

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 31, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01 p.m. Present were, Commissioners Patrick Trowbridge, Johnny Lyons, Tracy Logan, and Annie Fishman. Absent were Commissioners Sandra Whitley and John McCutcheon 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 Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the May 10, 2016 Planning and Zoning Commission meeting.

2. P2016-021

Discuss and consider a request by Robert A. Howman of Glenn Engineering on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block A, Rockwall – CCA Addition being a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By Pass Corridor (SH-205 BY OV) District, situated south of the intersection of SH-276 and John King Boulevard, and take any action necessary.

3. P2016-022

Discuss and consider a request by Rick Bates of RLK Engineering, Inc. on behalf of James Watson of the Rockwall Independent School District for the approval of a preliminary plat for Lot 1, Block 1, Dobbs Elementary Addition being a 17.464-acre tract of land identified as a portion of Rockwall School Addition No. 1, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated at the northeast corner of the intersection of E. Washington Street and S. Clark Street, and take any action necessary.

4. P2016-026

Discuss and consider a request by Debra Cox of JDJR Engineers & Consultants, Inc. on behalf of Don French of the First Baptist Church of Rockwall for the approval of a replat for Lot 6, Block M, Sanger Brothers Addition being a 1.8046-acre tract of land identified as Lots 1-5, Block M, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, located at the southwest corner of the intersection of W. Ross Street and S. Goliad Street [SH-205], and take any action necessary.

Chairman Renfro made a motion to pass the consent agenda. Commissioner Lyons seconded the motion, which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.

III. APPOINTMENTS

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

The Architectural Review Board representative, Ashlei Neill, came forward and gave brief summary of recommendations pertaining to the items on the agenda that required architectural review.

64 IV. PUBLIC HEARING ITEMS

65
66 6. Z2016-013

67 Hold a public hearing to discuss and consider a request by Garrett Lust of Pointe Land & Development,
68 LLC on behalf of Marven Wu of West Union Investment, Co. for the approval of a zoning change from
69 an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land
70 uses on a 81.49-acre parcel of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186,
71 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, located on Rochell Road
72 south of the intersection of Rochell Road the SH-276, and take any action necessary.

73
74 Senior Planner, David Gonzales, gave brief explanation of request and reminded the
75 Commission this was a continuation of the public hearing and that the applicant requested a
76 continuation at the May 10, 2016 meeting. The applicant is requesting a Planned Development
77 for Teracina Estates located along Rochell Road, which is at the City's corporate limits. East and
78 south of the subject property is outside the City limits. North of the subject property is Timber
79 Creek Estates and to the west is an approximately 80-acre vacant tract of land that is zoned
80 Agricultural District and further west is Fontanna Ranch.

81
82 Mr. Gonzales also pointed out that according to the concept plan, it is the intent of the
83 development to provide 204 single-family residential lots, with two different lot types of which
84 will be a minimum of 8,125 sq. ft., 65' x 125' lots in area and 80'x125'. The primary lot will have
85 approximately 184 lots and the remaining 30 will be the larger lots. The development will provide
86 an approximately nine 9-acre public park located at the southern portion of the development. In
87 addition, the Concept Plan shows the inclusion of 18.97-acres of net open space or 23.3% that is
88 exceeding the minimum 20% requirement. Staff has included these as development
89 requirements within the Planned Development District Ordinance. In addition, the applicant has
90 also indicated that a minimum of a 15-foot landscape buffer will be provided along Rochell Road.
91 A minimum 10-ft landscape buffer along the proposed minor collector street, shown as Street H,
92 is required, with large canopy trees planted along the perimeter of each roadway at 50-ft
93 intervals. However, the applicant is seeking a waiver to this requirement for Street H due to the
94 amenities provided for in the 9-acre public park such as an 8-foot wide trail system, a pavilion a
95 plaza. The applicant will also include a minimum of a five-foot sidewalk that will be constructed
96 within the rights-of-way. The proposed park has been through the Parks Board and was
97 approved.

98
99 Mr. Gonzales further explained that the proposed zoning does appear to conform to the majority
100 of the Comprehensive Plan's policies and guidelines but the applicant is requesting three
101 waivers. One is for front entry drives even with the front façade of the home; the Code requires
102 parking garages must be located at least 20 feet behind the front building facade for front entry
103 garages, unless it is a J-Swing garage where the garage door is perpendicular to the street. Part
104 of the PD request is to allow for 20% j-swing. At the last meeting the applicant had proposed
105 10% j-swing, and there was discussion between the applicant and the Commission. The
106 applicant is now proposing 20% j-swing product as a minimum and the maximum would be the
107 front entry garages. Mr. Gonzales noted that would cover two of the waivers that would be built
108 in the PD Ordinance.

109
110 Mr. Gonzales went on to state the third waiver concerns the park plan, the Code requires a street
111 landscape buffer-strip with a minimum width of ten feet, must be provided along the entire
112 length of the property to be developed that is adjacent to a major arterial or collector street in
113 numbers equal to one tree for each 50 feet of street frontage. Based on the Planned
114 Development Concept Plan, Street H will be built as a minor collector in conformance with the
115 City's Master Thoroughfare Plan. The UDC does allow the Planning and Zoning Commission
116 and City Council to consider alternative landscaping requirements upon finding that the
117 resulting landscape will provide an improved amenity for both the general public and users of
118 the facility being landscaped. To achieve this, the applicant is proposing a 9-acre public park
119 with lots being single loaded on Street H, in conformance with the Comprehensive Plan.

120
121
122 Mr. Gonzales also explained that the Future Land Use Map contained within the Comprehensive
123 Plan designates the subject property as Low Density Residential land uses. According to the
124 Comprehensive Plan, the Low Density Residential designation is generally defined as single
125 family development consisting of less than 2 units per acre; however, a density up to 2.5 units
126 per gross acre may be allowed within a Planned Development district that includes the

127 dedication and/or development of additional amenities that exceed the minimum standards for
128 residential Planned Developments. These amenities may include but not limited to parks and
129 open space, neighborhood amenity centers, development of trails and parks in flood plains,
130 municipal parks and/or recreation facilities, etc. In this case, the applicant is proposing a
131 density of 2.50 units per gross acre and is proposing an approximately nine 9-acre public park
132 incorporating an eight 8-ft. concrete hike and bike trail system, a playground area, plaza, picnic
133 area, covered pavilion, and other features as depicted on the Park Concept Plan. This will be the
134 developments primary amenity. The proposed zoning does appear to conform to the majority of
135 the Comprehensive Plan's policies and guidelines with the exception of the required proximity of
136 residential lots less than 12,000 sq. ft. to a neighborhood oriented park or open space. The
137 Comprehensive Plan's policy requires the lots to be no further than 800-ft from a public park or
138 open space in order to benefit from a property value premium. An approximation of no more
139 than 24 lots or 11.7% of the lots located in the North West quadrant of the development are not
140 within the 800-ft. minimum distance requirement. With this being said, the proposed Concept
141 Plan is a discretionary decision for the City Council.
142

143 Mr. Gonzales went on to state staff mailed 102 notices to property owners and residents within
144 500-feet of the subject property. Staff also emailed notices to the Timber Creek and Fontana
145 Ranch Homeowner's Associations which are the only HOA's located within 1,500 feet of the
146 subject property. Additionally, staff posted a sign adjacent to the subject property along Rochell
147 Road and advertised the public hearings in the Rockwall Harold Banner. Staff has received two
148 notices "not in favor of" the request.
149

150 Mr. Gonzales clarified that the purpose for the continuance of the meeting was for the garage
151 orientation and the size of the product that the applicant is providing and those changes have
152 been made to the ordinance. The applicant increased the size of the homes for each lot type
153 from 1,400 square feet for lot type A to 1,800 square foot as a minimum and on lot type B those
154 have been increased to 2,000 square feet also, the increase in the number of j-swing garages.
155 Mr. Gonzales stated the applicant was present and staff was available for questions, and advised
156 the public hearing remains open.
157

158 Chairman Renfro asked the applicant to come forth and speak.
159

160 Garrett Lust
161 6860 North Dallas Parkway
162 Dallas, TX
163

164 Mr. Lust came forward and explained the decision to increase from the 10% originally proposed
165 to 20% for the j-swing garages was because they knew the 10% was not acceptable to the City
166 and felt they have catered to the other requests as far as increasing the minimum required home
167 size, and increasing the j-swings. He went on to explain that the biggest issue with the increased
168 number of j-swings is taking away the 20 feet of the back yard for the homeowners. They would
169 like to limit the number of j-swings to let the homeowners decide if they would want that layout
170 or not.
171

172 Commissioner Trowbridge asked if the 20% still allow for anti-monotony such as the patterns in
173 the front of the homes, will it still be able to differentiate. Mr. Lust stated they plan to uphold all
174 the anti-monotony standards put in place and would like to use the j-swing as something to
175 break up the monotony, prefer to have the homeowner be the deciding factor in that. It can also
176 be discussed with the builder how that is handled generally to avoid the monotony.

177 Chairman Trowbridge asked how many builders will be in the development. Mr. Lust stated
178 currently they are anticipating for it to be a two builder program. Commissioner Trowbridge
179 commented on how each builder usually has a stock set of plans, asked how many plans were
180 they looking at having. Mr. Lust stated that according to the lot size options the builder will have
181 a set of plans for each lot size and each plan is customizable, but at this time cannot say amount
182 of plans each builder will come with for each lot.
183

184 Planning Director, Ryan Miller, added that there is an anti-monotony standards in the Planned
185 Development District that they will have to abide by, however, discussion concerning builders is
186 not discussed during the zoning phase.
187

188 Mr. Lust added that they have included a clause knowing the importance for the City the issue
189 with the j-swing garage is to avoid the monotony of the front façade of the streetscape, the

190 clause will state that all of the garage doors must be made with cedar construction which
191 improves the overall look of the front of the house of the front entry designs.
192

193 Chairman Renfro asked concerning the percentage of j-swing garages if those would be spread
194 out evenly throughout the subdivision. Mr. Lust stated they have not put in place a plan for that
195 as of yet. Chairman Renfro asked if the homes in the front would be wider, Mr. Lust stated they
196 are 65 foot lots the ones towards the north that are adjacent to Timber Creek property are the 80
197 foot lots and that was done to create a transition between Timber Creek and the requested
198 subdivision. Mr. Lust stated they do envision for the 80 foot lots to have more of the j-swing
199 garages layout options because it gives a wider range which makes for a better layout.
200

201 Mr. Lust went on to state that they are requesting a 5 foot side setback on the 65 foot lots to
202 allow for a j-swing design.
203

204 Commissioner Fishman asked if it was still the 23% open space. Mr. Lust stated yes, open space
205 has not changed. Commissioner Fishman also expressed concern over the traffic on Rochell
206 Road, asked if there had been any traffic studies done. Mr. Lust stated that at this time they are
207 under the impression that a traffic study is not necessary for this size development; however
208 they are planning to improve Rochelle Road onto their property line and will match to the
209 development to the north which is Timber Creek. Mr. Lust also noted that it is his understanding
210 that in 2018 TXDOT has plans to expand Hwy 276 and there will be a light there and it would be
211 improved.
212

213 Commissioner Lyons asked what the lot mix and percentage for j-swing for Timber Creek
214 Subdivision. Mr. Lust stated it is 80 foot lots and Timber Creek is rear entry is all alley ways no j-
215 swing garages.
216

217 Chairman Renfro stated the public hearing was still open and asked if there was anyone who
218 wished to speak to come forth and do so, there being no one indicating such; Chairman Renfro
219 closed the public hearing and brought the item back to the Commission for discussion.
220

221 Commissioner Logan expressed concern with the percentage of j-swing garages being
222 requested, feels it is too many front facing garages close to the street expressed concern in the
223 developer offering the suggestion to the builder to make the garages cedar but with there not
224 being a Code to enforce that is not convinced enough to give variance. Mr. Gonzales stated that
225 requirement of cedar garages will be built into the ordinance if approved.
226

227 Chairman Renfro asked the applicant to come forward.
228

229 Chairman Renfro expressed concern with the percentage only being 20 for the j-swing garages,
230 is not inclined to approve with such a low percentage asked the applicant if there would be
231 consideration to go with a higher percentage. Mr. Lust stated they would consider doing 30% j-
232 swing.
233

234 Commissioner Logan expressed concern with allowing so many variances that do not meet the
235 master plan, believes it is the developers responsibility to adhere to the standards that we want
236 for our community. Mr. Lust stated that concerning the variances she mentioned, it is only one
237 that they are doing lot layout and type would be the minimum percentage of j-swing, the only
238 others would be the landscape buffer and the front entry instead of the alley ways.

239 Commissioner Logan asked if the Parks Department was happy with the variance for the back
240 northwest lots not being close to any of the open space. Mr. Gonzales advised when the Parks
241 Board met they approved the plan with the stipulation that the City will not maintain the park
242 until it becomes fully turfed as well as other stipulations for the amenities. Mr. Lust added they
243 wanted to build the park through the major thoroughfare because it will be a district park.
244

245 Commissioner Trowbridge expressed liking of the Park, but believes the concern is the amount
246 of the j-swing garages would be willing to make a motion with the 30% increase the applicant
247 stated they would be willing to do.
248

249 Commissioner Trowbridge made a motion to pass the request with the amended 30 percent
250 increase for the j-swing garage requirement. Commissioner Fishman seconded the motion
251 which passed by a vote of 5-0, with Commissioners Whitley and McCutcheon absent.
252

253 Chairman Renfro noted Commissioner McCutcheon arrived at the meeting at 6:35 p.m.
254
255

256 V. ACTION ITEMS
257

258 7. SP2016-006

259 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Michael
260 James of U. V. Real Estate, LP for the approval of a site plan for an *Auto Body Shop (i.e. Service King*
261 *Collision Repair)* on a 3.2039-acre tract of land described as Tract 7-01 of the J. Lockhart Survey,
262 Abstract No. 134, City of Rockwall, Rockwall County, Texas, located at 1780 E IH-30, zoned Light
263 Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, and take any action
264 necessary.
265

266 Senior Planner, Ryan Miller, gave brief explanation of request stating that On March 7, 2016, the
267 City Council approved a Specific Use Permit to allow for outside storage on the 3.2039-acre
268 subject property. This case specifically allowed the outside storage of automobiles in the IH-30
269 Overlay District. As part of this case, the City Council approved a recommendation by the
270 Planning and Zoning Commission requiring a six foot masonry fence, non-precast fence. In
271 response to this approval, the applicant submitted an application for a site plan showing the
272 proposed layout of the 18,475 SF major automotive repair facility on April 15, 2016. The subject
273 property is located within the IH-30 Overlay District, east of John King Boulevard, on the
274 southern side IH-30 Frontage Road and is zoned Light Industrial District.
275

276 Mr. Miller went on to state the requested land use is permitted by right within the Light Industrial
277 District and with the Specific Use Permit being approved no additional approvals will be needed
278 by the Planning and Zoning Department or the City Council with the exception of the variances
279 the applicant is requesting. And aside from the variances, the photometric plan, landscape plan
280 and the site plan all conform to the technical requirements. The variances specifically relate to
281 the building construction and are one, to the screening requirements. The applicant is
282 requesting a variance to allow two vent stacks to project out of the rear of the building it will
283 serve as ventilation for the paint booths. These vent stacks are depicted on the building
284 elevations, and the applicant has submitted a letter stating that they will be 2'-4" in diameter and
285 extend above the parapet wall by eight feet. The applicant has stated any type of screening
286 would make the building look unbalanced. This is an Overlay District requirement therefore the
287 variance will require a $\frac{3}{4}$ -majority vote of the City Council to be approved.
288

289 Mr. Miller went on to state that the second variance is to the Building Standards specifically the
290 materials. Currently the materials being provided are CMU, Austin stone and stucco. Stucco is
291 allowed up to 50% of the masonry requirement however the applicant is showing about 51-58%
292 on various facades and that does exceed the maximum permitted by the Code and the applicant
293 is requesting a variance for that as well. Also, Mr. Miller explained, the four sided architecture
294 requirement, which is made up of the horizontal and vertical articulation as well as the material
295 requirements. In this case the applicant is requesting a variance due to the fact that the building
296 doesn't meet the horizontal or vertical articulation nor does it incorporate the same materials on
297 all four sides. The back wall is basically flat and is only composed of CMU. The applicant has
298 stated that the purpose behind not meeting the stone requirement on that back wall is because it
299 will not be visible.
300

301 Mr. Miller further explained that the Comprehensive Plan state that Planning and Zoning and City
302 Council should consider pro-active methods to encourage high quality and inspiring
303 architecture throughout the City particularly on undeveloped sites that are highly visible on the
304 IH30 frontage road. The subject property is within the IH30 Overlay District; however any
305 variances to the Unified Development Code are a discretionary decision to the Planning and
306 Zoning Commission and City Council.
307

308 Mr. Miller went on to state that the Architectural Review Board reviewed the proposed site plan
309 and building elevations. The ARB requested that the applicant provide a mansard roof structure
310 extending from the mid-point of the building to the front canopies adjacent to IH-30. The
311 purpose of this request was to provide balance to the building while breaking up the monotony
312 of the roofline. The applicant has stated that due to the cost of the requested improvements
313 they will not be able to accommodate the ARB's recommendation. As a result, the ARB cannot
314 recommend approval of the requested variances. Also, concerning one of the recommendations,
315 currently the applicant is showing a six foot masonry dumpster enclosure but the Overlay

316 District requires an eight foot. It wasn't a requested variance in the letter provided by the
317 applicant but that was added to the recommendation section in the Commissions case memo.
318

319 Mr. Miller advised the applicant was present and staff was available for questions.
320

321 Chairman Renfro asked applicant to come forth and speak.
322

323 Jeff Carrol
324 Carrol Architects
325 705 E. IH30
326 Rockwall, TX
327

328 Mr. Carroll came forward and stated he took the from the previous Planning and Zoning work
329 session on the Architectural Board's recommendation to add a masonry roof from the mid-
330 section back towards the front section to Service King and they were reluctant to do that, mainly
331 due to a cost stand point, and although that is not a viable reason, but Mr. Carrol added that
332 considering the site work that is being done with the adding of the masonry screened wall and
333 various other issues that have come with the site, that was the reason for being unable to accept
334 that recommendation at this time.

335 Mr. Carrol went on to explain the exhaust vents for the paint booths are eight feet tall and the
336 para pet wall is four feet tall that would stick out four or five feet about the para pet since it is
337 just an exhaust there is no smoke, heat type thing. Those pipes what has been found is that they
338 are less distracting and will blend in with the sky as they are a silver color as opposed if a
339 screen is put around them. The exhaust vents would also be approximately 300 feet away from
340 IH-30 because the paint booths are in the back part of the building.
341

342 Concerning the stucco percentage Mr. Carol explained that when it was re-evaluated the front
343 elevation they came up with the 58% and felt it was close enough and wanted to move forward
344 with that because they feel the product they are bringing is an A product to Rockwall and so far
345 is the most dressed up Service King that they have put out so far and is asking for the
346 Commission's recommendation to move forward.
347

348 Commissioner Trowbridge asked how wide the back wall is. Mr. Carrol stated for the horizontal
349 and vertical articulation it is being met in the front and on the two side walls, but on the back
350 since it is so deep and narrow and is 90 feet wide.
351

352 Commissioner Lyons asked if any HVAC equipment would be on the roof. Mr. Carrol stated it
353 would all be on the roof and would be below the para pet wall that was raised will cover the
354 equipment. Commissioner Lyons also asked if the vent stacks are being left silver, Mr. Carrol
355 stated they would be and Service King has done studies concerning that and have found silver
356 reflects the light and blends in better than paint.
357

358 Chairman Renfro brought the item back to the Commission for discussion, questions or
359 motions.
360

361 Commissioner Lyons made motion to pass the item with staff recommendations. Commissioner
362 Fishman seconded the motion, which passed by a vote of 6-0, with Commissioner Whitley
363 absent.
364
365

366 VI. DISCUSSION ITEMS 367

368 8. Z2016-017

369 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text
370 amendment to Section 1, *Land Use Schedule*, and Section 2.1.8, *Auto and Marine-Related Use*
371 *Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code for the purpose of
372 changing the requirements for *Used Motor Vehicle Dealerships*, and take any action necessary.
373

374 Planning Director, Ryan Miller, gave brief explanation of item stating that on May 16th staff
375 brought forward an ordinance proposing to allow the motor vehicle used use by Specific Use
376 Permit in a Light Industrial District and by right in a Heavy Industrial District however the
377 ordinance also restricted the use in certain Overlay Districts in the City. The City Council did
378 deny that and directed staff to bring back a text amendment allowing the use by Specific Use

379 Permit in the Light Industrial District only. In accordance with that staff has provided the
380 Commission with a draft ordinance that would basically change what was proposed in the
381 previous meeting to allow that use only by Specific Use Permit in a Light Industrial District.
382

383 Mr. Miller went on to explain that the item will be brought back for action on the June 14th
384 meeting and is available for any questions.
385

386 Commissioner McCutcheon asked for clarification of the new draft as opposed to the previous
387 one that was brought to them in the last meeting. Mr. Miller explained that currently the code
388 only allows the used automotive dealership as an ancillary use to a new motor vehicle
389 dealership which is currently allowed by right in a Commercial District and by SUP in a Light
390 Industrial District. What staff has been directed to prepare is to allow this use as a standalone
391 use in a Light Industrial District through a Specific Use Permit only.
392

393 Chairman Renfro asked if the use can be allowed within the Overlay Districts. Mr. Miller stated
394 that was what was proposed in the previous draft ordinance that was voted down by City
395 Council and staff was directed to bring it back to allow it in a Light Industrial by a Specific Use
396 Permit.
397

398 General discussion took place concerning allowing the use within the Overlay Districts.
399

400 Commissioner McCutcheon asked if a map could be provided at the next meeting to show where
401 Light Industrial areas are within the City. Mr. Miller stated he could provide the Commission with
402 that and include it in the packets for their review.
403

404 There being no further questions Chairman Renfro indicated the case will return to the
405 Commission for action at the next scheduled meeting.
406

407
408 9. Z2016-018

409 Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on
410 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District
411 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the
412 purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance*
413 *14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J.
414 Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-
415 552 and west of Breezy Hill Road, and take any action necessary.
416

417 Chairman Renfro asked the applicant to come forward.
418

419 Rich Darragh
420 8214 Westchester Drive suite 710
421 Dallas, TX
422

423 Mr. Darragh came forward and stated they are still working on a final plan and the PD but will
424 have more details as they move forward and will provide those at the next scheduled meeting.
425 But basically they are looking to rezone the Commercial they already have at the southwest
426 corner of Breezy Hill, are looking to rezone it to 50'x 120's and the approximate numbers will be
427 47 lots, front entry with a minimum of 20 homes not less than 2,500 square feet.
428

429 Commissioner Trowbridge asked if what was being done is taking out a commercial spot and
430 replacing it with residential. Mr. Darragh stated they are making the commercial area smaller due
431 to not finding buyers with the size it is currently they want to make it smaller make it more
432 marketable to the commercial buyers and continue the transitional zoning. Commissioner
433 Trowbridge asked the size of that commercial lot. Mr. Darragh stated it is 19 ½ acres.
434

435 There being no further questions Chairman Renfro indicated the case will return to the
436 Commission for action at the next scheduled meeting.
437

438
439
440
441

442 10. P2016-020
443 Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Randal
444 Currington of Fontanna Ranch Phase II, LP for the approval of a final plat for Phase II of the Fontanna
445 Ranch Subdivision containing 49 single-family residential lots on a 19.167-acre tract of land identified as
446 Tract 5 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned
447 Planned Development District 64 (PD-64) for Single Family 16 (SF-16) land uses, generally located east
448 of FM-549 and south of SH-276, and take any action necessary.
449

450 **Senior Planner, David Gonzales, reminded the Commission that the preliminary plat for this item**
451 **was re-instated December of 2015 and now can move forward with Phase II.**
452

453 **Chairman Renfro asked applicant to come forward.**
454

455 **Cameron Slown**
456 **FC Cuny Corporation**
457 **(No address given)**
458

459
460 **Mr. Slown came forward and stated this is the second phase of the Fontanna Ranch**
461 **development and the only difference from what was presented in the preliminary plat and now is**
462 **the extension of Guadalupe Drive to the northeast. There have been some adjustments in the**
463 **detention area, but aside from that it is similar to what was presented before.**
464

465 **Mr. Gonzales added Guadalupe Drive will extend to the Terracina Estates and is what was being**
466 **referred to as street H.**
467

468 **There being no questions Chairman Renfro indicated the case will return to the Commission for**
469 **action at the next scheduled meeting.**
470

471
472 11. P2016-023
473 Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of
474 the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a master
475 plat/open space plan for the Saddle Star South Subdivision containing 138 single-family residential lots
476 on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract
477 No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned
478 Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the
479 SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard
480 east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.
481

482 **Planning Director, Ryan Miller, gave brief explanation of the case stating the master and**
483 **preliminary plat are what is being brought forward as the zoning was approved at the previous**
484 **meeting. The master shows that it will be plated in two phases and will be incorporating the ten**
485 **foot walking trail along the John King Blvd. as well as construct a trail head and will also be**
486 **providing an amenity center, community garden and a private park area.**
487

488 **Mr. Miller added this will be taken to the Parks Board, and that is why it came before the**
489 **Commission in the work session and will bring the Park Boards recommendation at the June**
490 **14th meeting.**
491

492 **There being no questions Chairman Renfro indicated the case will return to the Commission for**
493 **action at the next scheduled meeting.**
494

495
496 12. P2016-024
497 Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of
498 the owners Gwen Reed and Randa Hance (*R. & R. Hance Investments, LP*) for the approval of a
499 preliminary plat for the Saddle Star South Subdivision containing 138 single-family residential lots on a
500 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97,
501 City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development
502 District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
503 Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the
504 intersection of Featherstone Drive John King Boulevard, and take any action necessary.

505 Chairman Renfro noted this agenda item would be combined with the previous item, P2016-023.
506
507

508 13. SP2016-012

509 Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of
510 the Rockwall Economic Development Corporation for the approval of a site plan for a
511 warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified
512 as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas,
513 zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data
514 Drive, and take any action necessary.
515

516 Chairman Renfro asked applicant to come forward.
517

518 Michael Hampton
519 REDC
520

521
522 Mr. Hampton came forward stated he is the Director of Project Development with the REDC and
523 is here with several members of the applicants team. He stated the REDC owns about 400 acres
524 at the Rockwall Technology Park and roughly about half of that is vacant including the 30 acre
525 piece at the hard corner of Discovery and Data. The REDC has been working for several months
526 with Pride Industries and the REDC Board of directors approved a contract with them and an
527 agreement to recruit their very large project which they are very excited to bring to Rockwall.
528 They have received staff's comments and there are technical issues that will be corrected and
529 revisions will be sent back to staff. They want to get feedback from staff as there are variances
530 that the applicant is requesting primarily with the architectural side of things, which is not too
531 uncommon for these large manufacturing facilities.
532

533 Mr. Hampton further stated they will be asking for a parking variance the provided parking that
534 they are proposing is about 132 spots, and although this is a large facility, there will be about
535 140 employees thru 3 shifts it is operated 24 hours a day, will only have a limited amount of
536 employees at a time and therefor did not want to propose a large amount of parking. They will
537 also be asking for a screening variance, on the east side of the building there is truck areas that
538 instead of a 14 foot wall there, they are proposing a berm as well as a hedge of cedar trees and
539 some streetscape trees along Data Drive. They felt after talking to staff that was a preferred more
540 attractive look.
541

542 Mr. Hampton went on to explain there is also a detention pond on the northwest side of the site.
543 The REDC is developing a regional detention pond and currently are about half way into the
544 design on that and with the contract are obligated to try and get that in in conjunction with this
545 project, therefor that pond may or may not be the case even if applicant does build it, it may be a
546 temporary pond and are requesting not to put the trees in only to have to pull them out and that
547 is another variance they will be requesting. The other three that have been identified are all
548 dealing with the architectural side. Mr. Hampton provided pictures of the applicant's most recent
549 construction to show what the end product would look like and it will be one that will fit in at the
550 Technology Park.
551

552 Commissioner Trowbridge asked what will be manufactured and if it would be just one tenant.
553 Mr. Hampton stated Pride is a corrugating manufacturer and this facility will be corrugating and
554 converting facility for cardboard and various packaging containers.
555

556 Commissioner McCutcheon asked if everything will be done internal, aside from the trucks
557 backing up. Mr. Hampton stated it would all be internal.
558

559 Chairman asked what the total square footage of the building was and how many parking spots
560 there were. Mr. Hampton stated it is 389,000 square feet.

561 Mr. Gonzales answered, and stated they are providing 132 spaces, 9x20 and what is required is
562 309 however they are providing additional parking spaces for the tractor trailers making the total
563 334, however those are not viewed as typical parking spaces and that is the purpose for the
564 variance but is not an unusual request.
565
566
567

568 Chairman Renfro expressed concern for long term planning, for reuse of this property if the
569 building were to become obsolete.

570
571 Mr. Miller stated since it was a discussion item he would add that this type of variance has been
572 approved in several other buildings when a shift plan is provided and what is being seen
573 industry wide is a need for less employees and therefore the City's parking requirement may be
574 a little high for manufacturing type business.

575
576 Commissioner Trowbridge asked what percentage of office it would have. Mr. Hampton stated it
577 would be about 4 or 5 percent of office space.

578
579 There being no further questions Chairman Renfro indicated the case will return to the
580 Commission for action at the next scheduled meeting.

581
582
583 14. SP2016-013

584 Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R.
585 Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre
586 tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal
587 Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development
588 District 32 (PD-32), situated within the Summit Office Subdistrict and the IH-30 Overlay (IH-30 OV)
589 District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and
590 take any action necessary.

591
592 Chairman Renfro asked the applicant to come forward.

593
594 Greg Stogner
595 12720 Hillcrest suite 650
596 Dallas, TX

597
598 Mr. Stogner came forward and gave brief summary of request stating it is for an Urgent Care
599 facility Care Now would be the tenant, it is 6,235 square feet they do meet the landscape
600 standards, it's owned by HCA Hospital Corporation of America. Mr. Stogner went on to say he
601 has built about 25 of them and it is a good company with good people.

602
603 Chairman Renfro asked concerning Architectural Review Boards comments. Mr. Stogner stated
604 they went through the four sided architecture and looking at PD 32 as to what that is and the
605 defined tem of the four sided architectural is not a defined term in there but it does say to have a
606 dual entrance appearance, but in this case it causes confusion because looking at north, south,
607 east and west and will be calling Horizon true east so Horizon would be the entrance that is east
608 and that is where you would have stone as looking at elevation number 5 then you have accent
609 brick and racing stripes on the side facing Trend HR that would be what would be called the
610 west side and then the north side because that is at IH-30 that is where they would be putting the
611 stone. The Architectural Review Board wanted to have the stone there changed to brick lift up
612 the para pet as it is and on elevation two which would be towards Pinnacle Way to make that,
613 what he would call turn the stone down the two windows and meet the architectural offset to the
614 left that is seen by the front door which they do plan on adding.

615
616 Staff showed pictures of elevations on screen to allow visual of what applicant was discussing.

617
618 There being no further questions Chairman Renfro indicated the case will return to the
619 Commission for action at the next scheduled meeting.

620
621 15. SP2016-014

622 Discuss and consider a request by Ron Valk of Platinum Storage Rockwall, LLC on behalf of Shawn
623 Valk of Platinum Construction for the approval of site plan for a multi-tenant office/warehouse facility on
624 a 2.692-acre parcel of land identified as Lot 3, Block A, Platinum Storage Addition, City of Rockwall,
625 Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV)
626 District, located on the west side of T. L. Townsend Drive, south of the intersection of T. L. Townsend
627 Drive and IH-30, and take any action necessary.

628
629 Chairman Renfro asked the applicant to come forward.

630

631 Annalyse Olsen
632 1834 S. FM551
633 Fate, TX
634

635 Ms. Olson came forward and came forward and stated they are requesting to build an office
636 warehouse park on a property that is connecting to a storage facility that they are currently
637 finishing construction on. The two buildings combined will be 20,800 square feet, the eastern
638 property is 8,800 square feet and the back building is 12,000 square feet.
639

640 Planner, Corey Brooks, added that on the south elevation of both of the buildings they are
641 currently not meeting the vertical or horizontal articulation requirements and will be requesting a
642 variance but they will not be visible from public view and additionally the trees off Townsend will
643 help screen that as well. The Architectural Review Board suggested turning the northern
644 building the other direction and have both buildings face each other and possibly have a court
645 yard in the middle so as to not have one building doesn't front the back of the other building.
646 The applicant is going to look into the request and find out if that will be feasible for them to do.
647

648 Mr. Brooks went on to state that additionally the Architectural Review Board wanted more
649 vertical articulation on the north elevation of the building and the applicant is proposing raising
650 the middle piece two to three feet to break up the monotony of the two buildings.
651

652 Mr. Brooks also explained each suite will have a separate tenant and will have office space and
653 warehouse space.
654

655 Chairman Renfro asked if each entrance would be for each individual tenant. Mr. Brooks stated
656 they would be separate suits for each individual tenant.
657

658 Commissioner Trowbridge asked if they own and operate storage facilities and has the zoning
659 been changed recently on this particular property. Ms. Olson stated they primarily do own
660 storage facilities. Mr. Miller added that recently the property was subdivided and the applicant
661 had to get a variance to do that due to Platinum Storage who is currently under construction
662 doesn't have frontage on a public street and had to get approval thru Planning and Zoning as
663 well as City Council.
664

665 Commissioner Trowbridge asked what kind of business they foresee will be renting the offices.
666 Ms. Olsen stated she believes it will be possibly landscapers, contractors and such.
667 Commissioner Trowbridge also asked how many suites there would be. Ms. Olson stated there
668 would be four in the front and five in the back and Platinum Storages offices will take up half of
669 the front of the building.
670

671 Commissioner Lyons asked how much square footage was each suite. Ms. Olson stated she did
672 not have that information but will provide it at the next meeting.
673

674 There being no further questions Chairman Renfro indicated the case will return to the
675 Commission for action at the next scheduled meeting.
676

677 16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
678

- 679 ✓ P2016-016: Final Plat for Wanda Ridge Estates Addition [Approved]
- 680 ✓ Z2016-012: SUP for a Retail Store w/ Fuel Sales at 2901 Ridge Road (1st Reading) [Approved]
- 681 ✓ Z2016-013: Zoning Change from AG to PD for Terracina Estates [Postponed June 6, 2016 Meeting]
- 682 ✓ Z2016-014: Zoning Change from AG to PD for the Ridgecrest Subdivision (1st Reading) [Approved]
- 683 ✓ Z2016-015: Amendment to PD-79 (1st Reading) [Approved]
- 684 ✓ Z2016-016: Text Amendment to the SRO District (1st Reading) [Approved]
- 685 ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales [Postponed to the June 6, 2016
686 Meeting]
- 687 ✓ SP2016-008: Variances for Carmel Car Wash [Approved]
- 688 ✓ SP2016-009: Variances for Panera Bread [Approved]
- 689 ✓ SP2016-010: Parking Agreement for 805, 815 & 821 T. L. Townsend Drive [Approved]
- 690 ✓ SP2014-011: Alternate Landscape Plan for Channell Commercial Corporation [Approved]
- 691
- 692

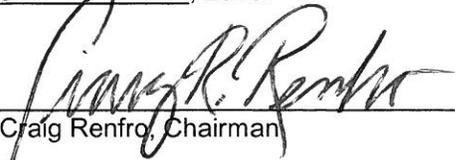
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Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. General discussion over Case No. Z2016-017 and procedural requirements for cases took place between the Planning Director and the Commission.

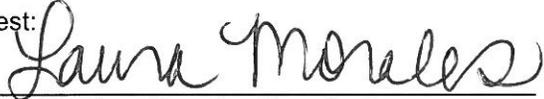
VII. ADJOURNMENT

The meeting adjourned at 7:48 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 14 day of June, 2016.



Craig Renfro, Chairman

Attest: 

Laura Morales, Planning Coordinator