

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 9, 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, Tracy Logan, Johnny Lyons and Mike Jusko. Absent was Commissioner Annie Fishman. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the January 26, 2016 Planning and Zoning Commission meeting.

2. P2016-003

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Bobby Samuel of Meritage Homes of Texas, LLC for the approval of a final plat for Stone Creek, Phase VII containing 80 single-family residential lots on 37.823-acres of land being a portion of a larger 163.2672-acre tract of land identified as Tract 3 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses, generally located at the northwest corner of Hays Road and E. Quail Run Road, and take any action necessary.

3. P2016-004

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

4. P2016-005

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

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

III. PUBLIC HEARINGS

5. 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.

61 Senior Planner, David Gonzales, gave brief explanation of request stating that the subject
62 property is a 1.03-acre tract of land located at 735 Davis Drive. The applicant, Sherri
63 Banuelos, is requesting to rezone the property from an Agricultural District to a Single-
64 Family One District for the purpose of allowing an accessory structure to be constructed on
65 the property. According to the Permissible Uses Chart of the Unified Development Code, an
66 accessory structure within the AG district is not an allowed use; however, the use is allowed
67 by right in a residentially zoned district, including the SF-1 District. The applicant has
68 indicated that the primary use for the accessory structure is for storage, outdoor equipment,
69 other items, and for use as a workshop. Currently, the subject property has an existing
70 single-family home constructed on it that was annexed into the City on March 16, 1998.
71

72 Mr. Gonzales further stated that the Future Land Use Map, adopted with the Comprehensive
73 Plan, designates the subject property for Low Density Residential land uses, which is
74 defined as less than two single-family units per acre. This designation is in conformance
75 with the applicant's request to rezone the subject property to a Single-Family One District.
76

77 Also, on January 28, 2016, staff mailed twenty-two notices to property owners within 500
78 feet of the subject property. There is no HOA/Neighborhood Organization within 1500 feet
79 participating in the notification program. Additionally, staff posted a sign on the property.
80 Staff has not received any notices either "for" or "against" the zoning change request.
81

82 Chairman Renfro opened the public hearing and asked the applicant to come forward.
83

84 Sherri Banuelos
85 735 Davis Dr.
86 Rockwall, TX
87

88 Chairman Renfro asked applicant if she wished to add anything to Mr. Gonzales's summary
89 of request. Ms. Banuelos stated she did not.
90

91 Chairman Renfro asked if there was anyone in the audience wishing to speak, there being
92 no one indicating such; Chairman Renfro closed the public hearing and brought the item
93 back to the Commission.
94

95 Commissioner Trowbridge made motion to approve the item with staff recommendations.
96 Commissioner McCutcheon seconded the motion, which passed by a vote of 6-0, with
97 Commissioner Fishman absent.
98

99 6. Z2016-002

100 Hold a public hearing to discuss and consider a request by Bobby Dale and Bretta Price for the
101 approval of a Specific Use Permit (SUP) for a guest quarters/secondary living unit and garage on a
102 5.5-acre tract of land identified as Tract 17-7 of the W. W. Ford Survey, Abstract No. 80, City of
103 Rockwall, Rockwall County, Texas, zoned Single Family Estate 2.0 (SFE-2.0) District, addressed
104 as 453 Cullins Road, and take any action necessary.
105

106 Senior Planner, David Gonzales, gave brief explanation of request stating the applicants,
107 Bobby Dale & Bretta Price, are requesting a Specific Use Permit for the purpose of
108 constructing a one-story combination mother-in-law suite and detached garage, the subject
109 property is a five acre tract of land. Based on the applicant's letter of request and the
110 building plans submitted, the size and height of the new structure will exceed what the
111 Unified Development Code allows. The subject property is located on the northeast corner
112 of FM-549 and Cullins Road.
113

114 Mr. Gonzales further noted that staff mailed nineteen notices to property owners within 500
115 feet of the subject property and also notified one HOA/Neighborhood Organization that is
116 within 1,500 feet and participating in the notification program. Additionally, staff posted a
117 sign on the property and staff received no notices "for" or "against" the zoning change
118 requested.
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120 Chairman Renfro asked the applicant to come forward and speak.
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Dale Price
453 Cullins Rd.
Rockwall, TX

Mr. Price came forward and stated he did not have much information to add from Mr. Gonzales' summary of request.

Chairman Renfro asked what the square footage of the main house was. Mr. Price stated it was 4601 square feet and with the garage it was a little over 5000 square feet.

Chairman Trowbridge asked if it would have a separate address. Mr. Price stated it would not.

Chairman Renfro opened the public hearing and asked if there was anyone wishing to speak, there being no one indicating such, Chairman Renfro closed the public hearing.

Commissioner McCutcheon made motion to approve the request with staff recommendations. Commissioner Jusko seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.

7. 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.

Planning Director, Ryan Miller, gave brief explanation of request stating the subject property is a 3.2 acre tract of land and is where Tuff Shed currently is and Tuff Shed was granted an SUP for outside storage in 2013 but did have a time limitation tied to it and will be expiring April 1, 2016. Applicant is requesting to build an auto body shop which is permitted by right, but does require an SUP for outside storage. It will be for vehicles located in the back of the building. In addition the applicant is requesting to use a 6 foot pre-cast fence around the storage area to screen the vehicles from adjacent properties. The code does allow the Planning and Zoning Commission to approve a precast fence.

Mr. Miller further stated that staff mailed 23 notices to property owners and residents within 500-feet of the subject property and posted a sign on the subject property at 1780 E. IH-30, and advertised the public hearings in the Rockwall Harold Banner and did not receive any notices back in favor or in opposition.

Mr. Miller added that the conditions that were added to the draft ordinance that will help regulate the property were included in the Commissioners packet.

Chairman Renfro asked Commission for questions for staff.

Commissioner Logan asked if it was known what kind of foundation the precast fence would sit on. Mr. Miller stated they are slit in place panels and are stamped with a stone look which meets the requirements, if the Planning and Zoning Commission grant the exception to use a precast fence.

Commissioner Trowbridge asked if current land owner is requesting the change or is there a change in ownership associated with the change of use. Mr. Miller stated the current land owner has given consent for the application.

Chairman Renfro asked the applicant to come forward and speak.

183 Matt Moore
184 1903 Central Drive
185 Bedford, TX
186

187 Mr. Moore came forward and stated Mr. Miller covered the request well and clarified that
188 Service Kind does have the property under contract and are waiting to get this request
189 approved before closing on the property. Mr. Moore stated they have read through all of
190 staffs conditions and accept the conditions.
191

192 Commissioner Jusko asked how deep the piers on the wall would be. Mr. Moore stated it
193 has not been engineered yet but is something they will work with the fence group on and
194 will work with the City through that process.
195

196 Commissioner Logan asked whether or not vehicles could be stored inside the building
197 overnight. Mr. Moore indicated with the size of the facility that would not be feasible.
198

199 Commissioner Logan asked how many bays there would be. Mr. Moore stated there would
200 be fourteen bays.
201

202 Commissioner McCutcheon asked what the gate would be mad of. Mr. Moore stated it would
203 be a metal fence and could be a solid look or rod like. Commissioner McCutcheon also
204 asked what the requirement for fencing is for this type of facility. Mr. Miller stated a six foot
205 masonry fence is required finished in brick or stone material but can ask for the pre cast
206 fence panels that are discretionary approval by the Planning Commission.
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208 Chairman Renfro opened the public hearing and asked if anyone present wished to come
209 forward to speak, there being no one indicating such; Chairman Renfro closed the public
210 hearing.
211

212 General discussion took place concerning issues precast fencing may have as opposed to a
213 meeting the masonry requirements.
214

215 Mr. Moore stated if it was the desire of the Commission to move away from the precast
216 fencing and meet the masonry fence requirements he would go that route.
217

218 Chairman Renfro opened the public hearing and asked if there was anyone that wished to
219 speak, there being no one indicating such; Chairman Renfro closed the public hearing.
220

221 Chairman Renfro made motion to approve request with the exception to the pre-cast fence.
222 Commissioner Lyons seconded the motion, which passed by a vote of 6-0, with
223 Commissioner Fishman absent.
224

225
226 8. Z2016-004
227 Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval
228 of a Specific Use Permit for a Banquet Facility on a 0.66-acre lot of land containing two (2) parcels
229 of land identified as Block 23A (0.43-acres) and Block 24C (0.23-acres) of the Amick Addition, City
230 of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for
231 Residential-Office (RO) District uses, located within the North Goliad Corridor Overlay (NGC OV)
232 District, addressed as 803 & 805 N. Goliad Street, and take any action necessary.
233

234 Planning Director, Ryan Miller, gave brief request of item stating at the last City Council
235 meeting on February 1st Council approved an amendment to Planned Development District
236 50 that allowed for a banquet facilities use or event venues through a Specific Use Permit.
237 Per the ordinance it defines these facilities as commercial facilities that can be rented out
238 for the purpose of hosting private events however the events cannot be opened to the
239 general public. In accordance with this new amendment, the applicant is requesting a
240 specific use permit for a banquet facility on the subject property which is located south of
241 Heath St. and 803 N. Goliad St. and is on the west side of SH205.
242

243 Mr. Miller also explained that the applicants did provide a letter stating that the purpose of
244 the facility is to host small events such as birthday parties, bridal/baby showers, and
245 graduation parties along with a list of the types of events they intend to allow to be hosted.
246 They have also defined the operational hours as Sunday thru Thursday 8am to 9pm and
247 Friday and Saturday 8am to 11pm and applicant has also provided staff with several further
248 operational restraints that better clarify their intended use. Mr. Miller added that examples of
249 that is no food preparation would take place on site, no live outdoor music, and anytime
250 there is alcohol present there will be a security guard or an off duty police officer required.
251 All that information was compiled into a draft ordinance and have put together a list of the
252 operational requirements for the review of the Commission.
253

254
255 Mr. Miller further stated there are several variances associated with the request, the first
256 being a request to the paving standards. When request originally came in there were nine
257 parking spaces and a cross access easement paved. What the applicant needs in order to
258 meet the parking requirement is sixteen parking spaces currently applicant is requesting to
259 do this per the site plan by including five additional parking spaces accessible by a twelve
260 in half foot drive that will connect the end of the pavement, the cross access easement, to
261 North Alamo Street and off of that there will be five parking spaces, however the applicant is
262 requesting that it be permitted to be a crushed rock or gravel. Mr. Miller added that the
263 Ordinance does stipulate concrete or asphalt is required in this District and the City
264 Engineer as well as the Engineering Standards of Design as well as the Unified Development
265 Code stipulate concrete citywide. There has been one lot approved for asphalt within the
266 District and that would be Blacks Collectables. However due to maintenance issues with
267 asphalt the City has moved to only requiring concrete, but applicant is requesting a waiver
268 to this requirement. Mr. Miller also pointed out that regardless of paving material approved
269 detention will be required. Applicant is also requesting a variance to allow parking within a
270 cross easement, and typically that is not allowed because it restricts the free flow of traffic
271 between properties and it is an Ordinance requirement, in this case applicant is showing
272 two parking spaces in the cross easement next to the property to the north. The final
273 request is for the twenty foot cross access easement. This is required in PD50 because
274 there is an access plan to try and take as much traffic off of SH205 and circulate it between
275 the properties. In this case the applicant is requesting a waiver to paving that however
276 applicant has provided a condition in the draft ordinance which ties the paving and the
277 provision of the cross access easement to the property to the southwest which is currently
278 zoned SF-7. When that property rezones and takes on a commercial use then the applicant
279 has stated he will provide the cross access required between the properties to the south, his
280 property and the property to the north as well as removing the two parking spaces in the
281 cross access easement and placing them elsewhere on the site.
282

283 Mr. Miller went on to explain the property is a Single Family-7 and currently there are no
284 commercial properties along Alamo Street nor have there been any zoning requests for
285 commercial properties along Alamo Street. The Ordinance of Planned Development 50
286 District does give the ability for Planning and Zoning as well as City Council the ability to
287 grant variances specifically in the event that unique conditions exist on the property. Any
288 recommendation for approval of a variance as well as for the SUP is discretionary approval
289 for the Planning and Zoning Commission as well as City Council.
290

291 Mr. Miller also stated that staff mailed 105 notices to property owners within 500-feet of the
292 subject property and posted a sign adjacent to N. Goliad Street. Staff received three
293 notifications in favor of the request one of which did state a desire to see the back of the
294 property paved. An email was also received late today that stated opposition of the
295 applicant's request.
296

297 Mr. Miller stated the applicant was present and staff was available for questions.
298

299 Chairman Renfro asked the Commission for questions for staff.
300

301 Commissioner Trowbridge asked if cross easement posed a fire hazard. Mr. Miller stated it
302 did not as it is not a fire lane.
303

304 Commissioner Trowbridge asked if cross easement was going into place or is the easement
305 being waived. Mr. Miller stated the cross easement is currently in place on the property to
306 the southwest, it was platted as part of the redevelopment of the property. Based on the way
307 the SUP Ordinance is written if what applicant is requesting is granted, it will allow two
308 parking spaces within that easement and restricting the ability to act as a cross access
309 easement until such time that that property on the southwest develops at which time the two
310 parking spaces will be required to be moved.

311
312 Commissioner Jusko asked if there were any city provisions that would allow grass pavers.
313 Mr. Miller stated currently grass pavers are not allowed.

314
315 Chairman Renfro asked applicant to come forward and speak.

316
317 Scott Milder
318 830 Shores Blvd.
319 Rockwall, TX

320
321 Mr. Milder came forward and briefly stated request for variances, specifically for the paving,
322 the venue will be for small events and the capacity level is 49 therefore there will not be a
323 large amount of people, but the reason for the variance request is should the venue not
324 work out, and it is decided to use the property for what it was originally zoned for, there
325 wouldn't be a need to have that much parking on that side and basically just trying to limit
326 the amount of concrete put on the property. By doing crushed rock or some sort of alternate
327 material would allow flexibility should the use be changed. Mr. Milder also noted the area
328 where the alternate material would be will be enclosed by an eight foot fence. Concerning
329 the cross easement it will only be used until the property to the southwest changes into
330 commercial.

331
332 Commissioner Logan asked if east west connection to Alamo was a variance as well as the
333 parking around it. Mr. Miller stated it was a variance for the paving standards, and a variance
334 to park within a cross access easement and a variance for the cross access easement itself
335 but it is not a variance to exit off Alamo the driveway is currently already there.
336 Commissioner Logan asked concerning detention requirement. Mr. Miller detention is
337 always required when developing any property in this case the area where the concrete was
338 already poured is required to be detained, even if gravel is approved that will change the
339 runoff and that will have to be detained somewhere on the property.

340
341 Commissioner Lyons asked staff if variance is granted on the paving of the cross access
342 easement, once that's needed and the properties to the north and the south are developed
343 and there becomes a need for that

344
345 Commissioner Trowbridge asked age and type of trees on the property. Mr. Milder stated he
346 was not sure of age, but they are mature Pecan trees. Commissioner Trowbridge also asked
347 what other material other than gravel could applicant use. Mr. Milder stated he did not intend
348 to use gravel; it would be a type of crushed stone or granite.

349
350 Chairman Renfro opened the Public Hearing and asked if anyone present wished to speak to
351 come forward.

352
353 David Smith
354 601 Stonebridge Dr.
355 Rockwall, TX

356
357 Mr. Smith came forward came forward and stated he initially he was unsure of whether or
358 not he was in favor or in opposition fearing added traffic would be an issue as well as
359 people attending the venue using his property for parking. But after hearing the
360 presentation he believes it will fit in well and not cause issues, therefore he is in favor of the
361 request.

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363
364

365 Benny Daniels
366 3308 Augusta Blvd.
367 Rockwall, TX

368
369 Mr. Daniels came forward and stated he is in favor of request. He has known the Milders for
370 many years and feels they will provide a facility that will be an asset to the City because
371 there is a need for this type of venue.

372
373 Jim Cooper
374 901 N Alamo Road
375 Rockwall, TX

376
377 Mr. Cooper came forward and stated although the he feels this will be an asset to Rockwall
378 and all the work that has been done on the property has been good, he has concerns on a
379 resident's standpoint of the appearance of a gravel parking lot facing Alamo. He is
380 concerned on what type of time frame if any would be required to keep this type of material
381 before concrete needs to replace it. Mr. Miller stated applicant will be providing a fence
382 therefor the parking area would be screened. The time limit is tied to the development of the
383 property on the southwest corner when that property rezones and goes commercial at that
384 time the cross access will be paved. Mr. Cooper also stated concern with the parking, he is
385 worried the event guests will park on the street on Alamo and that would cause an issue for
386 residents not being able to park. Mr. Cooper also shared concern of the noise and
387 commotion the events would cause during nights and weekends.

388
389 Chairman Renfro asked applicant to come forward for any rebuttal and questions.

390
391 Mr. Milder clarified that the fence would screen the area and would remain close at all times
392 unless other than when an event is being hosted. Mr. Milder also stated that concerning the
393 noise, the SUP states there will not be any outdoor music.

394
395 Chairman Renfro stated concern should ownership change and variance was granted. Mr.
396 Milder stated there is currently a substantial amount of concrete on the property.

397
398 Commissioner Trowbridge asked if different types of uses require different parking
399 requirements. Mr. Miller stated that they do. Commissioner Trowbridge also asked
400 concerning the no food preparation stipulation. Mr. Miller stated the kitchen was not set up
401 to be a full kitchen and the intent is for guests to bring food into the facility and use the
402 kitchen as a prep area.

403
404 Commissioner Logan shared need for variances of such to keep the quaintness of old
405 Rockwall and not have too much concrete that loses that look of an old house such as the
406 subject property.

407
408 General discussion took place by the Commissioners where some expressed they were
409 okay with the variance approval.

410
411 Commissioner Lyons made motion to approve the item with the variances. Chairman Renfro
412 seconded the motion, which passed by a vote of 6-0, with Commissioner Fishman absent.

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415 IV. ACTION ITEMS

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417 9. SP2016-001
418 Discuss and consider a request by James Spencer of GHA Architecture/Development on behalf of
419 the owner Robert Clinesmith of Triton I-30 Rockwall, LLC for the approval of a site plan for a
420 restaurant on a 1.66-acre tract of land identified as a portion of Lot 1, Village 2 Addition and Tract 3
421 of the M. J. Barksdale Survey, Abstract No. 11, City of Rockwall, Rockwall County, Texas, zoned
422 Commercial (C) District , situated within the IH-30 Overlay (IH-30 OV) District, generally located
423 west of the intersection of Village Drive and the IH-30 frontage road, and take any action
424 necessary.

425 Planning Director, Ryan Miller, gave brief summary of request stating the applicant is
426 requesting approval of a site plan for a 7600 square foot restaurant facility. The facility will
427 be accessible through the Snuffers parking lot through a required cross access easement
428 and currently does meet the requirements for the district and the technical requirements as
429 well. The ARB did review and they made a recommendation to approve to the Planning and
430 Zoning Commission based on the elevations. Mr. Miller added there is only one requirement
431 they are currently not meeting and that is for the parking within a landscape buffer. Since it
432 is a very narrow lot and there is a retaining wall as well it made it difficult for the landscape
433 buffer requirement to be met, what they have done is provide a cluster of trees and this will
434 allow them to meet the intent of the landscape ordinance.
435

436 Mr. Miller stated applicant is present and staff is available for questions.
437

438 Commissioner Logan asked if the existing wall will stay. Mr. Miller stated they will be using
439 the existing wall.
440

441 Chairman Renfro asked applicant to come forward.
442

443 James Spencer
444 14901 Corrin Dr.
445 Dallas, TX
446

447 Commissioner Lyons asked if there were any drawings of what it's going to look like the
448 view of the restaurant or any artist renderings from IH30. Mr. Spencer stated they only had
449 the elevation renderings.
450

451
452 Commissioner McCutcheon made motion to approve request. Commissioner Jusko
453 seconded the motion which passed by a vote of 6-0, with Commissioner Fishman absent.
454
455

456 10. SP2016-002

457 Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of the owner First
458 Baptist Church for the approval of a site plan for a parking lot on an approximately 1.80-acre tract of
459 land being five (5) parcels of land identified as Lots 1, 2, 3, 5 and a portion of Lot 4, Block M,
460 Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR)
461 District, generally located on the west side of S. Goliad Street between Ross Avenue and Bourn
462 Avenue, and take any action necessary.
463

464 Senior Planner, David Gonzales, gave brief summary of request stating that the applicant is
465 requesting approval of a site plan for an off-site parking lot that will be located south of the
466 existing First Baptist Church. The proposed parking lot will incorporate five lots within the
467 1.80-acre tract of land, of which four are vacant. The plan will involve demolishing an
468 existing structure currently used for housing of church vehicles. The property is zoned for
469 General Retail District uses and is located on the west side of S. Goliad Street between Ross
470 Avenue and Bourn Avenue.
471

472 Mr. Gonzales explained that the applicant has provided a treescape plan indicating a total of
473 168 caliper inches will be removed from the site, the majority of which are Hackberry and
474 Cedar trees. Hackberry and Cedar trees that are 11 inches dbh or larger, shall be replaced
475 at 50 percent of the total caliper inches being removed; however, Hackberry and Cedar trees
476 are less than 11 inches are not considered a protected tree. Also being removed from the
477 site are two elm trees considered to be feature trees and those total 24 caliper inches.
478 Feature trees may not be removed without approval of the Planning and Zoning Commission
479 and are to be replaced inch for inch. The total mitigation required for the site is 78.5 inches.
480 The applicant's landscape plan depicts the provision of thirty three inch caliper trees, which
481 satisfies the mitigation requirements. The landscape plan as submitted meets or exceeds
482 the intent of the Unified Development Code.
483

484 Mr. Gonzales went on to explain that the applicant is requesting a variance to allow a six
485 foot wood fence along the rear perimeter of the property to provide screening for the

486 adjacent residential properties. Mr. Gonzales added that recommendation will only be
487 required from the Planning and Zoning Commission and it will not need to go to City
488 Council.
489

490 Mr. Gonzales stated applicant is present and staff is available for questions.
491

492 Commissioner Logan asked if currently there is a fence along the alley. Mr. Gonzales stated
493 there is not.
494

495 Chairman Renfro made motion to approve with staff recommendations. Commissioner
496 McCutcheon seconded the motion, which passed by a vote of 6-0, with Commissioner
497 Fishman absent.
498
499

500 11. SP2016-003

501 Discuss and consider a request by Daniel Stewart of Cates-Clark & Associates, LLP on behalf of
502 Jeff Finkel of Seaman Development Corporation for the approval of a site plan for a furniture store
503 on 3.64-acre portion of a larger 14.07-acre tract of land identified as Tract 4 of the J. D. McFarland
504 Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District
505 , situated within the IH-30 Overlay (IH-30 OV) District, generally located east of Greencrest
506 Boulevard and north of IH-30, and take any action necessary.
507

508 Senior Planner, David Gonzales, gave brief explanation of request stating that this is a site
509 plan proposing for a 40,000 Rooms to Go facility. The submitted site plan, building
510 elevations, landscape plan, treescape plan, and photometric plan are in compliance and
511 conform to the technical requirements contained within the UDC. Staff is still working with
512 the applicant on some minor technical comments and was brought back to the ARB and the
513 board expressed concern with the blue ACM panels being used at the Kids columns'
514 secondary entrance. The ARB also indicated that both of the side building elevations lacked
515 interest due to no architectural elements being present. To address these concerns the
516 ARB recommended that the applicant remove the blue ACM panels and incorporate stone
517 columns with an arched roof matching the primary entrance. The Board also recommended
518 the applicant provide architectural elements for each side elevation in order to break up the
519 flat appearance of the buildings side elevations since they were highly visible. The applicant
520 did make the changes to those areas and ARB met with applicant this evening and reviewed
521 and did approve.
522

523 Mr. Gonzales stated the applicant was present and staff is available for questions.
524

525 Commissioner Lyons made motion to approve the item with staff recommendations.
526 Commissioner Trowbridge seconded the motion, which passed by a vote of 6-0, with
527 Commissioner Fishman absent.
528

529
530 V. DISCUSSION ITEMS

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532 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
533

- 534 ✓ P2016-002: Lot 13, Block E, Wade Addition [Approved]
- 535 ✓ MIS2016-001: Exception to the Setback Requirements [Approved]
- 536 ✓ MIS2016-002: Exception to the Masonry Requirements for 508 St. Mary's Street [Approved]
- 537 ✓ Z2015-028: SUP for a Private Baseball Fields (2nd Reading) [Approved]
- 538 ✓ Z2015-036: Amendments to PD-32 (2nd Reading) [Approved]
- 539 ✓ Z2015-037: SUP for a Church Steeple (2nd Reading) [Approved]
- 540 ✓ Z2015-038: Amendments to PD-50 (2nd Reading) [Approved]
- 541 ✓ Z2015-039: SUP for a Residence Hotel (2nd Reading) [Approved]
- 542

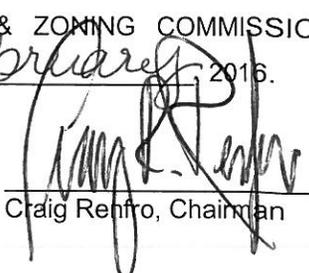
543 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
544 referenced case at the City Council meeting. The Commission did not have any questions
545 concerning this agenda item.
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VI. ADJOURNMENT

The meeting adjourned at 7:51 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this 23 day of February, 2016.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator