

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 14, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:00 p.m. Present were, Commissioners Johnny Lyons, Tracy Logan, Annie Fishman, Sandra Whitley and John McCutcheon. Absent was Commissioner Patrick Trowbridge. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morale, and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the May 31, 2016 Planning and Zoning Commission meeting.

2. P2016-020

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

3. P2016-028

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a master plan/ open space plan for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

4. P2016-029

Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a preliminary plat for the Ridgecrest Subdivision containing 45 single-family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of Airport Road and FM-3549, and take any action necessary.

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

Chairman Renfro noted that the item that was reviewed by the Architectural Review Board will be discussed later in the agenda.

64 IV. PUBLIC HEARING ITEMS

65  
66 6. Z2016-017

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

71  
72 Planning Director, Ryan Miller, gave brief explanation of item stating that staff was directed by  
73 City Council on May 16<sup>th</sup> to amend our current ordinance to allow for Used Automotive  
74 dealerships in a Light Industrial District by a Specific Use Permit. Currently they are only allowed  
75 as an accessory use to New Motor Vehicle dealerships in the City. The ordinance change would  
76 affectively allow them as a standalone use through a Specific Use Permit in a Light Industrial  
77 District.

78  
79 Mr. Miller went on to explain that at the May 31<sup>st</sup> work session the Commission asked staff for a  
80 map of all the Light Industrial District properties be provided. Staff did provide that map as well  
81 as a copy of the proposed draft ordinance in the Commissions packet for review. A fifteen day  
82 notice was sent out in accordance with State Law and all local requirements were met as well.  
83 Mr. Miller stated he was available for questions.

84  
85 Chairman Renfro opened the public hearing and asked anyone who wished to speak to come  
86 forth and do so.

87  
88 Maxwell Fisher  
89 900 Jackson Street Suite 640  
90 Dallas, TX

91  
92 Mr. Fisher came forward and stated that he will not be making the full presentation as it was  
93 already shown to the Commission in the work session. He went on to state he represents Echo  
94 Park and believes the ordinance should be adopted to allow Pre-Owned Auto Sales by SUP in  
95 the Light Industrial District as well as the IH-30 Overlay. He added that he was available for  
96 questions.

97  
98 Chairman Renfro reminded the Commission that when this item was previously brought before  
99 them there were some questions concerning the motivation of the request and asked Mr. Miller  
100 to clarify what Council is directing the Commission to do to make sure everyone is clear.

101  
102 Mr. Miller stated originally staff received the direction from Council and an ordinance was  
103 brought before the Commission three meetings ago and what that ordinance proposed to allow  
104 the Used Automotive Dealership by SUP in the Light Industrial District; however staff included  
105 that it should be allowed by right in a High Industrial District and also be restricted within certain  
106 Overlay Districts. That was voted down by the Planning and Zoning Commission by a vote of 6-1  
107 and staff took it to the City Council and they made a motion to deny by a vote of 6-1 and as part  
108 of that motion redirected staff to bring back an ordinance only allowing the Used Automotive  
109 Dealerships in a Light Industrial District with a Specific Use Permit and in accordance with that  
110 staff is bringing it back to the Commission.

111  
112 Commissioner Logan asked for clarification of the automotive sales tax asked if that is a tax that  
113 goes to the State and therefore there is no income generated for the City by Used Car  
114 dealerships in Light Industrial or anywhere else. Mr. Miller stated there is a tax on real property,  
115 on inventory. Commissioner Logan asked in comparison with other business would it be  
116 significantly less. Mr. Miller stated that was a question he was unable to answer.

117  
118 Chairman Renfro stated it was his understanding that when Commissioner Trowbridge and  
119 himself at the previous meeting the concern was that there is very few real-estate left especially  
120 in the IH-30 corridor and that is considered the gateway as travelers come in and exiting the City  
121 and therefore must be very conscientious and careful of what type of business uses go into that  
122 corridor. Although it is within the IH-30 Overlay District and there are restrictions built in but  
123 believes the concern was that this would be a standalone Used Car Dealership, unlike what is  
124 now where the New Car dealerships have a designated area within their dealerships for the used  
125 vehicles and currently there is an ordinance in place that allows for Used Auto Dealerships as

126 long as the business is ran in an enclosed building and is typically off the IH-30 overlay and  
127 deals with more internet sales and therefore most of the time it is not known what those  
128 buildings are. Chairman Renfro further asked if this was being done for the sense that another  
129 ordinance was needed for a specific use that he feels may never be used in that area but has to  
130 be in that area.

131  
132 Mr. Miller stated that Council redirected staff because there was nothing in the original  
133 direction, and that staff was directed to provide an ordinance that made the change in the Light  
134 Industrial District standard, which is what is being brought forward at this time without the  
135 additional restrictions.

136  
137 Chairman Renfro asked for more clarification as to why amendment was asked to be drawn up  
138 and stated he was unaware of a person or company was asking to come in to build a standalone  
139 car dealership and therefore we have to have an ordinance showing that the City allows that.

140  
141 Mr. Miller stated Echo Park had an appointment item with City Council where they made the  
142 original request for Council to change the ordinance and that is what started this process off. At  
143 that time staff was directed to bring the original ordinance forward which staff did however  
144 added the additional restrictions and Council since has redirected staff to bring back this  
145 ordinance.

146  
147 Commissioner McCutcheon asked if this was approved as its being brought forward would any  
148 of the current New/Used Car dealerships now be allowed to change to an only Used Vehicle  
149 dealership. Mr. Miller stated they would be required to apply for a Specific Use Permit and is  
150 discretionary to Planning and Zoning and City Council.

151  
152 Commissioner Fishman asked if additional Used Car dealerships alone were to come into this  
153 area would they be required to come before the Commission or would they be allowed to go in  
154 by right. Mr. Miller stated that the only change being made requires a Specific Use Permit  
155 therefore any Used Car dealership coming into a Light Industrial District would be required to go  
156 through this discretionary process prior to being able to apply for a Certificate of Occupancy.

157  
158 Chairman Renfro noted that that being the case it could be done on an individual case by case  
159 basis. Mr. Miller stated that was correct.

160  
161 Commissioner McCutcheon expressed concern that although there could be good opportunities  
162 that come in but as a whole how will it affect the overall look if it becomes obsolete and and  
163 would end up as an empty parking lot as many of our neighboring cities have had that happen  
164 and expressed concern of Rockwall ending up like that and does not feel he has heard a good  
165 enough reason to allow this change and although Rockwall is more restrictive than other cities  
166 but also one of the smallest cities that does not have the land mass that other cities do and  
167 therefore have to be more conscientious of what is allowed.

168  
169 Commissioner Fishman reiterated some of Commissioner McCutcheon's concerns stating that  
170 she feels that by allowing Used Car dealerships into this area how it will deter other businesses  
171 from wanting to come into Rockwall, for example some of the high end car dealerships will they  
172 be as inclined to come to Rockwall and although the product being presented is very nice, she  
173 is concerned with not knowing what the impact will be in the long term and has not heard  
174 enough information to change her position from when this was presented a few weeks ago.

175  
176 Commissioner Logan stated that it was her understanding that for both New and Used Car  
177 dealerships motor vehicle sales tax goes to the State therefor all of the land that is dedicated to  
178 a car dealership produces, other than property tax revenue, no taxable benefit to the City and  
179 feels that allowing this use would add a negative aspect of putting more property invested in car  
180 dealerships, with Used Car dealerships being slightly lower in the chain than a New Car  
181 dealership.

182  
183 Chairman Renfro asked the Commissioners if they were prepared to go with the same decision  
184 as they reached when it was brought before them a few weeks ago. He expressed concern with  
185 there being only so much property along the IH-30 corridor and when it's gone it's gone and  
186 therefore it is necessary to be careful with what is allowed to go in, feels that the market has  
187 shown that when there are nice flagship dealerships here and is concerned that when the Used

188 Car dealerships start coming in the New Car dealerships may feel the need to leave and then  
189 there would be the end result of who would occupy those nice New Car dealerships, it would  
190 most likely be more Used Car dealerships and will create the problem that some neighboring  
191 cities have ended up with.

192  
193 Commissioner McCutcheon made motion to deny case Z2016-017. Chairman Renfro asked for  
194 clarification as to what was being denied if it was the introduction of a text amendment. Mr.  
195 Miller stated that by denying what is basically being said is to leave the ordinance as is.  
196 Commissioner Logan seconded the motion, which passed by a vote of 6-0, with Commissioner  
197 Trowbridge absent.

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199  
200 7. Z2016-018

201 Hold a public hearing to discuss and consider a request by Jeff Parker of the Skorburg Company on  
202 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District  
203 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the  
204 purpose of incorporating changes to the development standards contained in *Exhibit 'C' of Ordinance*  
205 *14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J.  
206 Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north of FM-  
207 552 and west of Breezy Hill Road, and take any action necessary.

208  
209 Planning Director, Ryan Miller, gave brief explanation and background of the item stating the  
210 subject property was originally annexed into the City after it was put into a 212 Development  
211 Agreement. The original 212 Agreement allowed the property to have 810 single-family  
212 residential lots however when it was brought into the City it was changed to 658 single-family  
213 residential lots with a 59 acre general retail tract of land that was at the hard corner of John King  
214 Blvd. and FM 552. In October of 2012 it was amended to allow up to 691 lots and amended again  
215 in 2014 to allow 742 lots and that is where the current lot count stands. On March 13, 2015 the  
216 applicant submitted an application requesting to increase it to 762 lots at 2 units per acre and  
217 this request also included a new lot type that would be 50x120 foot lots, however that was  
218 denied and since that time period a year has passed and the applicant has resubmitted an  
219 application requesting to amend the concept plan to allow for a new lot type and to remove  
220 about 14.21 acres of land from the retail portion. Mr. Miller provided the Commission a map that  
221 showed where the 14.21 acres of land was depicted in the concept plan as Phase 10 and that  
222 would be a new lot type, lot type E, which would be a 50x120 foot lot with a minimum of 6,000  
223 square feet and the applicant is proposing to incorporate 47 of those into the overall concept  
224 plan. This would increase the overall lot count from 742 lots to 789 lots and increase the density  
225 from 2 units per acre to 2.07 units per acre.

226  
227 Mr. Miller went on to state that it should be noted that if the City Council chooses to approve this  
228 case, the Future Land Use map will need to be amended to change the designation for this area  
229 from a Commercial designation to a Low Density Residential designation and that has been  
230 added to the conditions of approval for this case.

231  
232 Mr. Miller went on to state staff mailed out 334 notifications on May 27, 2016 and also sent out  
233 notices to the Stoney Hollow and Breezy Hill Homeowner's Associations. Of the notices sent  
234 out, staff received 7 notices returned in opposition of the request, 2 were provided for the  
235 Commission this evening and 5 were provided in the packet. Mr. Miller added the applicant was  
236 present and staff was available for questions.

237  
238 Chairman Renfro opened the public hearing and asked the applicant to come forward.

239  
240 Adam Buzcek  
241 8214 Westchester Drive Suite 710  
242 Dallas, TX

243  
244 Mr. Buzcek came forward and provided a slide show of request which included other Skorburg  
245 projects in Rockwall which include Breezy Hill and Stone Creek. The slide show provided plat  
246 history, subject property location, proposed concept plan, zoning request, and development  
247 standards.  
248

249 Mr. Buczek went on to give a brief history of the subject property stating that the original 212  
250 Agreement back in 2007 when the property was purchased had all single-family zoning with up  
251 to 810 residential lots and it accommodated an area for a school site, because at that time  
252 Rockwall Independent School District had expressed interest in wanting a site on the project. In  
253 2009 with the direction of Council and working with staff, they looked to rezone and improve the  
254 PD by zoning with a 55 acre commercial site at the south, that was the second version of the  
255 item and it reduced the lot count to 658 lots because they converted from residential to  
256 commercial maintaining the 2 lots per acre for overall residential density. In 2012 the PD was  
257 once again amended the PD for 691 residential units and RISD did not want to build the school  
258 site in Breezy Hill therefore they made a master plan that conformed to the 2 units per acre and  
259 kept the same lot mix. In 2014 a proposal for 50 foot product was proposed and that request was  
260 denied at that time and now there are currently 60 foot lots along the retail and that request was  
261 denied at that time. The reason that was done is due to the success of the 50 foot product and  
262 the 60 foot product harmoniously co-existing in pods in a transitional zoning from the retail of  
263 the Tom Thumb center by Stone Creek was very successful and was a different product line and  
264 saw that they were running out of that lot mix.  
265

266 Mr. Buczek stated that they are before the Commission now 15 months later asking for the City  
267 to approve and support their request for the 50 foot product of lots that would be a transitional  
268 zoning from the remaining commercial which will be approximately 20 acres and leaving about  
269 20 acres on the hard corner and then transition to the proposed 50's and then it would transition  
270 to 60's, 70's, 80's and then the half acre lots.  
271

272 Mr. Buczek went on to show slide show that showed subject property location, trail system,  
273 open space plan. If request is approved it will have a residential increase of approximately 10  
274 acres the residential units would increase from 741 to 789 which is still under the original 810 lot  
275 vision before the commercial component was added. The residential density goes up 700<sup>th</sup> of an  
276 acre from 2.0 to 2.07. M. Buczek went on to state reasons they feel this request should be  
277 approved is because it is a logical transitional zoning between the commercial and that has been  
278 proven by Stone Creek, the 50's and 60's have harmoniously existed. They are high quality and  
279 high price point and the builder would be Windsor Homes. This proposal would offer some  
280 diversity of housing product for Breezy Hill which it currently does not have. Stone Creek will be  
281 out of that lot type by the end of this year. He went on to state that they feel the remaining 20  
282 acres of commercial will still accommodate a good anchor and some pad sites down the road.  
283 The projected price points will be 280's 290's and mid 300's that is what is selling in Stone Creek  
284 currently. The projected square footage is 1800square feet minimum but most of the product  
285 that they are selling is in the 2,000's and goes as high as 4,000.  
286

287 Mr. Buzcek stated he and his team were available for questions.  
288  
289

290 Chairman Renfro asked what the square footage range would be. Mr. Buzcek stated they would  
291 be 1,800 to 4,000 and for this area would be predominantly 2,400 to 3,500 square feet and the  
292 price range for those would be the high 280's to mid-300.  
293

294 Chairman Renfro stated he read the concerns of the residents and one major concern that was  
295 expressed by numerous residents was that this product type is going to either cap or reduce  
296 market values in adjacent neighborhoods and asked what a response to that concern would be.  
297 Mr. Buczek stated his response would be to look at Stone Creek and look at Breezy Hill the 50  
298 foot lots have not dragged the 60 foot lots down at all. In Stone Creek have had 50 foot product  
299 since 2009 and feels it is just a different product type and looking at the concept plan you can  
300 see it is 400 acres and was originally intended to be a life cycle neighborhood and Stone Creek  
301 had the 50x120 component in it although Breezy Hill did not but it did not start out with a retail  
302 component it started out all residential but after Council's direction the retail component was  
303 added with the thinking that it could go back to residential as the market dictated. Now realizing  
304 that much commercial is not necessary and is not the highest best land use they would like to  
305 reduce the 20 acres of commercial and incorporate that same transitional buffer that was done in  
306 Stone Creek. Looking at the price point history they have exceeded the price points in all  
307 categories including in every lot category, so in answer does not feel the price values of  
308 adjacent homes will be affected.  
309

310 Commissioner Logan asked concerning the original concept plan that included the site for the  
311 school was that when it was proposing 810 lots. Mr. Buczek stated it was.

312  
313 Commissioner Logan asked what year they began to produce the majority of homes. Mr. Buczek  
314 stated it was in 2012. Commissioner Logan expressed concern of what the residents that  
315 originally bought in Breezy Hill with the premise that the developer established when they made  
316 their big investment and now that is being changed how that would cause a feeling to them of  
317 having been misguided of what would be developed in subject property when they first bought  
318 their homes.

319  
320 Commissioner Whitley expressed stated she understood the change from commercial to  
321 residential and is not opposed to that but her concern is with arguments that focus on the price  
322 points, aside from the profit motive, why not just continue with the 60 foot lots in this particular  
323 section as opposed to bringing it down to the 50 foot lots. Mr. Buczek stated there was a clear  
324 and pristine answer and that is that the residual land at Stone Creek is entirely zoned for 60 foot  
325 lots, and therefore there is an abundant amount of 60 foot lots and zero 50 foot lots left in Stone  
326 Creek. There are about 300 of the 60 foot lots in the balance of the Stone Creek Property and that  
327 is not to say it will all be developed that way, may choose to do bigger lots but there is plenty of  
328 60 foot lots for that market demand for that lot size, but there is zero on the 50 foot market and  
329 there are a lot of people that do not want to pay and maintain a 60 foot lot. If the 50 foot lots are  
330 approved it will be a high end product just as the 60 foot product is, Windsor Homes will be the  
331 builder.

332  
333 Chairman Renfro noted again this is a public hearing and asked those who wanted to speak to  
334 form a line and come forward.

335  
336 Amanda Warner  
337 890 Pleasant View Dr.  
338 Rockwall, TX

339  
340 Ms. Warner came forward and stated she had questions for the developer. One, what is the  
341 percentage sold of the half acres, the 80 foots, and the 70 foots that are currently already  
342 established in the neighborhood. Two, what is the average price of what is existing, either built  
343 or in the process of being built as far as the price point.

344  
345 Kelli Nori  
346 4189 Lorion Drive  
347 Rockwall, TXX

348  
349 Ms. Nori came forward and stated she is in opposition of the request. She stated she moved to  
350 Rockwall because these types of developments were available where they weren't available  
351 somewhere else and wants to keep the value of her home. She feels that by bringing in the  
352 proposed product it will drive the value of her property down and affects the investment that  
353 they made. They made the investment with the understanding that the minimum standards were  
354 set at the threshold and now the developer wants to lower them. She doesn't have an issue if  
355 they were kept at the 60 foot lots its going down to the 50 foot lot that makes a big difference.  
356 Also, she stated it was her understanding that the 50 foot lots of which the developer just  
357 mentioned had sold two lots was having trouble selling those due to the fact that Windsor  
358 Homes does not have a floor plan that fits the 50 foot lots.

359  
360 Dave Parks  
361 3718 Drewsbury Drive  
362 Rockwall, TX

363  
364 Mr. Parks stated his opposition to the proposal. He moved to Rockwall and made a contract to  
365 build a home in Breezy Hill in November of 2014 and at that time their builder relayed to them  
366 that the developer had certain limits to the lot and house size and sold us on Breezy Hill being a  
367 premiere level home neighborhood, the next step up from Stoney Creek and there would be a  
368 certain lot size and the price point ranges would be that of 350's to 500's so therefore felt good  
369 about making the decision to make the investment. Feels the developer changing it now is  
370 wrong and lacks integrity on their part.

371

372 Nancy Parks  
373 3718 Drewsbury Drive  
374 Rockwall, TX

375 Ms. Parks came forward and stated she is the wife of Mr. Parks that just spoke and she also is in  
376 opposition to the request. She is a real estate agent here in Rockwall and one of the things she  
377 can say is selling a house in Stone Creek versus selling a house in Breezy Hill, there is a quite a  
378 bit of a price difference. They came to Rockwall from New York and paid a premium to live in  
379 that neighborhood and would like to keep that neighborhood like it is and that is a premium  
380 neighborhood. Has no issue if they would like to go back to 60 foot lots.

381  
382 Norm Fontan  
383 805 Calm Crest Drive  
384 Rockwall, TX  
385

386 Mr. Fontane expressed his opposition to the request. He mentioned the earlier discussion about  
387 the used car lot and what kind of town we want Rockwall to be, feels the desire should be for it  
388 to be a town everyone is proud of and he is very proud to have moved here from Michigan. He  
389 would like for the lot sizes to stay the same or even bigger because it is beautiful there and by  
390 adding more smaller homes the character of the neighborhood would be lost urged the  
391 Commission to vote against the proposal.

392  
393 Julli Cavalli  
394 721 Calm Crest Drive  
395 Rockwall, TX  
396

397 Mrs. Cavalli came forward and stated her opposition of the request. She moved here from  
398 Georgia over a year ago and moved into a half acre in Breezy Hill and did so to get away from  
399 the feel of being so close to other properties and the sight of so much concrete. They looked  
400 into Stoney Creek at the start of their home search but felt the houses there were just too close  
401 together. She also feels it will affect the price value of her home and the look of her  
402 neighborhood. Feels the developer should stay with the original plan they had when they  
403 created Breezy Hill because that is what was sold to them and that should be honored.

404  
405 David Cavalli  
406 721 Calm Crest Drive  
407 Rockwall, TX  
408

409 Mr. Cavalli came forward and stated he is the spouse of Ms. Julli Cavalli who just spoke and he  
410 is also in opposition of the request and agrees with all the concerns his wife spoke of, but  
411 wanted to add that in looking at the 50 foot lots that are supposed to be transitional, the  
412 commercial and the rest of the neighborhood but in looking at that feels there is a big fault in  
413 their logic because half of the commercial is backed up to 60 foot lots and therefore is not really  
414 a transitional. He feels it is more about the product. Both Stone Creek and Breezy Hill are both  
415 beautiful developments for Rockwall but feels the developer is trying to get more for them, while  
416 taking away what was promised to the residents of Breezy Hill.

417  
418 Chairman Renfro asked if there was anyone else wishing to come forward and speak, there  
419 being no one indicating such, Chairman Renfro closed the public hearing and asked the  
420 applicant to come back up for rebuttal.

421  
422 Chairman Renfro asked Mr. Buczek if he could start from the beginning of the concerns and  
423 questions that were shared starting with the price points. Mr. Buczek began with the question  
424 concerning the average price on all lot sizes that is a statistic that is not really tracked cannot  
425 give a specific number but if he had to guess his prognostication would be that they are  
426 probably averaging somewhere around \$400,000 to \$525,000 somewhere in that range between  
427 all size houses.

428  
429 Chairman Renfro asked concerning the value, minimum standards were 60 foot lots and  
430 question of those lots being harder to sell. Mr. Buczek stated they have been selling the 60 foot  
431 lots since 2009 in Stone Creek so the answer is no, there has not been a problem selling 60 foot  
432 lots and Windsor has floor plans that fit the customer can come in and pick a lot there are lots to  
433 choose from between both master plans.

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Chairman Renfro asked about the question that came up concerning the minimal lot size on original plan being 60 foot and it was never disclosed to the residents of any plan for 50 foot lots when they made their purchase. Mr. Buczek stated that is correct because they never had a 50 foot lot type in Breezy Hill since day one going back to 2012. The comment that was made concerning why didn't the developer disclose that on a map during time of purchase, but at that time not being sure if that would be introduced, feels it is much easier to add something at a later time than retract something from the plan that was already offered. Markets, demands and cycles change and PD's are always subject to potentially re-opened and modified as the market conditions change when new market opportunities present themselves or go away.

Chairman Renfro asked why the sixty foot product would not work in this particular location. Mr. Buczek stated it would work in time, but it would come down to the loss they are taking by losing part of the commercial by turning it into residential and in turn losing profit, but feels that the market has spoken and with this commercial are sitting there the last three years with nothing coming in. They are trying to have a differentiated product because it is a differentiated price point and a differentiated product line and it's only 10 acres of land out of 400 acres, and although he does understand everyone's concerns he asks that the look at the price points of Windsor Homes on this product and can be assured that this price point with this square footage is not going to bring down values but instead will enhance the values for the 60 foot lots that are to the north of the site.

Mr. Buczek went on to state that after all the discussion and the concerns of the neighbors if it would appease the Commission and the neighbors to some degree to convert the lots that are on the north end edge of the ten acres to make those all 60's they would be willing to do that. If that is something that can be considered it is an option for them. What they are trying to do is to have the different product on a small piece of land that has no traffic circulation connectivity with any of the other phases of Breezy Hill. It will have its own dedicated entrance in and out, out of John King. It is like its own pod within the master plan neighborhood.

Commissioner Fishman expressed concern that the smaller lots to eventually turn into transitional properties especially when they're backed up to retail. And although that may be something that will happen in the very near future, it is still a concern. Mr. Buczek stated they would be willing to add a deed restriction for this lot type that would not allow a property to be rented for longer than a 12 month period.

Commissioner Logan asked concerning the j-swing garages versus the front entry garages that one resident that spoke had concerns about. Mr. Buczek stated the 60 foot wide lot does afford more options with a two in one garage floor plan. The 50 foot lot does not it is a front entry product like the Stone Creek 50 foot product but the visual simulation of these 50's will have zero impact on the visual streetscape of the rest of Breezy Hill because the only way you'll be driving through there is if you live there.

Chairman Renfro asked concerning the open space. Mr. Buczek stated the minimum was 20% and according to the concept plan they are exceeding the open space requirement.

There being no other questions for the applicant or staff, Chairman Renfro brought the item back to the Commission for discussion.

Commissioner Whitley point of clarification if the Commission denies the request, would it be a year before they can come back or can a motion to approve be made with the amendment that all the lots be 60 foot, how would that work. Mr. Miller stated that the options are to approve and that would go onto Council and require a simple majority for approval. If a motion was made to deny the request and that were to pass that would kick in the three quarter majority vote meaning a super majority would be needed to approve the case by Council. If a recommendation by the Commission be made to Council to incorporate 60's as the applicant offered on the northern part that would be a recommendation to approve with those additional recommendations.

495 Commissioner Whitley asked concerning the time frame the applicant would be required to wait  
496 before making another application if the request is denied. Mr. Miller explained that if Council  
497 denies the request, they're prohibited from bringing back the same request for a period of one  
498 year. However, the ordinance calls for a substantial change to be able to bring the request prior  
499 to the one year and the Planning and Zoning Commission is the body that makes the  
500 determination on whether or not it is a substantial change. If the applicant were to bring  
501 something back the Planning Director has the ability to allow that to come in, however typically  
502 it is brought to the Planning and Zoning Commission to make the determination if there is a  
503 substantial change.

504  
505 Commissioner Lyons stated that he feels that the community would be best served in this  
506 situation by sticking with the 60's the reason being that that is what the plan has been on this  
507 portion of it and feels many of the residents did purchase their homes with that understanding  
508 that there was not going to be smaller lots and 60's was the standard. Feels it is not much of a  
509 difference from 50's to 60's and the developer would still make a good profit and remaining  
510 consistent to what they committed to the residents.

511  
512 Commissioner Lyons made a motion to deny case Z2016-018. Chairman Renfro asked staff for  
513 clarification if the motion is to deny but Commissioner Lyons amends it to add the 60 foot lots,  
514 does he have to deny it. Mr. Miller explained if Commissioner Lyons denies the recommendation  
515 for the 60 foot lots can be made to City Council.

516  
517 Commissioner Lyons made a motion to approve case Z2016-018 with the amendment to make  
518 the lots from 50 foot lots to 60 foot lots.

519  
520 Commissioner Whitley asked for clarification if all would be 60 foot lots and not just the  
521 contiguous lots that the applicant discussed. Chairman Renfro clarified motion was to make all  
522 the lots 60 foot lots, there would be no 50's.

523  
524 Commissioner McCutcheon commented on point of order as far as if the Commission makes  
525 this change and it's approved, what are City Councils options if they chose to approve it with  
526 50's. Mr. Miller stated City Council could approve the request as presented, and it would require  
527 a simple majority vote.

528  
529 Commissioner Logan commented on what the developer said concerning reason they are  
530 proposing the request is because they already have so many of the 60 foot lots and that only  
531 attracts a certain size of home owner and had concerns. Mr. Miller pointed out that a second  
532 motion was required before further discussion could take place.

533  
534 Commissioner McCutcheon seconded the motion. Commissioner Logan expressed concern of  
535 tying down the developer with all 60's when they have so many 60's that have not been sold yet  
536 and that only attracts a certain income level and sees how they are interested in drawing  
537 different income levels for the entire neighborhood.

538  
539 Chairman Renfro noted there was a motion on the table and called for a vote. The motion passed  
540 by a vote of 6-0, with Commissioner Trowbridge absent.

## 541 V. ACTION ITEMS

### 542 8. MIS2016-008

543 Discuss and consider a request by Theresa and Ronald Briones for the approval of an exception to the  
544 minimum masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of  
545 Article V, *District Development Standards*, of the Unified Development Code, for a 0.248-acre parcel of  
546 land identified as part of Lot 7, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas,  
547 zoned Single Family 10 (SF-10) District, addressed as 905 N. Alamo Street/906 N. West Street, and  
548 take any action necessary.

549  
550  
551  
552 Planner, Korey Brooks, gave explanation of request stating the applicant is requesting to  
553 construct a new home on the vacant lot at 905 N. Alamo Street and they want to utilize Hardy  
554 Plank or a similar siding material. The subject property is located just north of the intersection of  
555 Heath Street and N. Alamo Street and is zoned Single Family 10 District. According to the UDC,  
556 the minimum masonry requirement for exterior walls on structures that are 120 square feet or

557 greater is 80%; with a maximum of 50% of this masonry requirement being permitted to be Hardy  
558 Plank, stucco or a similar cementaceous material. Additionally, the code states that exceptions  
559 to these requirements may be permitted on a case-by-case basis by the City Council. The  
560 applicant did submit building elevations and photos of other homes in the neighborhood that  
561 have Hardy Board or similar siding.  
562

563 Mr. Brooks further stated that additionally, the applicant has stated in a letter submitted to staff  
564 that the purpose of requesting the masonry exception is to match the materials and architectural  
565 style of the adjacent properties. Also something else to note is that the majority of the  
566 structures on the adjacent properties utilize vinyl/wood siding or a similar cementaceous lap  
567 siding material.  
568

569 Mr. Brooks stated he has a sample of the product that is being proposed and has passed that  
570 around for the Commissions review and the applicant was present and available for questions,  
571 as well as staff.  
572

573 Commissioner McCutcheon asked concerning sample if that was the actual color that would be  
574 used. Mr. Brooks stated he would refer that question to the applicant.  
575

576 Chairman Renfro asked the applicant to come forward and speak.  
577

578 Theresa Briones  
579 1401 Bayline  
580 Rockwall, TX  
581

582 Ms. Briones came forward and answered Commissioner McCutcheon's question stating that the  
583 color sample presented is not the color that she plans on doing a light gray. She explained  
584 reason for request was to keep the same look of the existing neighborhood.  
585

586 There being no further questions for the applicant or staff, Chairman Renfro brought the item  
587 back to the Commission for discussion.  
588

589 Commissioner McCutcheon made a motion to pass MIS2016-008. Commissioner Whitley  
590 seconded the motion which passed by a vote of 6-0, with Commissioner Trowbridge absent.  
591

592  
593 9. SP2015-018

594 Discuss and consider a request by Brad Williams of Winstead PC on behalf of RaceTrac for the  
595 approval of an amended site plan for a retail store with gasoline sales on a 2.46-acre parcel of land  
596 identified as Lots 1R & 2R of the Woods at Rockwall Addition, City of Rockwall, Rockwall County,  
597 Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, located at the  
598 southeast corner of the intersection of Ridge Road and Yellow Jacket Lane, and take any action  
599 necessary.  
600

601 Senior Planner, David Gonzales, gave brief explanation of request stating the subject property is  
602 located on the southeast corner of Ridge Road and Yellow Jacket and stated as the Commission  
603 may recall the applicant was before the Commission in December of 2015 requesting an  
604 amendment to the site plan specifically to the elevations at that time, and part of that request  
605 was concerning the secondary materials to the building's elevations. At that time they had  
606 brought forward a material that was not only EIFS but also trek board. Mr. Gonzales passed  
607 around a sample of material for the Commissions review and noted reminded the Commission  
608 that after both the Architectural Review Board and the Planning Commission's approval it did go  
609 to City Council and the variance to that particular material and the allowance to the secondary  
610 material to exceed 10% was approved however, after having put up a mockup of the trex board  
611 they realized it did not work and now are coming forward with another material they are  
612 proposing which is a compact wood material that looks more like wood but is not a 100% wood  
613 product and will be considered secondary material. Mr. Gonzales provided a spec sheet of the  
614 material for the Commission's review as well as a calculation sheet.  
615

616 Mr. Gonzales further noted that the purpose of the request is not only for the increase of the  
617 secondary material but also for a change in the elevation which includes the tower element has  
618 been removed however what the approved elevation of 2015 and the proposed elevation, the

619 change is a patio area that has been extended on the north side of the building they are  
620 including a roll of glass that will be an open air type patio which they can close in the winter.  
621 That changed required them to increase the secondary material and those percentages and  
622 numbers are shown on the calculation report provided to the Commission. Mr. Gonzales gave a  
623 brief breakdown of the numbers by explaining that staff essentially reviews elevations for each  
624 elevation and in this case the top portion of the calculation sheet indicates an average of  
625 secondary material of each elevation and that can be anywhere from 10% to 29% for an average  
626 of 21% however with the elevations that were brought forward in December, that elevation total  
627 was for the entire building and that was a 14%, the purpose of the calculation report was to  
628 compare the numbers of the new proposed numbers as opposed to those which were brought in  
629 December.

630  
631 Mr. Gonzales stated the applicant was present and staff was available for questions.

632  
633 Chairman Renfro asked the applicant to come forward.

634  
635 Brad Williams  
636 2728 N. Harwood  
637 Dallas, TX

638  
639 Mr. Williams came forward and stated he represents RaceTrac and provided a slide show that  
640 showed pictures of proposed perspectives and changes. The patio is what is driving the  
641 changes RaceTrac felt that adding the enclosed patio would be more useful for the customers  
642 for a year round use and one of the reasons to eliminate the tower was also to direct the  
643 customers to the front entrance. He further noted that the illustration provided helps show the  
644 change in materials. Looking at the old elevation and the new elevations there is a very small  
645 increase in the secondary materials. Mr. Williams went through a comparison of trex versus  
646 compact wood. He stated he is available for any questions.

647  
648 Chairman Renfro asked concerning the difference in the years of warranty between the two  
649 materials. Mr. Williams explained that the trex is warrantied for ten years for its intended  
650 application as a deck and when taking the trex out of the deck and using it in the way that is  
651 being proposed the question was why that warranty wouldn't continue to apply, so it is a ten  
652 year as a deck, and the compact wood is warrantied for the proposed application interior as well  
653 as exterior.

654  
655 Commissioner Logan expressed concern of compact wood not looking more like real wood than  
656 the trex asked staff if it was a variance to stone. Mr. Gonzales stated the trex board is simply a  
657 variance to allow for more than 10% of a secondary material and they do meet the stone  
658 requirement.

659  
660 Commissioner McCutcheon asked staff concerning the stone increase appears there is more  
661 stone than what was shown initially. Mr. Gonzales state there is stone in the interior of the patio  
662 area and that is the reason for the increase and the interior wall is not part of the calculation.

663  
664 Chairman Renfro asked for discussion or motions from the Commission.

665  
666 Commissioner Fishman made a motion to approve the item with staff recommendations.  
667 Commissioner McCutcheon seconded the motion which passed by a vote of 6-0, with  
668 Commissioner Trowbridge absent.

669  
670 10. SP2016-012  
671 Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of  
672 the Rockwall Economic Development Corporation for the approval of a site plan for a  
673 warehouse/manufacturing facility on a 30.6-acre portion of a larger 86.806-acre tract of land identified  
674 as Tract 1 of the H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas,  
675 zoned Light Industrial (LI) District, located at the northwest corner of Discovery Boulevard and Data  
676 Drive, and take any action necessary.

677  
678 Senior Planner, David Gonzales, gave brief explanations of request stating the subject property  
679 is located within the Rockwall Technology Park along Data Drive and Discovery Blvd. The  
680 applicant, Pratt Industries a Georgia-based packaging company, that is requesting to construct

681 389,500 SF warehouse/manufacturing facility and will be taking up a 30.6-acre tract of land, it is  
682 zoned Light Industrial there are three main points of access to the site.  
683

684 Mr. Gonzales went on to explain that as discussed in the work session the parking for the site  
685 with it being 389,000 square feet facility does require 389 parking spots and that will be a  
686 variance they are requesting. With consideration to the site plan they do meet the elevations,  
687 landscape plan, treescape plan and photometric plan within the Unified Development Code for  
688 the Light Industrial District with the exception of the variances that are being requested.  
689 Concerning the treescape plan looking at the site it is a vacant tract of land and has quite a few  
690 trees on it, the applicant will be removing about 3,700 inches from the site but the majority of  
691 those are cedar trees and within the City's ordinance are mitigated at 50% of those trees that are  
692 over 11 inches and 2,600 of the trees are considered not protected. Also within the tree  
693 mitigation there are two elm trees that total 18 inches and for those removal does require  
694 Planning Commission's approval. Total mitigation will be 576 inches for the property, however  
695 they will be providing 192 3 inch calper trees minimum size trees for the entire site and that will  
696 clear out the balance for the mitigation and will have no trees owed.  
697

698 Mr. Gonzales further noted that concerning the variances the applicant is requesting, since it is  
699 not in an Overlay District, they will require a simple majority vote by City Council. There are six  
700 variances to the Unified Development Code, starting with the parking. The UDC requires them to  
701 have 389 parking spaces but the applicant will be providing 132 spaces and that is based on the  
702 number of employees that will be on site and therefore are asking for the parking to be reduced.  
703 The next variance is for tilt wall construction and that is considered on a case by case basis  
704 through City Council and that leads to the material variance stone or brick is required but since  
705 it will be 100% tilt wall, 20% cultured stone is required on walls that are visible from a public  
706 street. They will also be requesting variances to the vertical and horizontal articulations as well  
707 as a variance to the detention base. Anytime an applicant comes in and they have on site  
708 detention as the applicant in this case does, they are required one tree per 750 square feet of dry  
709 detention area. In this case the applicant indicated that the detention area will be only temporary  
710 because the REDC has a regional detention that connects to the property, and this is to  
711 eliminate the need for the detention for this particular site.  
712

713 Mr. Gonzales went on to note that all six variances that are being requested require a simple  
714 majority vote from City Council, and staff and applicant are available for questions.  
715

716 Commissioner McCutcheon asked staff except for the parking and detention variances, did the  
717 existing Bimbo as well as neighboring properties ask for similar variances. Mr. Gonzales stated  
718 they have.  
719

720 Commissioner Logan asked concerning the detention plan. Mr. Gonzales stated the applicant  
721 would be better fitted to answer that question.  
722

723 Chairman Renfro asked the applicant to come forward.  
724

725 Michael Hampton  
726 REDC  
727 2610 Observation Trail  
728 Rockwall, TX  
729

730 Mr. Hampton came forward and gave brief summary of request stating this particular spot is  
731 referred to as Phase IV has about 95 acres of developable property that the REDC has been  
732 actively marketing out area. Pacheco Koch is the engineer on the project and REDC is working  
733 with them for the detention pond it is on the far northwest corner that will serve as a detention  
734 pond for these 95 acres have permission to utilize an existing lake in the Discovery Lakes  
735 subdivision. The temporary pond primarily is to serve the western half because their timeline is  
736 faster than that of the REDC although they are actively working on completing that. The  
737 applicant would prefer not to build the temporary pond only to have to fill it once the permanent  
738 one that is under way is completed.  
739

740 Mr. Hampton went on to explain that the REDC goes through a lengthy process that is used to  
741 qualify prospects and part of that is understanding not only the company and their financials but  
742 also the quality of business they will run. There is several building in the surrounding area in

743 which variances similar to these have been approved. They will have very extensive landscaping  
744 plan to embellish the buildings overall look.  
745

746 Chairman Renfro brought the item back to the Commission for discussion. There being no  
747 questions or discussion, Chairman Renfro made a motion to approve the item. Commissioner  
748 McCutcheon seconded the motion, which passed by a vote of 6-0, with Commissioner  
749 Trowbridge absent.  
750

751  
752 11. SP2016-013

753 Discuss and consider a request by Clay Cristy of ClayMoore Engineering on behalf of the owner Tom R.  
754 Briscoe of Briscoe Oil, Inc. for the approval of a *PD Site Plan* for an urgent care facility on a 1.042-acre  
755 tract of land identified as Lots 1 & 2, Block A, Briscoe/Hillcrest Addition and Tract 41-2 of the E. Teal  
756 Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
757 District 32 (PD-32), situated within the *Summit Office Subdistrict* and the IH-30 Overlay (IH-30 OV)  
758 District, located at the southwest corner of Horizon Road [FM3097] and the IH-30 frontage road, and  
759 take any action necessary.  
760

761 Senior Planner, David Gonzales, gave brief explanation of request stating that on May 11, 2016,  
762 the applicant submitted an application for a PD site plan showing the proposed layout of a 6,235  
763 SF urgent care facility on a 1.042-acre tract of land and is located directly east of Trend Tower  
764 adjacent to the IH-30 Frontage Road and Horizon Road and is zoned Planned Development  
765 District 32 and that PD Development Plan was approved in May of this year.  
766

767 Mr. Gonzales went on to state that according to Ordinance No. 10-21, the proposed use is  
768 permitted by-right in the Summit Office Subdistrict, and will not require any additional approvals  
769 by the Planning and Zoning Commission. The submitted site plan, building elevations,  
770 landscape plan, and photometric plan conform to the technical requirements contained within  
771 the UDC and Planned Development District. The applicant is requesting a variance to the IH-30  
772 Overlay District standards of the UDC and Mr. Gonzales added that as a note, approval of a  
773 variance request to the IH-30 OV requires passage of a 3/4 majority vote of City Council and the  
774 approval of a variance to the IH-30 OV is a discretionary decision for the City Council. The  
775 request for the masonry requirements according to the UDC, each exterior wall is required to  
776 be constructed of 90% masonry materials on walls visible from a public street or open space,  
777 including a minimum of 20% being natural or quarried stone. In this case, the proposed building  
778 will be comprised of 100% masonry materials with two of the facades incorporating a minimum  
779 of 35% natural chopped stone. The two remaining facades, the north and west elevations, do  
780 not meet the minimum 20% standard for stone. A variance to allow for not meeting the minimum  
781 stone standard requires a 3/4 majority vote by the City Council for approval.  
782

783 Mr. Gonzales further stated that on May 31, 2016, the Architectural Review Board reviewed the  
784 proposed site plan and building elevations. Through internal discussion with the applicant, the  
785 ARB recommended removing the stone from the tower element adjacent to IH-30 and placing it  
786 on the southern elevation for the purpose of wrapping the chopped stone around the building  
787 from the southern elevation to eastern elevation. This will also have the effect of increasing the  
788 stone that faces onto Pinnacle Way Drive. In lieu of stone on the tower element the ARB  
789 recommended that the applicant utilize one of the two proposed brick materials. In addition, the  
790 ARB agreed with the applicant that the western elevation did not need to incorporate stone since  
791 it will face Trend Tower and not be visible from a public right-of-way. Finally, the ARB  
792 recommended that the applicant consider incorporating more adornments in the banding  
793 elements and trim the windows out in opposing materials for example if the wall is stone then  
794 what would be uses is brick to frame the windows and vice-versa. The applicant agreed with the  
795 ARB's assessment and provided elevations demonstrating conformance to these  
796 recommendations.  
797

798 Mr. Gonzales stated the applicant was present and staff is available for questions.  
799

800 Chairman Renfro asked the applicant to come forward.  
801

802 Greg Stoggnier  
803 12720 Hillcrest Suite 650  
804 Dallas, TX

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Mr. Stogner came forward and stated they met with the Architectural Review Board and received good suggestions from them north elevations were originally stone, the Board recommended those go to brick which they will do and the building will be 19.98% stone and is 100% masonry therefor he feels they meet the intent.

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

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

12. SP2016-014

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

Chairman Renfro noted this item has been tabled until further notice.

VI. DISCUSSION ITEMS

13. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- ✓ P2016-021: Preliminary Plat for Lot 1, Block A, Rockwall CCA Addition [Approved]
- ✓ P2016-022: Preliminary Plat for Lot 1, Block 1, Dobbs Elementary Addition [Approved]
- ✓ P2016-026: Lot 6, Block M, Sanger Brothers Addition [Approved]
- ✓ SP2016-006: Variances for Service King Collision Repair [Approved]
- ✓ Z2016-012: SUP for Kroger Gas Station at 2901 Ridge Road (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-013: Terracina Estates (AG to PD) (1<sup>st</sup> Reading) [Approved]
- ✓ Z2016-014: Ridgecrest Subdivision (AG to PD) (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-015: Amendment to Planned Development District 79 (PD-79) (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-016: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District (2<sup>nd</sup> Reading) [Approved]

Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.

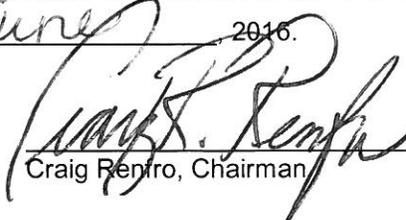
Mr. Miller added that the Texas Chapter of the APA is providing a workshop and the Commission is welcome to attend, information regarding this will be sent via email.

VII. ADJOURNMENT

Chairman Renfro adjourned the meeting at 8:29 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,

Texas, this 28 day of June, 2016.

  
\_\_\_\_\_  
Craig Renfro, Chairman

Attest:   
\_\_\_\_\_  
Laura Morales, Planning Coordinator