

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 12, 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, Annie Fishman, Tracy Logan and Sandra Whitley. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Assistant Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshal, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the March 29, 2016 Planning and Zoning Commission meeting.

2. P2016-012

Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC on behalf of Jean Voltz of Arkoma Development LLC for the approval of preliminary plat for Lots 1-4, Block A, Lakeshore Commons Addition being a 4.706-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.

Commissioner McCutcheon made motion to pass the consent agenda. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

3. Z2016-008

Hold a public hearing to discuss and consider a request by Darrell Simpson on behalf of Sherri Banuelos for the approval of a Specific Use Permit (SUP) to allow an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code 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 Single Family One (SF-1) District, addressed as 735 Davis Drive, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request stating that the applicant, Sherry Banuelos is requesting a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements specified in the Unified Development Code According to the section SF-1 in the UDCC no more than two accessory buildings are allowed which are up to 225 square feet in area and 15 feet or less in height, and the exterior cladding contains only materials found on the main structure. The subject property is zoned Single Family 1 District. The proposed accessory building will stand approximately 15-feet in total height and will have a building footprint of 24-feet x 36-feet or approximately 864 square feet. The accessory building will be located behind the main residential structure and not visible from the street. The applicant is requesting a waiver to the size requirement to allow for a building approximately 639 sq. ft. larger than the maximum size allowed in a SF-1 District. The applicant is also requesting a waiver to the masonry requirement to construct the accessory building out of a steel building system with a standing seam metal roof that does not comply with the masonry requirements for an accessory building in an SF-1 District. The applicant plans to extend the current gravel driveway to the accessory building to allow access to the building.

Mr. Brooks also stated that 23 notices to property owners and occupants within 500-feet of the subject property were mailed as well as notification sent to the Rolling Meadows HOA, which is the only HOA/Neighborhood Organization that is within 1,500-feet and participating in the

63 notification program. Additionally, a sign was posted on the subject property as required by the
64 Unified Development Code. Staff had not received any notices returned.

65
66 Chairman Renfro asked the applicant to come forth and speak.

67
68 Darrell Simpson
69 635 Davis Dr.
70 Rockwall, TX

71
72 Mr. Simpson, representative for Ms. Banuelos came forward and said he was available for
73 questions.

74
75 Commissioner Trowbridge asked what kind of roof will be on the building. Mr. Simpson stated it
76 will be a white metal roof.

77
78 Chairman Renfro opened the public hearing and asked if anyone who wished to come forward
79 and speak to do so. There being no one indicating such, Chairman Renfro closed the public
80 hearing and brought the item back to the Commission for discussion.

81
82 Commissioner Trowbridge made motion to pass the item with staff recommendations.
83 Commissioner McCutcheon seconded the motion, which passed by a vote of 7-0.

84
85
86 4. Z2016-009

87 Hold a public hearing to discuss and consider a request by Mohamed Taha for the approval of a
88 Specific Use Permit (SUP) to allow a minor auto repair garage to be established in conjunction with an
89 existing oil/lube change facility located on a 0.2755-acre parcel of land identified as Lot 3, Block B,
90 Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)
91 District, situated within the Scenic Overlay (SOV) District, addressed as 2225 Ridge Road, and take any
92 action necessary.

93
94 Senior Planner David Gonzales gave brief explanation of request stating that the reason for the
95 request for the SUP is for the purpose of allowing outside storage of vehicles for customers that
96 are in need of parts or equipment unavailable at the time of service. These vehicles would be
97 parked/stored at the rear of the building for a period of no more than 48 hours, and should not
98 be visible from Ridge Road when parked behind the building. This facility has been in operation
99 since 1987 and has an approved site plan indicating four diagonal parking spaces. The
100 applicant has provided an amended site plan depicting seven striped head-in parking spaces
101 located at the rear of the building with the possibility of one or two spaces being visible from the
102 sidewalk and right of way. Should the SUP be approved as requested, the Unified Development
103 Code would require screening of the stored vehicles from public streets, sidewalks, and open
104 space. Also, Mr. Taha made a similar request for a SUP in September 2014 and was denied by
105 City Council on November 3, 2014. This item was considered to be denied with prejudice,
106 requiring the applicant to wait for a period of at least one year from the date of denial in order to
107 resubmit the same or similar application.

108
109 Mr. Gonzales added that also to consider is the Engineering Departments standards of design
110 and construction regarding parking spaces. Based on the design standards, these parking
111 spaces are to be a minimum 9-ft X 20-ft with a 24-ft wide aisle behind the parking spaces for
112 maneuvering. Based on the proposed design, a turnaround behind the last parking space is
113 required, with no dead-end parking allowed.

114
115 Mr. Gonzales further noted that staff mailed twenty-nine notices to property owners and
116 residents within 500 feet of the subject property and also notified one HOA within 1500-feet and
117 posted a sign on the subject property. Three notices were received in opposition of the request.
118 Mr. Gonzales stated Mr. Taha and his attorney were both present and available for questions as
119 well as staff.

120
121
122 Chairman Renfro asked the Commission for any questions for staff.

125 Commissioner Trowbridge wanted to clarify what was being considered for approval is seven
126 parking spaces of which some can be seen from the road as well as the radius at the end of the
127 parking area for two spaces.
128

129 Mr. Gonzales stated the applicant is requesting the seven spaces however with that request a
130 screening mechanism was not part of the request when it was submitted that would need to be
131 discussed. Also concerning the two parking spaces, those would be lost if it is fifteen feet that
132 they have to abide by.
133

134 Chairman Renfro asked concerning the number of violations applicant has had as there have
135 been several since the opening of his business and from the last time the applicant was before
136 the Commission. Mr. Gonzales stated that from the time the application was received the total
137 amount of citations that have been issued is 33 however since the last Specific Use Permit
138 request where applicant came before the Commission there has been 24 for a total of 33 since
139 Code Enforcement has been involved.
140

141 Commissioner Trowbridge asked if this was a Specific Use Permit is within a Scenic Overlay. Mr.
142 Gonzales stated it is.
143

144 Chairman Renfro opened the public hearing and asked the applicant to come forward.
145

146 Mohamed Taha
147 4713 One Place Dr.
148 Garland, TX
149

150 Chairman Renfro asked Mr. Taha concerning the violations. Mr. Taha stated the violations began
151 after the last request he made last year where he failed to attend the City Council meeting where
152 request was denied and reason for that was his misunderstanding that once the Planning and
153 Zoning Commission approved that was the final step. Two of the violations were for vehicles
154 that came in overnight after closing both of which were waiting on parts, he explained to Code
155 Officer but according to the Code due to the vehicles being there it was a violation. Mr. Taha
156 went on to explain that at the beginning he was not aware of the Code in its entirety believing
157 that as long as the cars were parked behind the building it was not a violation and that led to
158 citations which he took to court where some were dismissed and then was informed he would be
159 in violation until he came before the Commission and City Council for approval of request that
160 would allow the vehicles to be parked outside.
161

162 Commissioner Trowbridge asked if he was the owner of the business and the land. Mr. Taha
163 stated he is only the owner of the business the land owner is his business partner.
164

165 Commissioner Lyons asked if any repairs were done to vehicles outside of the building. Mr.
166 Taha stated the work is done inside the bay, occasionally if a tow truck drops off a vehicle that is
167 in need of a part in order to be moved inside the bay that will be done for that purpose.
168

169 Commissioner Lyons asked if original request was for four parking spaces, why the change to
170 seven. Mr. Taha stated that due to the increase of business he feels there is need.
171

172 Mr. Gonzales added that the original request was for seven as well, but it was the
173 recommendation of Planning and Zoning at that time to approve four.
174

175 Heath Grob
176 106 N. 2nd Street
177 Rockwall, TX
178

179 Mr. Grob came forward stated he is the representative for Mr. Taha and stated the reason for
180 requesting the seven parking spaces is because those spaces are not open to the public, they
181 line up with the bay to allow access in and out from the bay there is no real turning around back
182 there. Concerning the citations, 21 of the citations were just three incidents, there are seven
183 parking spots that is seven tickets per incident. The third time a citation was issued is when Mr.
184 Taha retained him as attorney. Mr. Grob further clarified that the reason Mr. Taha did not attend
185 the last City Council meeting was due to his misunderstanding that he had one meeting left for
186 approval. Concerning the screening of the vehicles Mr. Taha is willing to put a gate that would
screen all vehicles from the street, however it does not remedy the visibility of the vehicles to

187 the three story building that is behind them, and aside from landscaping that is impossible to
188 block, however being that the vehicles would only be parked at night, it should not affect them.
189

190 Commissioner Logan asked if the approval was granted where the gate would be built at. Mr.
191 Grob stated it would come along the right side of the building and it would be a six or seven foot
192 gate that would be closed when business is closed for the evening.
193

194 Chairman Renfro opened the public hearing and asked anyone who wished to speak to come
195 forward and do so at this time.
196

197 Deborah Shultz
198 1435 Foxwood Lane
199 Rockwall, TX
200

201 Mrs. Shultz came forward and stated she is in favor of the request. She has worked with Mr.
202 Taha in the past when taking her vehicle in for repair and he has been very helpful in working
203 with her as she is a single mom. Her kid's scouting troop has also volunteered to help with any
204 cleaning and such should it be needed in the business. She added her father owned his own
205 business as well and feels it should be allowed that he park within his own property.
206

207 Nell Wellborn
208 810 Lake Meadows Circle
209 Rockwall, TX
210

211 Ms. Wellborn came forward and stated she is in opposition of the request. She believes this
212 Specific Use Permit is going beyond what the City is required to do. She feels this location was
213 not ideal for this type of business, and over the years it has gotten worse instead of better. She
214 doesn't believe the office building that sits behind complains of the visibility issue, however they
215 do complain of employees of Mr. Taha parking in their office due to lack of parking. Ms. Welborn
216 brought pictures she wanted to share but were unable to present them due to a technical
217 problem.
218

219 Terri Nevitt
220 201 Becky Lane
221 Rockwall, TX
222

223 Ms. Nevitt came forward and stated she is in opposition of the request, feels size and location of
224 this business it is too small for the amount of business he is generating, feels he has outgrown
225 the location and should look to relocate to better suite his growth.
226

227 Chairman Renfro asked if anyone else wished to speak, there being no one indicating such
228 Chairman Renfro closed the public hearing, brought the item back to the Commission and asked
229 the applicant to come forward to offer any rebuttal.
230

231 Mr. Taha stated that concerning the parking for his employees, he contacted the owner of the
232 parking area directly across the street from him and is going to be leasing it to allow for his
233 employees to park there. Concerning the expanding plan currently he has contacted a contractor
234 to do remodeling to keep with Rockwall's standards.
235

236 Chairman Renfro asked concerning the possibility that this location has outgrown the location.
237 Mr. Taha stated he is now booking appointments and downloaded a software that allows for him
238 not to book more vehicles than a day can handle, aside from times when he is awaiting parts
239 that are generally not in stock where the vehicles do have to stay.
240

241 Commissioner Logan asked if there are three bays, can three vehicles be stored within those.
242 Mr. Taha stated that creates a problem when he opens the business, at the time he opens he
243 would have to move all the vehicles and there are only two employees on staff in the morning
244 therefor having them parked facilitates the opening instead of moving in and out of the bay.
245

246 Commissioner McCutcheon brought up that at the time of last request Mr. Taha had said there
247 would be some remodeling to the business at that time, and asked why that had not been done
248 as of yet.

249 Mr. Taha stated at that time it was not financially feasible, but within this last year business has
250 grown and have now met with the contractor and are going to be moving forward with that.

251
252 Commissioner Lyons stated concern with having seven spaces versus the four, the safety
253 concern of fitting seven in such a tight area, he asked for clarification of what size they would be
254 assuming they are not going to be standard sized spaces. Mr. Gonzales stated the engineered
255 design require them to be 9x20 they have to be standard parking spaces unless the Commission
256 approves otherwise. Mr. Taha added that when he first came into the building the parking spaces
257 were not slanted as they are now but were straight. Mr. Lyons added he was leaning for
258 approving four instead of seven.

259
260 Chairman Renfro asked for further discussion from the Commission before taking action.

261
262 Commissioner Trowbridge stated concern this being in the Scenic Overlay; felt it had to be
263 carefully thought out to keep the integrity of this area.

264
265 Chairman Renfro added that outgrowing a business is a good thing that marks success but does
266 agree that there does need to find the balance between helping the citizen as well as keeping the
267 integrity of the Scenic Overlay.

268
269 Commissioner McCutcheon also expressed concern if request is turned down, what is being
270 gained from that as it will still be an existing building.

271
272 Commissioner Whitley stated concern with the amount of violations, and who would monitor
273 that the vehicles are only stored overnight.

274
275 Commissioner Trowbridge asked if item is approved with four spaces versus seven, how the
276 motion would move forward. Mr. Gonzales stated the applicants request is for seven parking
277 spaces, however if the Commission changes that is what would go forward to City Council.

278
279 Commissioner Fishman stated her concern is finding balance between the land uses of the
280 location with it being in a Scenic Overlay and having a good Rockwall business that is
281 encouraged but feels this business may have outgrown the location.

282
283 Commissioner Lyons made motion to approve with staff recommendations with four slanted
284 parking spaces, without screening. Commissioner McCutcheon made amendment to add the
285 screening. Commissioner Lyons denied the amendment. Commissioner Logan seconded the
286 motion. The motion passed by a vote of 4-3 with Chairman Renfro, Commissioner Whitley and
287 Commissioner McCutcheon dissenting.

288
289 5. Z2016-010

290 Hold a public hearing to discuss and consider a request by Grey Stogner of Crestview Real Estate on
291 behalf of the owner Tom R. Briscoe of Briscoe Oil, Inc. for the approval of a PD Development Plan for
292 an urgent care facility on a 1.042-acre tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest
293 Addition and Tract 41-2 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County,
294 Texas, zoned Planned Development District 32 (PD-32), situated within the *Summit Office Subdistrict*
295 and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of Horizon Road [FM3097]
296 and the IH-30 frontage road, and take any action necessary.

297
298 Senior Planner, David Gonzales, gave brief explanation of request explaining that on September
299 20, 2010, the City Council passed Ordinance No. 10-21 [Planned Development District 32, which
300 established a concept plan and development standards for the approximate 78.89-acre tract of
301 land commonly referred to as PD-32 or the Harbor District. Within the approved concept plan,
302 PD-32 was divided into ten subdistricts that contained individual development and land use
303 standards. The subject property is a 1.042-acre portion of land located within the Summit Office
304 Subdistrict, which according to the PD Ordinance is intended to capitalize on the superior views
305 of Lake Ray Hubbard by providing mid-rise office buildings. Key characteristics include good
306 visibility and ease of access from Interstate 30 and Horizon Road.

307
308 Mr. Gonzales further added that the applicant, Grey Stogner, has submitted an application for
309 the approval of a PD Development Plan indicating a proposed layout for the 1.042-acre tract of
310 land. Based on the applicant's concept plan, a waiver to the building placement requirements

311 will be required for the purpose of allowing the buildings' easterly facing facade to be situated
312 no more than 60-ft to 70-ft from Horizon Road and for the southerly facing facade to vary from
313 the horizontal articulation standards. It should be noted that the district's intent for the
314 buildings setback from Horizon Road is 150 feet; however, the property has been platted with a
315 25-ft building setback. Since the applicant is requesting waivers to Ordinance No. 10-21 and the
316 proposed use while being a permitted use does not meet Criteria A of Section 9.C that states it
317 needs to meet the general intent of the PD District or Subdistrict in which the subject property is
318 located, staff has required the applicant to submit a PD Development Plan. Through this
319 process, the City Council retains discretionary approval over the request to ensure that the
320 proposed development does not have a negative impact on adjacent properties.
321

322 Mr. Gonzales went on to further explain that the concept plan for the Summit Office Subdistrict
323 calls for pedestrian opportunities extending parallel with Pinnacle Way Drive, which is the
324 primary connector to Horizon Road. Street Type B which is Pinnacle Way Drive calls for a 48-ft
325 right-of-way that includes a 24-ft street section with an 8-ft sidewalk, street trees, and pedestrian
326 scaled streetlights, which meets the requirements outlined in Ord No. 10-21. The plan submitted
327 by the applicant does conform to the majority of the technical requirements of PD-32, with the
328 exception of the building placement requirements and the horizontal articulation standards.
329 According to the ordinance, a minimum of 45% of the building facade facing the proposed
330 Pinnacle Way Drive is to be built to the build-to-line with the remaining portion of the facade to
331 be no less than 2-ft and no greater than 12-ft from the BTL creating horizontal articulation.
332 Although the applicant has provided a recess in the elevation extending to the BTL, it only
333 represents approximately 32% or a 27-ft expanse of the facade rather the 45% or a 38-ft expanse
334 of this plane as required by the ordinance. Another aspect to consider with this request is the
335 abandonment of Hill Top Lane, which bisects the Briscoe property. This right-of-way will be
336 exchanged for the realigned Pinnacle Way Drive. The original intent of Hill Top Lane was to
337 provide cross access for the 1.042-acre property located along the western boundary which is
338 Harbor District Addition, Block A, Lot 4 of the subject property. Access will still be provided
339 through a 24-ft cross access easement to the property and will be dedicated during the platting
340 process. This has been included as a condition of approval in this case memo and in the draft
341 ordinance.
342

343 Also, taking the intent of the district into consideration the current plan does seem to conform to
344 the vision stated within the concept plan with respect to the creation of a pedestrian friendly
345 environment along Pinnacle Way Drive. With this being said, the requested waivers for building
346 placement and horizontal articulation along with the abandonment of Hill Top Lane and the issue
347 of cross access to the adjoining property makes this a discretionary approval for the City
348 Council. Should the City Council choose to grant the request the applicant will still need to
349 submit a PD Site Plan that will be reviewed by the Architectural Review Board and the Planning
350 and Zoning Commission.
351

352 Mr. Gonzales also advised the Commission that on April 1, 2016, staff mailed 28 notices to
353 property owners and residents within 500 feet of the subject property. Staff also emailed notices
354 to the Lakeside Village and Lago Vista Homeowner's Associations, which are the only HOA's
355 located within 1,500 feet of the subject property and also posted a sign at the corner of the
356 intersection of Sunset Ridge Drive and the IH-30 Frontage Road. Staff has received one
357 response in favor of the PD Development Plan request. Mr. Gonzales added the applicant is
358 present to answer questions as well as staff.
359

360 Chairman Renfro asked for questions for staff.
361

362 Commissioner Trowbridge asked if land to the left hand corner where the Trend Tower and the
363 parking garage will be contiguous to the neighboring property or is there a property in between
364 the proposed lot. Mr. Gonzales stated future development will happen on that property.
365

366 Commissioner Logan asked if standard is 150 foot setback and the depth from Horizon is only
367 176 feet would it be considered under the current standards not developable. Mr. Gonzales
368 stated the property is platted with a 25 foot setback and looking at the Concept Plan refers to
369 that area as a parking lot but when the three lots are combined then you have a developable
370 piece of property therefor that is the purpose of applicant bringing forward the PD Development
371 Plan for the Commissions consideration. That is reason for built in flexibility.
372

373 Chairman Renfro asked if Concept Plan also calls for a midsize office type building. Mr.
374 Gonzales stated it called for a midrise up to eight stories high that is what the intent of the
375 District is to not have a building that goes beyond eight stories. Chairman Renfro added that it
376 called for it to go upward not outward being that the lot is so small.
377

378 Planning Director, Ryan Miller added that the way PD 32 was written, it was understood that not
379 all development would conform to the Concept Plan because a Concept Plan was being laid out
380 for the entire district sometimes it involved smaller parcels of land, this being one of them.
381 Therefore within the Concept Plan itself subdistrict were created where the intent was broadly
382 stated and allow this subdistrict does call for a midrise it does allow one story buildings and the
383 use applicant is proposing is allowed by right. What is kicking in the PD Development in this
384 case is the abandonment of Hilltop Lane and the realignment of Pinnacle Way.
385

386 Chairman Renfro asked the applicant to come forth and speak.

387
388 Matt Moore
389 1903 Central Drive
390 Bedford, TX
391

392 Mr. Moore came forward and stated both Mr. Gonzales and Mr. Miller gave good explanation of
393 request and the challenges from a development point on this particular piece of property.
394 Advised he is available for any questions from the Commission.
395

396 Chairman Renfro opened the public hearing and asked anyone wishing to speak to come
397 forward to do so.
398

399 Philip M. Ruais
400 5900 S. Lake Forest Dr. Suite 200
401 McKinney, TX
402

403 Mr. Ruais came forward and stated he is a representative and attorney for Landa Properties that
404 own 4.59 acres off of Summer Lee Drive stated the only opposition they have to request is that
405 they don't feel it is not an acceptable gateway or entry way for a development for the City of
406 Rockwall in what they are trying to set forth and develop.
407

408 Dick Clark
409 2917 Saratoga Drive
410 Rockwall, TX
411

412 Mr. Clark came forward and stated why an eight story urgent care facility is needed what else
413 would be going into the building and how far away the closest medical facility is from this
414 proposed site were any studies done if another medical facility is needed in the City. Does not
415 feel there is really a necessity to develop on this land at this particular time with this particular
416 product. Mr. Miller added clarification to Mr. Clark stating the building is not going to be eight
417 stories high but instead is the maximum height allowed in the district and applicant is proposing
418 a single story building. Mr. Clark continued to state concern with adding another building will
419 add to traffic and feels that traffic and growth need to be taken into consideration.
420

421 Kristen Minth
422 3406 Lakeside Drive
423 Rockwall, TX
424

425 Mrs. Minth came forward and stated she is in favor of request feels with the changes to the off
426 ramps and previous requests for gas stations in this spot no more gas stations are needed, asks
427 Commission to approve request.
428

429 Chairman Renfro closed the public hearing and asked applicant to come forward for any
430 rebuttal.
431

432 Mr. Moore came forward and stated with the traffic standpoint he feels it should not be a concern
433 as this use is not a very intense use given the location of IH30 and Horizon and they average
434 about 45 patients a day spread out in the course of a day this use would not be a big traffic

435 generator as opposed to a gas station or a big store. Mr. Moore added that with concern to
436 whether this use for the Gateway Overlay is an appropriate use, feels it is subject to opinion
437 feels the use is compatible for the area. Care Now would not make the investment in Rockwall if
438 they felt the need was not there and could not be successful. Added he is available for any
439 questions from the Commission.

440
441 Chairman Renfro asked concerning Gateway Overlay, what is the client willing to do to offset the
442 removal of existing landscape. Mr. Moore stated they will have interior lot landscaping and
443 whatever else is required to meet the intent of the PD.

444
445 Chairman Renfro expressed concern of ability to make left turn from Pinnacle Way extension will
446 traffic is able to take a left turn from Horizon and towards the freeway without a traffic light as
447 people are coming off of and exiting Horizon and turning right, which he feels it will create traffic
448 trouble at certain times of the day.

449
450 Commissioner Fishman had concern with whether or not this is the best fit for this land how
451 well will a Care Now fit in the grand scheme of what was intended for this area.

452
453 Commissioner Lyons expressed concern of location for this use with only looking at what has
454 been submitted as well as concern with the landscaping and asked if it was known how many
455 urgent care facilities there are currently in Rockwall. Mr. Moore stated if this was approved at the
456 next step they will provide a full landscape plan, and at this time does not know how many other
457 urgent care facilities are in town.

458
459 Greg Stogner
460 12720 Hillcrest Road
461 Dallas, TX

462
463 Mr. Stogner came forward and stated he has worked with Care Now as a developer for about ten
464 years and went on to expand on the Care Now owner that is a family owned business with 29
465 locations that they own. The difference between urgent care facilities as opposed to a Care Now
466 is that their goal is to be the family practitioner for the community, they get very involved with
467 the community and the difference is that there is always a doctor on duty. The client is very
468 interested in the City of Rockwall. Mr. Stogner added that as far as the concern for the
469 landscaping due to the Gateway Overlay they are willing to work with staff, they are of the mind
470 set of you only get one chance to make a good impression and will it will be heavily landscaped
471 and they will do all that is needed to make it a good looking facility and entry way to meet the
472 standards of Rockwall.

473
474 Mr. Gonzales added that Hilltop Lane is a 20 foot right a way and taking a look at how that can be
475 traveled that is one of the purposes of having it exchanged over for Pinnacle Way Drive that
476 would not meet the standards for a street with a 20 foot right a way.

477
478 Commissioner McCutcheon asked for clarification of why request is before the Commission is it
479 being mainly for the reason only due to the right a way road swap. Mr. Gonzales stated that is
480 one of the reasons, it is an amendment to PD32 and part of the amendment is to include the
481 abandonment of Hilltop Lane in exchange for the Pinnacle Way Drive. Commissioner
482 McCutcheon went on to express concern with this being the gateway into the City, but feels
483 proposal is better fit than a request for a gas station.

484
485 Chairman Renfro expressed concern over this particular use in this prime real estate area in the
486 City and although it is a great developer there is still concern if it does not work and is left
487 vacant.

488
489 Commissioner Trowbridge asked how long the lease was for. Mr. Stogner stated it was for
490 twenty years and addressed Chairman Renfros concern of it being in the gateway of the City, but
491 feels it is a low impact one story good looking that will be heavily beautifully landscaped and
492 should that happen, which he feels is not likely, what is left is a usable building.

493
494 Commissioner Whitley asked if this development happens will it impede access to the adjacent
495 properties. Mr. Gonzales stated access will be available.

496

497 Commissioner Trowbridge made comment of initial concern with the drop of density and the
498 height with request being a less density low building in comparison with what surrounds it, but
499 can see a lot of work has been done from staff comments from work session and feels he is on
500 board with it at this time due to that.

501
502 Commissioner Logan asked if the request were to be approved would it be a requirement for the
503 building to have the same type of "Tuscan" look that is in place along that corridor. Mr.
504 Gonzales stated that the Summit Office would require either traditional building style it is in the
505 PD specific to the guidelines or there are two types that are available to the applicant that would
506 be something that would be reviewed at the site plan stage.

507
508 Chairman Renfro expressed at this time he is inclined not to support the request and asked for
509 further discussion or a motion.

510
511 Commissioner Lyons made motion to approve item with staff recommendations. Commissioner
512 Trowbridge seconded the motion, which passed by a vote of 5-2 with Chairman Renfro and
513 Commissioner Fishman dissenting.

514
515 Chairman Renfro called for a five minute recess at 7:58 p.m.

516
517 Chairman Renfro called the meeting back to order at 8:11 p.m.

518
519
520 6. Z2016-011

521 Hold a public hearing to discuss and consider a request by Fred Hazel of Davis Development on behalf
522 of Jim Kirby of Rockway Partners, LLC for the approval of a zoning change from a Commercial (C)
523 District to a Planned Development District for a multi-family apartment complex on a 17.60-acre tract of
524 land identified as Lots 6-11, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall
525 County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District,
526 located east of the intersection of Laguna Drive and La Jolla Pointe Drive, and take any action
527 necessary.

528
529 Planning Director, Ryan Miller, gave brief explanation of item stating On March 11, 2016, the
530 applicant submitted an application requesting to rezone a 17.60-acre tract of land from a
531 Commercial District to a Planned Development District for a multi-family apartment complex that
532 will consist of 272 units. The subject property, which was annexed into the City on November 7,
533 1960 by Ordinance No. 60-03, is located on the north side of Interstate Highway 30 west of Ridge
534 Road along La Jolla Pointe Drive -- and is currently a vacant tract of land. The subdivision was
535 originally platted in 2003 as La Jolla Pointe Addition, Phase 2 which was Case No. PZ2002-83-
536 001, and was replatted into its current configuration in 2007 Case No. P2006-019.

537
538 Mr. Miller further explained that along with the application, the applicant has submitted a
539 concept plan, building elevations and development standards for the proposed multi-family
540 apartment complex. The concept plan shows that the proposed 272-unit apartment complex will
541 consist of eight buildings that range in height from three to four stories, and contain 24-36 units
542 each; with the exception of Building No. 1, which will consist of 49 units. This building will also
543 house a clubhouse/amenity center and the leasing office, with an exterior pool adjacent to the
544 southern building façade. The above unit composition equals a minimum unit size of 1,032 SF.
545 Based on the size of the subject property and the number of units proposed, the requested
546 density will be 15.45 units per acre. Currently, the highest density-zoning district that the City
547 permits is the Multi-Family 14 District, which permits up to 14 units per acre. Since the
548 applicant is proposing to rezone the subject property to a Planned Development District,
549 additional density maybe requested of the City Council; however, this does remain a
550 discretionary decision for the City Council, and the City Council does have the power to reduce
551 the density of the request.

552
553 Mr. Miller added that to meet the requirement the concept plan indicates that a mixture of 38
554 garages and 482 surface parking spaces will be utilized. This will exceed the parking
555 requirement by 16 spaces. The proposed 38 garages will be integrated into the design of the
556 eight buildings and will not incorporate tandem parking spaces.

558 Mr. Miller went on to state that the concept plan includes the public right-of-way for Carmel
559 Circle, which was dedicated with Case No.'s P2006-019 & P2004-068. The applicant is requesting
560 that the City Council abandon this right-of-way as part of this case. If the City Council chooses
561 to approve this request, staff will begin the abandonment process by establishing the fair market
562 value of the right-of-way and offering one-half of the right-of-way to the adjacent property
563 owners. Staff should point out that currently the subject property excludes an outparcel that is
564 situated at the southwest corner of Carmel Circle and La Jolla Pointe Drive, and that the property
565 owner of this outparcel would have the right to purchase a portion of this right-of-way. This
566 could lead to changes in the concept plan at the time of site plan depending on the adjacent
567 property owner's decision to purchase or not purchase the right-of-way.
568

569 Mr. Miller further stated that as part of this submittal, staff has required the applicant to submit a
570 Traffic Impact Analysis. The TIA submitted by the applicant has been forwarded on to the City's
571 consultant for outside review. The building elevations submitted by the applicant show that four
572 different architectural styles will be used for the proposed eight buildings. Each of the buildings
573 will utilize a mixture of stucco, natural cut stone, and brick on the exterior façades, and a
574 combination of standing seam metal and architectural shingles on the roofs. In addition, the
575 elevations conform to the four sided architecture requirements stipulated by the IH-30 Overlay
576 District as stipulated by the UDC. Staff has incorporated these elevations into the Planned
577 Development District Ordinance, and general conformance to these elevations and pending a
578 recommendation by the Architectural Review Board at the time of site plan is a requirement of
579 the proposed zoning district.
580

581
582 Chairman Renfro asked if there were any questions for staff.
583

584 Chairman Renfro asked if it met the current comp plan. Mr. Miller stated it generally conforms to
585 the guidelines stipulated by the comp plan there were a couple of recommendations that staff
586 made that are contained in the case memo that were made to the applicant and they did
587 generally conform to those recommendations with the exception of one of the buildings could
588 have been turned closer to the street however there are significant grade issues and therefor
589 that building had to be angled in that manner. Mr. Miller clarified that the concept plan is a series
590 of guidelines and policies and few requests that come before the Commission meet one hundred
591 percent of the Comp Plan. Chairman Renfro added that the future land use map shows this to be
592 Commercial. Mr. Miller stated that it was according to the future land use map.
593

594 Chairman Renfro had question regarding the number of units of condos/townhomes that may or
595 may not be coming across from subject property in the Harbor District. Mr. Miller stated there is
596 an allowance for 1,164 condominiums or townhomes in the Harbor District.
597

598 Commissioner Trowbridge asked for clarification or examples of what the future land use map
599 use being Commercial could it include retail, or office use. Mr. Miller stated Commercial does
600 allow for retail use
601

602 Commissioner Lyons asked what school district this area belongs to. Mr. Miller stated staff does
603 not deal with the school district to answer that question.
604

605 Chairman Renfro asked applicant to come forward and speak.
606

607 Gene Babb
608 1220 Blue Bell Ct
609 Celina, TX
610

611 Mr. Babb came forward and gave brief description of request stating this is a family owned
612 business and they have several developments throughout Texas including 2,111 units
613 completed to date in DFW with 3, 728 under construction one hundred percent of their equity is
614 internal and use traditional construction loans and have constructed over 50,000 units since
615 1995. He went on to add the highlights of the project with a slide show presentation that
616 showed the price targets, details of units and amenities.
617
618

619 Mr. Babb added that he would not go into great detail as Mr. Miller had already gone thru the
620 information but wanted to address the concerns that have been voiced being the majority of the
621 issues being with traffic, the property becoming section 8, home property devaluation, and
622 crime.

623 Mr. Babb explained that they are currently building in three areas Craig's Ranch in McKinney
624 and the homes in the surrounding area there range from \$300,000 up to \$1,000,000 and have not
625 heard any feedback that their product has affected the home values there and the same goes for
626 the development in Frisco as well as in Prosper. The issue with traffic, they did conduct an
627 independent traffic study and it stated the traffic is not god and is below what it should be and
628 indicated that our apartment complex would not worsen the already problem with traffic that
629 exists currently and states there is a future interchange that is to be installed between Ridge
630 Road and Horizon and when that happens that will provide much needed relief to this area. With
631 concern to the property getting sold and it becoming a Section 8 community, there are laws in
632 place that would not allow that anytime a Section 8 community is going to be built it has to be
633 hammered out prior to development it cannot be something that is retroactive after the
634 community is built. Mr. Babb went on to add that with the concern of increased crime,
635 statistically is shown that there is more crime in a commercial area, but with the target area for
636 tenants that they have, the credit requirements that are required it will be a high level tenant. Mr.
637 Babb added that Mr. Fred Hazel, the company vice president as well as engineers from the Davis
638 Company that are present if there were any additional questions.

639
640 Chairman Renfro asked for questions for applicant from Commission.

641
642 Commissioner Trowbridge asked if the units would be three and four stick built stories, would
643 any be basement units and are the hallways enclosed and air-conditioned. Mr. Babb stated there
644 would be no basement units and the hallways would be open and wide which provide a lot of air
645 circulation and also have ceiling fan.

646
647 Commissioner Trowbridge asked what the average cost of units would be. Mr. Babb stated it is
648 1,032 square feet average and at a \$1.30 a foot that translates to roughly \$1,350 a month with
649 some of the larger units would increase.

650
651 Commissioner Logan asked for clarification of the traffic study with it being at a graded level of
652 F which is the worst it can be, and in knowing that why are they opting for this particular
653 location where the traffic is so bad already. Mr. Babb stated traffic is bad everywhere and
654 coming from Atlanta where it is worse, feels traffic for a multi-family is not bad, they like the
655 drive by that comes with traffic and are counting on the future plan for the interchange that will
656 relieve some of the traffic.

657
658 Commissioner Fishman asked if they would be retaining ownership over the long term. Mr. Babb
659 stated it was a hard question to answer as sometimes they do and sometimes they don't
660 although they don't build to sell, but being a private company and often times they have private
661 investors that want to purchase their communities and they will sell them and Mr. Davis will re-
662 invest that money back into the company.

663
664 Fred Hazel
665 407 Oxmoor Lake Drive
666 McDonough, GA
667

668
669 Mr. Hazel came forward came forward and stated to answer that question directly, the
670 community may be sold but would like to point out that the proposed community is what they
671 consider investment grade asset given the rents, the cost to construct, the amenities, if it were
672 sold you would have someone paying a lot of money and therefor you would have someone that
673 is going to maintain the property to maintain the quality of the asset.

674
675
676 Chairman Renfro opened the public hearing and asked if anyone who wished to speak to come
677 forward and do so.

678
679
680

681 Fred Mosley
682 2030 Pontchatrain Dr.
683 Rockwall, TX
684

685 Mr. Mosley stated opposition due to the paramount issue being traffic in and out for the people
686 that already live here he has lived at Lakeside Village for the last ten years. Feels it is a challenge
687 today and adding 500-600 vehicles plus service vehicles coming in and out it is going to be near
688 impossible and would like to see their independent study challenged.
689

690 Austin Greenberg
691 3400 Water View
692 Rockwall, TX
693

694 Mr. Greenberg stated he is in opposition of request due to traffic, wants it to stay commercial
695 and although the developer mentioned construction in other communities they are larger
696 communities not one as small as Rockwall. He is also concerned with the school overcrowding
697 this development will add to the school district.
698

699 Kristen Minth
700 3406 Lakeside Drive
701 Rockwall, TX
702

703 Ms. Minth came forward expressed and expressed opposition this development was not
704 preplanned. Transition is not needed it is zoned commercial for a reason and feels it needs to
705 stay as such.
706

707 Nick Nichols
708 3927 Mediterranean
709 Rockwall, TX
710

711 Mr. Nichols expressed opposition due to the impact it will have on the already big problem with
712 the traffic situation. Also impact the construction will have on this area, and also the problem it
713 will cause to accommodate new students that will come.
714

715 Jack Willard
716 3106 Village Dr.
717 Rockwall, TX
718

719 Mr. Willard expressed opposition due to the debris/trash that will be generated off of the parking
720 lot as well as concern with security. Also expressed this will have a negative impact on house
721 value.
722

723 Tina Goltia
724 3311 Lakeside Dr.
725 Rockwall, TX
726

727 Ms. Goltia expressed opposition to the request, moved here from Florida, chose Rockwall due to
728 the quality of schools, sense of community, unique feel town and is concerned with losing the
729 commercial area feel which is the main reason she chose Rockwall, urged the Commission to
730 vote against.
731

732 Sean Phiffer
733 3405 Water View
734 Rockwall, TX
735

736 Mr. Phiffer expressed opposition to the request, feels it is not adequate area it will cause traffic,
737 feels this area should stay commercial and also will cause added crowding to schools.
738

739
740 Bobby Moore
741 4105 Cabana Court
742 Rockwall, TX

743 Mr. Moore came forward and stated opposition due to traffic issues it will create. Also the issues
744 with overcrowding of the schools. He also expressed concern with water runoff it will create.
745 Safety concern with the railroad being nearby as well as the devaluation of house value will be
746 affected.

747
748 Pam Watkins
749 3620 Lakeside Dr.
750 Rockwall, TX

751
752 Ms. Watkins came forward and stated she has lived in Rockwall for the last twenty years and
753 expressed her opposition of the request feels this development does not need to lose the
754 commercial zoning. Also spoke with many people in Lakeside Village who could not be present
755 but asked she express their opposition as well.

756
757 Pam Griffin
758 2324
759 Rockwall, TX

760
761 Ms. Griffin came forward and expressed her opposition with concern for school overcrowding
762 this added development will add. Also is concerned with the safety of their amenities.

763
764 Randall Sanders
765 2920Starboard
766 Rockwall, TX

767
768 Expressed opposition due to the traffic it will create as well as school overcrowd

769
770 Linda Allen
771 3510 Village Drive
772 Rockwall, TX

773
774 Ms. Allen came forward and expressed opposition due to the noise and light pollution as well as
775 school overcrowding.

776
777 Julie Ballantine
778 3018 Bayside Drive
779 Rockwall, TX

780
781 Ms. Ballantine expressed opposition due to the negative impact it will bring to home values
782 surrounding the development.

783
784 Jerry Gardner
785 3412 Augusta Blvd.
786 Rockwall, TX

787
788
789 Mr. Gardner expressed his opposition due to the overcrowding it will add to the area.

790
791 Erv Slovak
792 3322 Augusta Blvd.
793 Rockwall, TX

794
795 Expressed opposition to the request expressed concern with the look of the development.

796
797 Roger Williamson
798 3402 & 3404Lakeside Dr.
799 Rockwall, TX

800
801 Expressed concern with what drainage issues this will cause, there is already water and flooding
802 issues in Lakeside Village from water running down the hill. As well as the traffic issue.

803
804

805 Paul Hustins
806 3313 Lakeside Drive
807 Rockwall, TX
808

809 Mr. Hustins came forward and stated opposition due to traffic issues this will create. Also added
810 he agrees with all other concerns that have been voiced.
811

812
813 Dick Clark
814 2917 Saratoga Drive
815 Rockwall, TX
816

817 Mr. Clark came forward and expressed opposition due to the traffic and property values will be
818 affected as well.
819

820
821 Jackie McLary
822 3622 Lakeside Drive
823 Rockwall, TX
824

825 Mr. McLary came forward and stated opposition due to traffic issues it will create.
826
827

828 Dick Clark
829 2917 Saratoga Drive
830 Rockwall, TX
831

832 Mr. Clark came forward and expressed opposition due to the traffic and how the property values
833 will be affected.
834

835
836 Mike Crawford
837 3620 Lakeside Dr.
838 Rockwall, TX
839

840 Mr. Crawford came forward and stated opposition to the request.
841
842

843 Janell Baker
844 3616 Hilltop Circle
845 Rockwall, TX
846

847 Ms. Baker expressed opposition to request due to the overcrowding of the schools this will
848 cause.
849

850
851 Jim Kirby
852 13330 Noel Rd. #622
853 Dallas, TX
854

855 Mr. Kirby expressed opposition due to the problem of water detention the construction of this
856 development will create to the Lakeside Village subdivision.
857

858
859 Phillip Ruais
860 5900 S. Lake Forest Dr. Suite 200
861 Dallas, TX
862

863 Mr. Ruais who stated he is the representative and attorney for Landa Properties property owner
864 of the small square surrounding area of subject property, and stated she is in opposition due to
865 her no longer having an access point to her property on this road she would be required to
866 create a new access point of La Jolla which will make for further traffic problems.

867 Chairman Renfro asked staff to clarify that and asked staff to interject. Mr. Miller stated if that
868 right of way is abandoned his property owner would have the ability to purchase one half of that
869 right away should they decline then it would revert back to, and this is only if it approved, the
870 Davis Development Group but they wouldn't be restricted to access to this property she would
871 get a drive access point off of La Jolla Point.
872

873 Mr. Ruais added that they would have to use a portion of their property for access in a
874 multifamily use as opposed to a commercial development and urges the Commission to deny
875 the request.
876

877 Terry Nevitt
878 201 Becky Lane
879 Rockwall, TX
880

881 Ms. Nevitt expressed opposition to request feels there are already the needed apartments for
882 Rockwall, and is concerned with property values as well as traffic.
883

884 Chairman Renfro closed the public hearing and asked the applicant to come forward and offer a
885 rebuttal.
886

887 Mr. Hazel came forward and had addressed comments made of tenants not paying property
888 taxes paid to the community but the community pays taxes. Concerning the issue with light and
889 noise pollution, met with mayor before coming forward and also met with the HOA communities,
890 once constructed visibility will be hard from the neighboring residents. Also there will be storm
891 water studies that will be done to address any water detentions. With concern with the traffic
892 issue, there was a third party review that was done on their independent traffic study.
893 The security-it is a gated community and therefor feels his tenants will not be motivated to
894 trespass into adjoining comminutes to use their amenities.
895

896 Chairman Renfro brought the item back to the Commission for discussion.
897

898 Commissioner Trowbridge made comment concerning traffic that although it is zoned
899 commercial and any other building will create traffic as well, the question needs to be what
900 needs to be approved for the land use.
901

902 Commissioner Logan stated that she reviewed the traffic study that the developer provided and
903 the City took the time to have it analyzed by a third party but her concern remains that the
904 survey states that it already has the lowest grade possible and it this development would add
905 and doesn't feel she could support request.
906

907 Commissioner Lyons stated concerns traffic it would cause, feels traffic should be alleviated
908 before considering a proposal such as this. Also concerned with the impact it will have on the
909 overcrowding of the schools. He also expressed concern of thinking of what possibly could be
910 brought forth if not this.
911

912 Chairman Renfro stated he has faith in the traffic study and there is no way to know whether or
913 not it would affect the property value expressed concerns with the condos already approved at
914 the Harbor what will happen to existing apartment complexes if yet another one is approved.
915

916 Commissioner Whitley made comment concerning traffic and feels it should be considered and
917 concerns of that of the citizens cannot be minimized. What can be proposed in the future should
918 be considered as well, if a strip mall comes in and sooner or later something will be developed
919 on this property.
920

921 Commissioner McCutcheon expressed same general feeling of fellow Commissioners feels this
922 is not the right land use for this particular property to change the use for residential where he
923 feels the majority of people leave that needs to be considered and although it is a good product
924 it is not the right location.
925

926 Commissioner Fishman expressed that although it is a good product feels how it will affect the
927 long term use and there is a need to respect the opinion of the already existing residents and if
928 there is such a strong opposition, that needs to be taken into consideration.

929 Chairman Renfro asked for any further discussion or motion.

930
931 Commissioner McCutcheon made motion to deny request. Commissioner Lyons seconded the
932 motion, which passed for denial with a vote of 6-1 with Commissioner Trowbridge dissenting.
933

934
935 IV. ACTION ITEMS

936
937 7. SP2016-005

938 Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the
939 approval of site plan for a retail building on a 1.231-acre portion of a larger 9.183-acre tract of land
940 identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County,
941 Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV)
942 District, located at the northwest corner of the intersection of SH-205 [N. Goliad Street] and FM-552,
943 and take any action necessary.
944

945 Planner, Korey Brooks, gave brief explanation of request stating On March 11, 2016, the
946 applicant submitted an application for a site plan showing the proposed layout of an 11,334 SF
947 retail building on a 1.231-acre parcel of land. The subject property is located north of the
948 northwest corner of the intersection of North Goliad Street and FM 552, and is zoned General
949 Retail within the North SH-205 Overlay District.
950

951 Mr. Brooks explained that according to Section 4.4, General Retail District, of Article V,
952 Development Standards, of the Unified Development Code, the proposed use is permitted by-
953 right in the General Retail District, and will not require any additional approvals by the Planning
954 and Zoning Commission. The submitted site plan, building elevations, landscape plan, and
955 photometric plan conform to the technical requirements contained within the Unified
956 Development Code for properties located in a General Retail District and located within the N.
957 SH-205 Overlay District
958

959 Mr. Brooks added that on March 29, 2016, the Architectural Review Board reviewed the proposed
960 site plan and building elevations. The ARB stated that the proposed design of the building did
961 not meet the intent of standards stipulated in the North SH-205 Overlay District and asked the
962 applicant to make revisions to the building elevation, specifically the rear elevation of the
963 building needs additional articulation and architectural consideration. This was being requested
964 because this building will be situated in the development so that all four sides are visible. The
965 applicant has submitted revisions for the ARB and staff to review.
966

967 Chairman Renfro asked for any questions for staff or applicant there being none Chairman
968 Renfro asked for discussion or a motion.
969

970 Commissioner McCutcheon made motion to approve the item with staff recommendations
971 Commissioner Trowbridge seconded the motion, which passed by a vote of 7-0.
972

973
974 V. DISCUSSION ITEMS

975
976 8. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
977

- 978 ✓ P2016-006: Breezy Hill, Phase VII [Approved]
979 ✓ P2016-007: Breezy Hill, Phase VI [Approved]
980 ✓ P2016-009: Lots 1 & 2, Block H, Lake Rockwall Estates, East Addition [Approved]
981 ✓ P2016-010: Preliminary Plat for Saddle Star Estates [Approved]
982 ✓ P2016-011: Master Plat/Open Space Plan for Saddle Star Estates [Approved]
983 ✓ Z2016-006: SUP for a Carport at 303 Renfro Drive (1st Reading) [Approved]
984 ✓ Z2016-007: Zoning Change AG to GR for 5205 S. FM-549 (1st Reading) [Withdrawn by Applicant]
985 ✓ MIS2016-005: Masonry Exception for 508 St. Mary's Street [Approved]
986 ✓ MIS2016-006: Special Exception Request for 120 Blanche Drive [Approved]
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Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. The Commission did not have any questions concerning this agenda item.

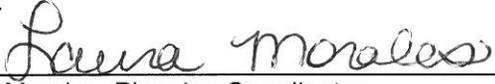
VI. ADJOURNMENT

Meeting adjourned at 10:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 22 day of April, 2016.



Craig Renfro, Chairman

Attest:


Laura Morales, Planning Coordinator