

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 23, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01 p.m. Present were Commissioner John McCutcheon, Patrick Trowbridge, Johnny Lyons, Mike Jusko, Annie Fishman and Tracy Logan. 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 February 9, 2016 Planning and Zoning Commission meeting.

2. P2016-008

Discuss and consider a request by Sam Ellis on behalf of Amal Fernando of M. REA Properties 2, LLC for the approval of a replat for Lot 1, Block A, Children's Lighthouse Addition being a 3.483-acre tract of land currently identified as Lot 1 of the DeWoody Addition and Lot 1, Block D, North Lakeshore Valley, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District (65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3009 & 3011 N. SH-205, and take any action necessary.

Commissioner Lyons made motion to approve consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 6-0.

Chairman Renfro advised that item #8 would be moved up to the top on the discussion items.

III. ACTION ITEMS

3. MIS2016-004

Discuss and consider a request by Worth Williams on behalf of Arkoma Development, LLC for the approval of a Treescape Plan for a 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, located at the southwest corner of the intersection of SH-205 [N. Goliad Street] and North Lakeshore Drive, situated within the North SH-205 Overlay (N. SH-205 OV) District, and take any action necessary.

Senior Planner David Gonzales gave brief description of item stating applicant Worth Williams, has submitted a Tree Mitigation Plan in conjunction with a mass grading permit for the future development of a commercial/retail project within Planned Development No. 65. In 2006, Arkoma Development LLC submitted a development plan for the corner of N. Lakeshore Blvd and SH-205, which included one parcel to the south of Lakeshore and multiple parcels to the north. The subject property is located on the south-west corner of SH-205 and North Lakeshore Drive and is identified as Tract 8-4 of the J H B Jones Survey Abstract No. 124, being 6.1091-acres. The applicant has provided a tree survey identifying a total of 230 trees totaling 2,208-caliper inches that require removal in order to develop the property. The majority of the trees are Hackberry and Cedar trees.

Mr. Gonzales explained that according to the UDC Hackberry and Cedar trees that are 11 inches dbh or larger, shall be replaced at 50 percent of the total caliper inches being removed; however, Hackberry and Cedar trees that are less than 11 inches dbh shall not be considered a protected tree. Of the 230 trees being removed, sixty-four are considered protected trees and require mitigation totaling 769 caliper inches of mitigation, while eight trees totaling 163.5 caliper inches are identified as feature trees. Feature trees may not be removed without approval of the Planning and Zoning Commission and are to be replaced on an inch-for-inch basis unless the tree is thirty caliper inches or greater. In these cases the trees will be replaced at twice the number of inches being removed and the applicant has accounted for the double mitigation

64 standard where applicable. Under Article IX, Section 7 Tree Replacement Credits A. Preservation
65 Credits of the UDC, the code states that each saved oak, any type, pecan or elm trees 24 inches
66 dB or greater will earn a credit. The maximum credit under this provision is 20 percent of the
67 total replacement inches in the development.
68

69 Mr. Gonzales further explained that the Tree Mitigation Plan identifies tree #1587 as a 38.3-
70 caliper inch Pecan that will be saved. Therefore, a credit adjustment to the mitigation balance
71 will be applied leaving a total mitigation balance of 731 caliper inches due. The mitigation
72 balance will be satisfied at the time of development of the site. Approval of the applicant's
73 request is a discretionary decision for the Planning and Zoning Commission.
74

75 Mr. Gonzales stated applicant is present and staff is available for questions.
76

77 Mark Hickman
78 3094 CR 1024
79 Farmersville, TX
80

81 Mr. Hickman came forward and stated he is here representing Worth Williams and currently
82 working on the site plan and has been working with staff to limit the tree mitigation as much as
83 possible and believes they will be making a big dent in the tree mitigation, particularly on the
84 larger trees located on the south side where there are three trees, a forty inch, thirty-two inch
85 and a twenty inch oak and have worked the site plan to save all but the forty inch. Mr. Hunter
86 further stated there are about a dozen other trees that will be saved also. They have been
87 working with staff on the site plan process to keep the tree mitigation at a minimum, but are still
88 asking the same request even though they feel they will be able to save several trees they are
89 requesting to remove because they will not be removed at this time in hope of saving them.
90

91 Chairman Renfro asked Commission for questions for applicant or staff.
92
93

94 Commissioner Logan had question for staff regarding the thirty-eight inch requirement. Mr.
95 Gonzales explained that any tree that is on site oak, pecan or elm twenty four inches or greater if
96 not removed then the developer obtains a credit for that.
97

98 Chairman Renfro asked staff how much applicant is being asked to pay. Mr. Gonzales stated
99 once the development is on the ground, it will depend upon the mitigation.
100

101 Commissioner Logan asked if the 20 inch oak tree was over the property line, and the 32 inch
102 tree partially over the property line. Mr. Hickman stated the trunk of the 32 inch tree is partially
103 over the property and the 20 inch is over the property line.
104

105 Commissioner asked why removal is being allowed if it is not on the property being developed.
106 Mr. Miller answered it has already been to the City Council and the Parks Board where
107 permission was granted.
108

109 Commissioner Trowbridge made motion to approve the item. Commissioner McCutcheon
110 seconded the motion which passed by a vote of 6-0.
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114 IV. DISCUSSION ITEMS

115 4. Z2016-006
116 Hold a public hearing to discuss and consider a request by John Cherry for the approval of a Specific
117 Use Permit (SUP) for a carport on a 1.04-acre tract of land identified as Tract 47 of the R. Ballard
118 Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7)
119 District, addressed as 303 Renfro Street, and take any action necessary.
120
121
122

123 Chairman Renfro asked applicant to come forward and speak.
124
125

126 John Cherry
127 303 Renfro
128 Rockwall, TX
129

130 Mr. Cherry came forward and stated when he bought the home it had an existing carport on the
131 right side from the street but only allowed for one vehicle and he has removed that. Currently
132 there is an existing gravel driveway to the left side and he will be moving the carport there and it
133 is jay swing and will allow for three vehicles and will be screening it with a cedar fence that will
134 allow for it not to be visible from the street.
135

136 Commissioner asked the Commission for any questions for staff or applicant.
137

138 Commissioner Trowbridge asked how tall the screen fence would be. Mr. Hunter stated it is 8foot
139 tall and is currently in place now and the roofing is made of corrugated metal.
140

141 There being no further questions staff indicated the case will return to the Commission for
142 action at the next scheduled meeting.
143

144 5. Z2016-007

145 Hold a public hearing to discuss and consider a request by Scott W. Blackwood for the approval of a
146 zoning change from Agricultural (AG) District to a General Retail (GR) District on a 12.493-acre tract of
147 land identified as Tract 17-14 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall
148 County, Texas, located west of the intersection of SH-205 [S. Goliad Streef] and S. FM-549, addressed
149 as 5205 S. FM-549, and take any action necessary.
150

151 Chairman Renfro asked applicant to come forward and speak.
152

153 Scott Blackwood
154 5205 South FM549
155 Rockwall, TX
156

157
158 Mr. Blackwood came forward and stated reason for request is because he has made numerous
159 attempts to sell the property but it has been difficult to sell as a home front due to the General
160 Retail zoning that is next door. He does not feel as development grows in the future it will sell as
161 a residential use it is not sellable. He stated he requested a zoning change for a Commercial use
162 with an SUP a few years ago when they were annexed into the City but that was denied. They
163 have shown the house to potential buyers numerous times, and have reduced the price
164 numerous times and it is below market value, but they have found it increasingly difficult to sell
165 as a residential home site with the zoning it is next to. He went on to state that since his
166 application for the zoning change was made he has one interested party wanting to buy it if the
167 zoning is approved.
168

169 Chairman Renfro made comment concerning neighboring properties being residential. Mr.
170 Blackwood stated he has spoken to the neighbor southwest of him and he is not opposed to the
171 request.
172

173 Commissioner Trowbridge asked if request is denied what the time frame would be before the
174 applicant can reapply. Mr. Miller stated it would be one year unless the request comes back with
175 more restrictive conditions it can come back immediately.
176

177 Commissioner Trowbridge also asked concerning the party that was interested in buying the
178 home was it strictly if the zoning was changed. Mr. Blackwood stated that the offer that they had
179 presented was for commercial use.
180

181 Commissioner Lyons asked staff for a rundown of what can be developed in General Retail. Mr.
182 Miller stated generally General Retail is less intense than a Commercial District it's typically
183 used adjacent to residential properties because it is more restrictive with its uses.
184

185 Commissioner Lyons asked the applicant what he felt has changed now from the time of the last
186 denied request that will make General Retail a better fit for the subject property. Mr. Blackwood
187 stated that due to the hard corner being General Retail already it would be a better fit than for
example Residential Office.

188 Chairman Renfro asked if it was the applicants understanding that the property would hold more
189 value if it was changed to General Retail. Mr. Blackwood stated it would be.
190

191
192 There being no further questions staff indicated the case will return to the Commission for
193 action at the next scheduled meeting.
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197 6. P2016-006

198 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
199 BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VII containing 10 single-
200 family residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract
201 No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for
202 Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-
203 OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take
204 any action necessary.
205

206 Chairman Renfro advised the Commission item #'s 6 and 7 will be combined and asked applicant
207 to come forward and speak.
208

209 Adam Buczek
210 Westchester Dr. Suite 710
211 Dallas, TX 75225
212

213 Mr. Buczek came forward and provided a slide show presentation which gave an overview of
214 request which included the approved master plat for Breezy Hill Estates.
215

216 Mr. Miller added that last year there was a case that came to the Commission concerning the
217 property to the northeast of the Breezy Hill Subdivision and at that time staff was in the process
218 of amending the master thoroughfare plan and through conversations with the developer and
219 staff it was identified a route that would run through this property extending to the church
220 property to the west. Staff will work with the developer for an alternative that can be brought
221 back to the Commission that still meets the intent of the master thoroughfare plan that was
222 approved earlier this year.
223

224 Mr. Buczek stated there are still some discussions that need to take place concerning the
225 thoroughfare through their property before it is brought forward to the Commission.
226

227 There being no further questions staff indicated the case will return to the Commission for
228 action at the next scheduled meeting.
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231 7. P2016-007

232 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of
233 BH Balance I LLC for the approval of a preliminary plat for Breezy Hill, Phase VI containing 79 single-
234 family residential lots on 32.020-acre portion of a larger 61.528-acre tract of land identified as Tract 7 of
235 the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned
236 Development District 74 (PD-74) for Single Family 10 (SF-10) District land uses, generally located
237 northeast of the intersection of N. John King Boulevard and Life Springs Drive, and take any action
238 necessary.
239

240 Item was combined with P2016-006
241

242 8. P2016-009

243 Hold a public hearing to discuss and consider a request by Michael Hunter of the Rockwall Housing
244 Authority for the approval of a residential replat for Lots 1 & 2, Block H, Lake Rockwall Estates East
245 Addition being a 0.27-acre parcel of land currently identified as Lot 984A of the Rockwall Lake Estates
246 #2 Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-
247 75) for Single Family-7 (SF-7) District land uses, located at 112 Chris Street, and take any action
248 necessary.
249

250 Chairman Renfro asked applicant to come forward and speak.

251
252 Michael Hunter
253 220 W. Quail Run Road
254 Rockwall, TX
255

256 Mr. Hunter came forward and gave brief explanation of reason for request stating they have been
257 working with the subject property since the flood that happened a few months ago that will help
258 two families that were affected by the flood. They need to replat the property to allow for two
259 single family homes.
260

261 Chairman Renfro asked Commission for questions for applicant or staff.
262

263 Commissioner Trowbridge asked what the size of the lots will be. Mr. Hunter stated over 45 feet
264 each and 100feet long on each lot.
265

266 There being no further questions staff indicated the case will return to the Commission for
267 action at the next scheduled meeting.
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269
270 9. P2016-010

271 Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the
272 owner Larry Hance for the approval of a preliminary plat for the Saddle Star North Subdivision
273 containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract 3 of the T. R.
274 Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development
275 District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
276 Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John King Boulevard,
277 and take any action necessary.
278

279 Chairman Renfro advised item #'s 9 and 10 would be combined and asked applicant to come
280 forward and speak.
281

282 Pat Atkins
283 3076 Hays Lane
284 Rockwall, TX
285

286 Mr. Atkins came forward and gave brief explanation of request that is reflective of the recent
287 planned ordinance that was brought to the Commission and Council and that was approved. Mr.
288 Atkins stated they have reviewed staffs comments concerning the master plat and understand
289 and have no objections to the modifications.
290

291 Chairman Renfro asked for questions of Commission for applicant or staff.
292

293 There being no questions staff indicated the case will return to the Commission for action at the
294 next scheduled meeting.
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297 10. P2016-011

298 Discuss and consider a request by Pat Atkins of Saddle Star Land Development, LLC on behalf of the
299 owner Larry Hance for the approval of a master plat/open space plan for the Saddle Star North
300 Subdivision containing 108 single-family residential lots on a 44.56-acre tract of land identified as Tract
301 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned
302 Development District 80 (PD-80) for Single Family 8.4 (SF-8.4) District land uses, situated within the
303 SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the northwest corner of FM-552 and John
304 King Boulevard, and take any action necessary.
305

306 Item was combined with P2016-010
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308 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
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- 310 ✓ P2016-003: Final Plat for Stone Creek, Phase VII [Approved]
311 ✓ P2016-004: Preliminary Plat for Lots 1-6, Block A, Dalton Goliad Addition [Approved]

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- ✓ P2016-005: Final Plat for Breezy Hill, Phase V [Approved]
- ✓ Z2016-001: AG to SF-1 for 735 Davis Drive (1st Reading) [Approved]
- ✓ Z2016-002: SUP for 453 Cullins Road (1st Reading) [Approved]
- ✓ Z2016-003: SUP for Service King (1st Reading) [Approved]
- ✓ Z2016-004: SUP for 803 N. Goliad Street (1st Reading) [Approved]
- ✓ SP2016-001: Variance for El Fenix [Approved]

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

V. ADJOURNMENT

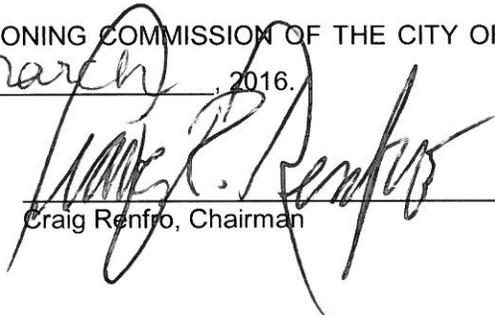
The meeting adjourned at 6:49 p.m.

VI. TRAINING SESSION

12. *Planning and Zoning Commission Training Session*

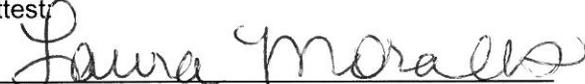
A work session will be held in the City Council meeting room immediately following the adjournment of the February 23, 2016 Planning and Zoning Commission work session meeting.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 29 day of March, 2016.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator