description of item stating the subject property is
108 located at 508 St. Mary's and applicant is requesting a masonry exception there is an existing
109 about a 1000 square foot home on the property with vinyl siding and what the applicant is
110 proposing to do is to construct a 1900 square foot addition to the home and use 100 percent
111 hardyboard for the siding. The code requires 80 percent masonry on any structure that is over
112 120 square feet and typically it would be brick or stone but hardyboard is allowed up to 50
113 percent. Mr. Miller further stated the code does have flexibility built in and allows for exceptions
114 to the masonry requirements on a case by case basis. The subject property is in an older part
115 of the City where many of the homes have hardyboard or vinyl siding therefore the request will
116 not change character of the district.

117
118 The applicant was not present.

119
120 Commissioner Trowbridge asked if the majority of the surrounding homes have siding. Mr. Miller
121 stated they do.

122
123 Commissioner Trowbridge made a motion to approve with staff recommendations.
124 Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with
125 Commissioner Logan absent.

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V. DISCUSSION ITEMS

6. Z2016-001

Hold a public hearing to discuss and consider a request by Sherri Banuelos for the approval of a zoning change from an Agricultural (AG) District to a Single Family One (SF-1) District for a 1.03-acre tract of land identified as Tract 11-5 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 735 Davis Drive, and take any action necessary.

Senior Planner, David Gonzalez, stated the subject property is currently zoned Agricultural and the applicant is requesting to change it to a Single Family One District and the applicant is present to further expand on the request.

Chairman Renfro asked applicant to come forward.

**Sherri Banuelos
735 Davis Dr.
Rockwall, TX**

Ms. Banuelos came forward and stated the purpose of the request is to build a workshop in the back of the home for the purpose of projects for the house as well as storage. She stated her and her husband recently moved from a much larger house and they need more space.

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

7. Z2016-002

Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and garage on a 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed as 453 Cullins Road, and take any action necessary.

Senior Planner, David Gonzales, gave brief summary of request stating applicant had recently had a zoning case approved and is here for the second part of the process requesting a Specific Use Permit for the detached garage and mother in law suite and applicant is present to further expand on request.

Chairman Renfro asked the applicant to come forward.

**Dale Price
453 Cullins Rd.
Rockwall, TX**

Mr. Dale came forward and stated this is a barn and a mother in law suite and the purpose of it is to allow his mother in law to come live with them and to have extra storage space.

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

8. Z2016-003

Hold a public hearing to discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of U. V. Real Estate, LP for the approval of a Specific Use Permit (SUP) to allow for outside storage in conjunction with an Auto Body Shop on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action necessary.

187 Planning Director, Ryan Miller, stated the applicant was present to expand on request and will be
188 available for questions.
189

190 Jeff Harold
191 750 E I30
192 Rockwall, TX
193

194 Mr. Harold came forward and stated Service King has been looking for some time to come into
195 the Rockwall area. They plan to do auto repair only and do not rebuild engines but they do repair
196 anything that has to do with vehicles inside and out other than the engines and therefore need
197 the outside storage and that is reason for the request of the SUP.
198

199 Mr. Miller added that the subject property is within the IH30 Overlay District and that is the
200 reason the SUP is needed due to the Overlay District not allowing for outside storage.
201

202 (Commissioner Logan arrived at the meeting at 6:32p.m.)
203

204 There being no further questions Chairman Renfro indicated the case will return to the
205 Commission for action at the next scheduled meeting.
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208 9. P2016-003

209 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Bobby Samuel
210 of Meritage Homes of Texas, LLC for the approval of a final plat for Stone Creek, Phase VII containing
211 79 single-family residential lots on 37.823-acres of land being a portion of a larger 163.2672-acre tract
212 of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County,
213 Texas, zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses,
214 generally located at the northwest corner of Hays Road and E. Quail Run Road, and take any action
215 necessary.
216

217 Senior Planner, David Gonzales, stated applicant was present to expand further on request and
218 will be available for any questions.
219

220 Warren Corwin
221 200 West Belmont
222 Allen, TX
223

224 Mr. Corwin came forward and stated they have been working on this project for about three
225 years they have reviewed staff comments and have addressed staffs concerns.
226

227 There being no questions Chairman Renfro indicated the case will return to the Commission for
228 action at the next scheduled meeting.
229

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231 10. P2016-004

232 Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the
233 approval of preliminary plat for Lots 1-6, Block A, Dalton Goliad Addition being a 9.183-acre tract of land
234 identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County,
235 Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV)
236 District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552,
237 and take any action necessary.
238

239 Planning Director, Ryan Miller, stated applicant was present to expand further on the request
240 and will be available for questions.
241

242 Juan Vasquez
243 1919 Shiloh Rd.
244 Garland, TX
245

246 Mr. Vasquez came forward and stated they are looking to develop the nine acre corner on 205
247 and Dalton Rd. and are currently getting started with the preliminary plat looking at

248 approximately six lots and is being driven by grocery Aldi that is coming in and the rest is
249 planning what may come in in the future.

250
251 Commissioner Trowbridge asked when a preliminary plat is required. Mr. Miller stated
252 preliminary plats are generally required when larger site are proposed to be subdivided. The
253 preliminary plat is useful for laying out utilities and detention/drainage. The purpose to
254 preliminary plat is to head on any issues the site may have. The next step in the process is for
255 them to site plan each individual lot and final plat.

256
257 There being no further questions Chairman Renfro indicated the case will return to the
258 Commission for action at the next scheduled meeting. Chairman Renfro also made note that
259 Commissioner Logan did arrive to the meeting.

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262 11. P2016-005

263 Discuss and consider a request by Warren Corwin of Corwin Engineering on behalf of John Arnold of
264 the Skorburg Company (BH Phase V 80' POD, SF, LTD) for the approval of a final plat Phase V of the
265 Breezy Hill Subdivision containing 79 single-family residential lots on a 25.598-acres of land being
266 identified as Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County,
267 Texas, zoned Planned Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses,
268 situated on the west side of Breezy Hill Road north of the intersection Breezy Hill Road and FM-552,
269 and take any action necessary.

270
271 Planning Director, Ryan Miller, stated this request is another phase of the Breezy Hill
272 Subdivision it is 79 lots and does conform to the preliminary and will be on the consent agenda
273 at the next scheduled meeting.

274
275 There being no questions Chairman Renfro indicated the case will return to the Commission for
276 action at the next scheduled meeting.

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279 12. SP2016-001

280 Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of the
281 owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a restaurant on a
282 1.66-acre tract of land identified as a portion of Lot 1, Village 2 Addition and Tract 3 of the M. J.
283 Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
284 District, situated within the IH-30 Overlay (IH-30 OV) District, generally located west of the intersection
285 of Village Drive and the IH-30 frontage road, and take any action necessary.

286
287 Planning Director, Ryan Miller, stated the applicant is present to expand on request and will be
288 available for any questions for staff.

289
290 James Spencer
291 14901 Corinne Drive
292 Dallas, TX

293
294 Mr. Spencer came forward and stated they are proposing for a site plan for approval for a
295 proposed El Fenix restaurant on the IH30 Overlay off of Village Dr.

296
297 Commissioner Logan asked where access would be and if it would be necessary to cut through
298 another property for access. Mr. Spencer stated there is a single point of access which is in front
299 of the Snuffers restaurant.

300
301 Commissioner McCutcheon asked if two points of access were required. Fire Marshall, Ariana
302 Hargrove, stated only one was required. General discussion took place concerning the point of
303 access.

304
305 There being no further questions Chairman Renfro indicated the case will return to the
306 Commission for action at the next scheduled meeting.

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309 13. SP2016-003

310 Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of Jeff
311 Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store on 3.64-
312 acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland Survey,
313 Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated
314 within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest Boulevard and north
315 of IH-30, and take any action necessary.

316
317 Senior Planner, David Gonzales, stated the applicant was present to expand further on request
318 and he would be available for questions.

319
320 Daniel Stewart
321 14800 Quorum Dr.
322 Dallas, TX
323

324 Mr. Stewart came forward and stated the request is for site plan approval for a proposed Rooms
325 To Go store they have received the site plan comments back from staff and there are some
326 technical things they will need to work through but will not be an issue. He added there are two
327 variances proposed concerning EIFS and stone masonry requirement and after speaking with
328 the owner they will revise the elevations to comply with both of those requirements and will no
329 longer be variance requests when they return for the public hearing.

330
331 Commissioner Logan asked if the masonry requirement was not being met due to glass. Mr.
332 Gonzales stated it was not due to the glass, the minimum masonry requirement is 20 percent
333 natural stone within an Overlay District glass is considered masonry according to the code.
334

335 There being no further questions Chairman Renfro indicated the case will return to the
336 Commission for action at the next scheduled meeting.
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338
339 14. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
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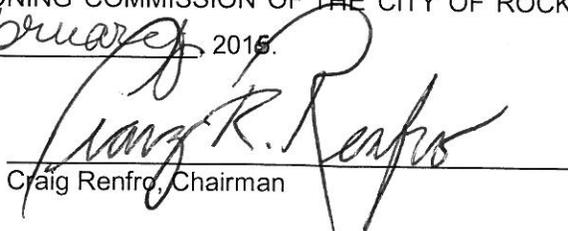
- 341 ✓ P2015-042: Final Plat for the Preserve, Phase 1 [Approved]
342 ✓ P2016-001: Lot 1, Block A, Patriot Paws Addition [Approved]
343 ✓ Z2015-028: SUP for a Private Baseball Fields (1st Reading) [Approved]
344 ✓ Z2015-036: Amendments to PD-32 (1st Reading) [Approved]
345 ✓ Z2015-037: SUP for a Church Steeple (1st Reading) [Approved]
346 ✓ Z2015-038: Amendments to PD-50 (1st Reading) [Approved]
347 ✓ Z2015-039: SUP for a Residence Hotel (1st Reading) [Approved]
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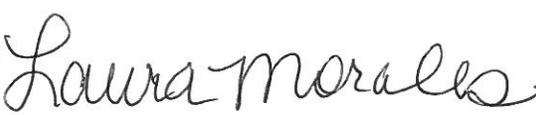
349 Planning Director Ryan Miller provided a brief update about the outcomes of the above
350 referenced cases at the City Council meeting. The Commission did not have any questions
351 concerning this agenda item.
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355 VI. ADJOURNMENT
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357
358 The meeting adjourned at 6:54 p.m.
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360 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
361 Texas, this 9 day of February, 2016.

362
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365 
366 Craig Renfro, Chairman
367

368 Attest: 
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Laura Morales, Planning Coordinator