

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 26, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:02 p.m. Present were, Commissioners Johnny Lyons, Patrick Trowbridge, Sandra Whitley, Annie Fishman and John McCutcheon. Absent was Commissioner Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, and Assistant City Engineer, Amy Williams.

II. CONSENT AGENDA

1. Approval of Minutes for the June 28, 2016 Planning and Zoning Commission meeting.

2. P2016-030

Discuss and consider a request by Clint Groomer of CBG Surveying, Inc. on behalf of Anusha Malineni of Sriven Vista, LLC for the approval of a replat for Lots 5 & 6, Block C, Sanger Bros. Addition being a 0.23-acre parcel of land currently identified as a portion of Lots 1 & 2, Block C, Sanger Bros. Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 703 Sam Houston Street, and take any action necessary.

3. P2016-031

Discuss and consider a request by Randy Helmberger of Our Lady of the Lake Catholic Church on behalf of Dr. Brad Helmer of Heritage Christian Academy for the approval of a replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 being a 8.83-acre tract of land currently identified as Lot 1, Block A, Heritage Christian Academy, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 14 (MF-14) District, located west of the intersection of Damascus Road and SH-205 [*S. Goliad Street*], and take any action necessary.

4. P2016-032

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block B, Rockwall Technology Park, Phase IV being an 8.761-acre portion of a larger 9.73-acre tract of land identified as Tract 2-01-1 of the J. H. B. Jones Survey, Abstract No. 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the northeast corner of the intersection of Corporate Crossing and Capital Boulevard, and take any action necessary.

5. P2016-033

Discuss and consider a request by Chet Leugers, PE of Pacheco Koch on behalf of Michael Hampton of the Rockwall Economic Development Corporation (REDC) for the approval of a final plat of Lot 1, Block A, Rockwall Technology Park, Phase IV being an 30.035-acre portion of a larger 49.85-acre tract of land identified as Tract 1, J. H. B. Jones Survey, Abstract 125, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the northeast corner of the intersection of Discovery Boulevard and Data Drive, and take any action necessary.

6. P2016-034

Discuss and consider a request by Jay Holman & Don Silverman of Rockwall 205-552, LLC for the approval of final plat for Lots 1-3, Block A, Dalton Goliad Addition being a 9.232-acre tract of land identified as Tract 4-1 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of SH-205 [*N. Goliad Street*] and FM-552, and take any action necessary.

64 Chairman Renfro made motion to approve the consent agenda. Commissioner McCutcheon
65 seconded the motion which passed by a vote of 6-0, with Commissioner Logan absent.
66
67

68 III. PUBLIC HEARINGS
69

70 7. Z2016-020

71 Hold a public hearing to discuss and consider a request by Sandra Peterson for the approval of a
72 Specific Use Permit (SUP) to allow for a carport that does not meet the minimum setback requirements
73 stipulated by Section 2.1.2, *Residential and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of
74 the Unified Development Code [Ordinance No. 04-38] for a 0.231-acre parcel of land identified as Lot
75 10, Block D of Northshore, Phase 2A Addition, City of Rockwall, Rockwall County, Texas, zoned Single
76 Family 10 (SF-10) District, addressed as 509 Sunset Hill Drive, and take any action necessary.
77

78 Planner, Korey Brooks, gave brief explanation of the item stating the applicant is requesting a
79 Specific Use Permit to allow for a carport that does not meet the minimum rear yard setback
80 requirements. According to the Unified Development Code the minimum depth of rear yard
81 setback is ten feet for properties located in a Single Family 10 District. The applicant is
82 proposing to construct the carport 8-feet from the street. According to Section 2.1.2, *Residential*
83 *and Lodging Use Conditions*, of Article IV, *Permissible Uses*, of the Unified Development Code,
84 carports that do not meet the minimum rear yard setbacks can apply for a Specific Use Permit to
85 be approved by the City Council. The proposed carport will stand approximately ten feet in
86 height and will have a building footprint of approximately 24-feet x 22-feet or 530 square feet.
87 The carport will be located behind the main residential structure and attach to the existing home
88 where the garage is located. The carport will be constructed of metal and will not visible from the
89 street.
90

91 Mr. Brooks went on to state that staff mailed 25 notices to property owners and occupants within
92 500-feet of the subject property and also notified the Preserve HOA, and additionally, staff
93 posted a sign on the subject property. Staff received five notices returned in favor of the carport.
94

95 Chairman Renfro opened the public hearing and asked the applicant to come forward.
96

97 Bryce Peterson
98 509 Sunset Hill Drive
99 Rockwall, TX
100

101 Mr. Peterson came forward and stated his truck is 19 feet long and they are requesting the
102 variance for the carport to add additional room in front of the truck to facilitate room to circulate
103 in front of the truck.
104

105 Chairman Renfro asked if there was anyone wishing to speak to come forward and do so. There
106 being no one indicating such, Chairman Renfro closed the public hearing.
107

108 Commissioner McCutcheon made motion to pass agenda item with staff recommendations.
109 Commissioner Lyons seconded the motion which passed by a vote of 6-0, with Commissioner
110 Logan absent.
111

112
113 8. Z2016-021

114 Hold a public hearing to discuss and consider a request by Mike Hogue for the approval of a zoning
115 amendment to Planned Development District 52 (PD-52) for the purpose of allowing townhomes on a
116 2.17-acre tract of land identified as Lot 1, Block 1, Allen Hogue Subdivision (0.7910-acres) and Lots 67
117 & 68, Block B, B. F. Boydston Addition (1.257-acres), City of Rockwall, Rockwall County, Texas, zoned
118 Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, being
119 addressed as 703, 705 & 709 E. Boydston Avenue, and take any action necessary.
120

121 Senior Planner, David Gonzales, advised that the applicants, Mike Hogue as well as a
122 representative from Marshawn Architects are both present and stated the request is for a zoning
123 amendment to Planned Development District 52 for the purpose of allowing Townhomes on a
124 2.048-acre tract of land. The development will consist of eleven single-family attached
125 townhomes. The subject property has an underlying zoning of Heavy Commercial and is located
126 at the intersection of E. Boydston Avenue and S. Clark Street.

127 Mr. Gonzales went on to explain that Mr. Hogue's property is located within Planned
128 Development No. 52 District, which allows for Heavy Commercial land uses. Adjacent to and
129 within the vicinity of his property are Commercial, Duplex Residential, and Single-Family
130 Residential land uses. The Future Land Use Map contained within the Comprehensive Plan
131 designates the subject property for Commercial/Industrial land uses. However, due to the
132 adjacent land uses this property could be utilized as a transitional zone if approved by City
133 Council. According to the Comprehensive Plan, high density residential uses should be used as
134 a transitional use from commercial or existing retail use, or where it will serve as a logical
135 extension of an existing high density development. The zoning change proposed by the
136 applicant would require this designation to be amended to a High Density Residential
137 designation and has been added as a condition of approval.
138

139 Mr. Gonzales further explained that after the previous work session the applicant has been
140 working with staff and after listening to what the Commission had to say during the work
141 session what the applicant intends to build is a three story, two bedroom townhomes consisting
142 of 2,258 sq.-ft. of air conditioned space on each lot. The conceptual rendering provides a
143 perspective of a traditional attached three story home site that will incorporate a mixture flat and
144 pitched roofs with gabled elements, articulated entry features, and balconies. Each townhome
145 will be identified as a separate unit. Anti-monotony standards have been incorporated within the
146 ordinance. The overall minimum masonry requirement for this development will be calculated at
147 90% masonry materials, excluding windows and doors. Hardy Plank or a similar cementaceous
148 material may be used up to 70 percent of the masonry requirement on units that do not have a
149 material on the adjoining property façade. This will help maintain the traditional design and
150 style the applicant is attempting to create. Each townhome will also have a two car garage
151 located to the rear of each property. In addition, the applicant will provide a minimum of a 10-
152 foot landscape buffer along S. Clark Street and Boydston Avenue with large canopy trees
153 planted at 50-ft intervals and additional landscaping for each property will be provided as well as
154 a park in the rear of the property.
155

156 Mr. Gonzales also noted that in the previous work session some of the Commission's concerns
157 as well as the phone calls staff received from citizens were concerning parking. The parking will
158 be located to the rear and will have rear entry two car garages on each lot as well as provide
159 additional parking in the rear for the park and the open space area.
160

161 Mr. Gonzales stated he provided the Commission Development Standards that staff was able to
162 put together over the weekend that were provided to the applicant who in turn was able to review
163 to put together the remainder of the draft ordinance. Some of the things that will be included in
164 the ordinance are some controls for the property in order to allow for townhomes not only to
165 include the anti-monotony standards, but also to have controls like you would see in a
166 residential neighborhood such as fence standards, landscaping standards and an HOA. The
167 HOA will maintain the private road, the open space and the park. Mr. Gonzales also pointed out
168 that the ordinance that is being put in place will not affect any other properties that are within
169 PD-52 it is only for this two acre portion.
170

171 Mr. Gonzales further stated that staff mailed 250 notices to property owners and residents within
172 500-feet of the subject property and emailed a notice to the Park Place Homeowner's
173 Associations, which is the only HOA located within 1,500 feet of the subject property as well as
174 posting a sign adjacent to the subject property along Boydston Avenue and advertised the
175 public hearings in the Rockwall Harold Banner as required by the UDC. Staff received six
176 notices "in favor of" and four notices "opposed to" the request.
177

178 Mr. Gonzales advised he, as well as the applicant, are available for questions.
179

180 Commissioner Trowbridge asked in what year PD-52 was put in place. Mr. Gonzales stated it was
181 put in place in 2002. Commissioner Trowbridge asked the year the zoning to the east SF-7 which
182 is where Park Place is was established. Mr. Gonzales stated the Park Place Ordinance was put in
183 place a few years after PD-52.
184

185 Commissioner Trowbridge asked if there is a minimum size that can be done for a PD, if it is a
186 PD within a PD that is being proposed. Mr. Gonzales stated this is an amendment to this PD that
187 is already established, the PD is not shrinking, the applicant is simply asking for the townhome
188 use to be allowed within the PD-52.
189

190 Commissioner Trowbridge asked concerning the development standards that were just added
191 that will be tied down to the ordinance is there something similar to a development standard that
192 can be used as an example. Mr. Gonzales stated development standards that are put in place is
193 that similar to any typical residential plan development, the only difference would be that these
194 are townhomes and although they are still single family residential properties the only difference
195 is that it is higher density.
196

197 Chairman Renfro asked what the minimum dwelling square footage was. Mr. Gonzales stated the
198 applicant has indicated that the units will be minimum 2200 square feet.
199

200 Chairman Renfro opened the public hearing and asked the applicant to come forward.
201

202 Greg Wallace
203 Mershawn Architects
204 2313 Ridge Road
205 Rockwall, TX
206

207 Mr. Wallace came forward and stated his client is very agreeable to taking input from the
208 Commission as well as staff in making changes to the project and is very willing to do whatever
209 he can to make this acceptable. He understands some of the opposition was due to parking;
210 however feels that 11 units will not cause a tremendous additional parking for that area or for the
211 street that it's on. He stated he is available for any questions the Commission may have.
212

213 Chairman Renfro asked anyone who wished to speak to come forward and do so.
214

215 Bill Bricker
216 505 Westway
217 Rockwall, TX
218

219 Mr. Bricker came forward and stated he represents the Park Place development and is also the
220 President of the HOA for Park Place, although he is not here representing the HOA nor has any
221 input from the HOA, but from a developers standpoint feels the subject property has not been
222 the nicest property for some time and would like to see the best thing at the back entrance to
223 Park Place. Mr. Bricker went on to state he is in favor of proposal feels these townhomes will be
224 fine, and although he had a few concerns initially they have since been addressed. He does not
225 want it to be reverted back to Commercial or Heavy Commercial use if it is approved for change
226 wants it to stay changed. He added that he is in support because he has spent some time
227 looking at these kinds of communities which are all over the metroplex and feels having a
228 component of multi-family when done properly are not only compatible but desirable as well.
229

230 Alan Smith
231 506 Kernoodle Drive
232 Rockwall, TX
233

234 Mr. Smith came forward and stated his opposition to the proposal, he moved to Rockwall for the
235 Old Towne Rockwall. Does not fit the old town Rockwall and does not fit the area. He stated he is
236 in construction and is concerned that what they are showing as proposal is just a photo not the
237 actual plan and feels photos and actual plans are totally different and believes before a decision
238 is made actual documentation needs to be provided.
239

240 Chairman Renfro asked staff if plans have been provided. Mr. Gonzales stated that what has
241 been provided and be attached to the ordinance will be the perspective applicant has provided,
242 the anti-monotony will be included in the ordinance to assure that what the applicant is
243 proposing is what will be the final product put on the ground.
244

245 Tyler Riddle
246 307 Park Street
247 Rockwall, TX
248

249 Mr. Riddle came forward and stated his opposition to the proposal. He stated his home was built
250 in 1886 and the reason they bought and moved to Old Towne Historic District is because he
251 knows what he has to go through to do any additions to his personal home which is go through
252 long documentation, and feels that looking at the proposed homes they don't resemble his or

253 his neighbor's homes within the Historical District, but rather like a Greek development at Texas
254 A&M University. Feels these homes do not add to the feel of keeping Old Towne looking
255 historical but instead making it look modern and does not feel that is a good look to add.

256
257 Carol Crow
258 504 Williams
259 Rockwall, TX

260
261 Ms. Crow came forward and stated her opposition to the request, feels the drawings that were
262 put up of proposal look good considering currently it is an awful looking property but does not
263 conform to the Old Towne Historical District. Ms. Crow stated a year ago there was a proposal
264 for high density townhomes and they had that defeated and is here again with another high
265 density proposal and there is land surrounding the subject property that can keep developing
266 into more high density development if this one is approved.

267
268 Jim Buttgen
269 501 Kernoodle
270 Rockwall, TX

271
272 Mr. Buttgen came forward and stated his opposition for the proposal feels a three story building
273 is not the look the Old Towne community should have as an entrance. He moved into the Old
274 Towne community in 1977 and was one of the first to start restoring the look of the historic
275 district and feels if such homes need to come in possibly should be one story smaller homes but
276 not three stories high densities that would not fit the look he wants to ensure is maintained.

277
278 Johnny Johnson
279 303 N. Clark Street
280 Rockwall, TX

281
282 Mr. Johnson came forward and stated his opposition to the proposal expressed concern of part
283 of the property being on a floodplain. He stated he feels this proposal will impact surrounding
284 school as well as traffic on Clark Street. Mr. Johnson also expressed concern on the removal of
285 trees on the property and would those be replaced.

286
287 JoKay Harris Glass
288 301 Meadowdale
289 Rockwall, TX

290
291 Ms. Glass came forward and stated her family owns the homes from 507-607 S. Clark Street
292 since 1949 and is concerned with flooding issues with an easement she believes should be
293 maintained by the City and currently is not. Chairman Renfro advised Ms. Glass he would try and
294 get those questions answered and referred her to Amy Williams, Assistant City Engineer, who
295 would answer those questions after the meeting. Chairman Renfro asked Ms. Glass for
296 clarification if she was generally opposed or in favor of the proposal. Ms. Glass stated she will
297 be in support if the question of the flooding can be addressed and it wouldn't affect her
298 properties.

299
300 Chairman Renfro closed the public hearing and asked the applicant to come forward for rebuttal.

301
302 Mr. Wallace came forward and addressed the concern with the water runoff first stating that they
303 are out of the floodplain and any water generated on the property would be detained in a
304 detention pond with slow release and there would not be any additional runoff that would go into
305 the creek to cause problems downstream. Mr. Wallace went on to address the concern in regard
306 to the trees stating that if they are allowed to develop they will have a tree mitigation plan and
307 are retaining all the trees in the back of the property along the creek and the floodplain area as
308 well as roughly 95% of the trees that run along the street.

309
310 Chairman Renfro asked staff to explain the tree mitigation plan. Mr. Gonzales reiterated what Mr.
311 Wallace spoke of concerning not building on the floodplain stating there will be no construction
312 on the floodplain and if proposal is approved it would go through site planning and during that
313 phase staff would address the tree mitigation plan. Essentially what that involves is if any
314 hardwoods are removed those are replaced inch per inch and anything that is oak, pecan or elm
315 over a caliper size are replaced at two times the amount this alleviates the removal of some of

316 the larger trees, however there are standards in the ordinance that include additional landscape
317 if the proposal is approved.

318
319 Mr. Wallace also added with concerns stated with proposal being the gateway to Old Towne
320 stating that the subject property is zoned currently Heavy Commercial and allows a tremendous
321 amount of uses that could be much less desirable than eleven townhome units and feels this
322 proposal would be a good transitional project and much more pleasing than some of the heavy
323 commercial uses.

324
325 Chairman Renfro closed the public hearing. After doing so a question arose from a citizen in
326 attendance and Chairman Renfro asked for direction from staff as to what to do. Planning
327 Director Ryan Miller advised Chairman Renfro it was at his discretion if he wished to allow
328 question to be heard and allow the applicant to rebut. Chairman Renfro asked the citizen to
329 come forward.

330
331 Whitney Abbott
332 619 Renfro
333 Rockwall, TX

334
335 Ms. Abbott came forward and asked what other possible uses applicant would consider
336 implementing since it is already zoned Heavy Commercial if proposal is denied, would it be
337 storage units or something similar.

338
339 Chairman Renfro asked staff to briefly explain what other uses fall into Heavy Commercial to
340 show what an alternative may be.

341
342 Mr. Gonzales stated a Heavy Commercial is a more intense use, higher traffic, more noise, more
343 vibration, odors things like that depending on the use that is there. It could be used for rental
344 equipment, as an example the bus barn that is across the street would be one possible use. Mr.
345 Gonzales added that a list of what uses Heavy Commercial allows is available online.

346
347 Chairman Renfro asked for the Engineering staff to answer the questions that arose concerning
348 the grading and the floodplain.

349
350 Assistant Engineer, Amy Williams, explained that they will be required for detention and
351 everything will be detained back to an existing residential condition and there will not be an
352 increase in the floodplain in elevation or in the flow it will stay exactly the same and they are out
353 of the floodplain and are not allowed to be in there without a study to prove differently. Ms.
354 Williams added that she would be available to talk to Ms. Glass after the meeting with any other
355 question.

356
357 Commissioner Whitley asked since subject property is already zoned for Heavy Commercial
358 does that mean that whatever property owner wants to put in there for example a storage
359 building, can be done without having to come before the Planning and Zoning Commission or
360 City Council. Mr. Gonzales stated since the property is zoned Heavy Commercial there are uses
361 by right that the applicant does have available to them but within that PD there are only a
362 handful that are not allowed, but the majority of the uses are allowed by right.

363
364 Mr. Miller added that the current PD is Heavy Commercial with additional uses meaning that not
365 only is it allowed to have all the uses Heavy Commercial currently does, but there are additional
366 uses that were earmarked for these particular properties that are above and beyond what Heavy
367 Commercial allows.

368
369 Commissioner Trowbridge asked if it would primarily be single family restrictions that would be
370 required if it was a single family development there with the exception of height and specific
371 densities. Mr. Gonzales stated that in a typical residential zoning district the height is 36 feet and
372 in this case the maximum height is 39 feet. Commissioner Trowbridge asked concerning the
373 masonry requirements. Mr. Gonzales stated in the general residential districts it's 80% but it in
374 this case it is 90% masonry required because of the representation that they had for the
375 townhomes it is allowed to have up to 70% hardy plank or some kind of cementous material that
376 would be like a neo traditional design therefore there is some variation in material that will allow
377 individuality to be shown.

378 Commissioner Trowbridge asked for explanation of how percentages of material applied to what
379 applicant is asking.

380
381 Mr. Miller added that variances have been approved in this area and the Old Town area for up to
382 100% cementous product because the lap siding is more indicative of the existing product in
383 these areas therefore limiting it to 70% is just allowing the applicant to do more than what is
384 typically allow in some of the more traditional housing areas where only 50% is allowed. Mr.
385 Miller went on to state that the Commission does have the discretion to make a recommendation
386 to increase the percentage if the Commission chooses to approve the proposal.

387
388 Chairman Renfro asked for any further discussion or motions from the Commission.

389
390 Chairman Renfro made motion to approve the item with staff recommendations. Commissioner
391 Fishman seconded the motion which passed by a vote of 4-2 with Commissioners Whitley and
392 Trowbridge dissenting and Commissioner Logan absent.

393
394
395
396 IV. DISCUSSION ITEMS

397
398 9. Z2016-019
399 Hold a public hearing to discuss and consider a request by Miller Sylvan of JPI on behalf of the owner
400 Gene Lambreth of Pnuma Ventures, LTD for the approval of a zoning change from a Light Industrial
401 (LI) District to a Planned Development District for a multi-family apartment complex on a 42.50-acre
402 tract of land identified as Tract 1-4 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall
403 County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (205 BY-
404 OV) District, located east of the intersection of Discovery Boulevard and John King Boulevard, and take
405 any action necessary.

406
407 Planning Director, Ryan Miller, stated applicant is present and available for questions.

408
409 Matt Brendall
410 600 E. Las Colinas Blvd.
411 Irving, TX

412
413 Mr. Brendall came forward and gave a brief explanation of the proposal by providing a power
414 point which highlighted the background of JPI as well as main points of the proposal which
415 included that JPI is locally headquartered in DFW in Irving and have been there for over 25
416 years, and are a fully integrated real estate team which only do luxury multi-family
417 developments. One of the unique aspects of the organization is that they have their own in
418 house construction group which allows for them to be involved throughout the design process
419 and also allows helps control the quality of what is built to a higher degree.

420
421 Mr. Brendall expanded on the request stating that one of the things that make their product
422 different from what is currently on the market is the high level of services that are on site such
423 as double the typical amenity space, they deliver about 12,000 feet of amenity spaces and in
424 addition to that, a management team would live on site to help establish a real community feel.
425 Average rent will be \$1500. The power point went on to show similar developments JPI has built.
426 Mr. Brendall then turned the presentation over to Mr. Miller Sylvan to discuss the specific site.

427
428 Miller Sylvan
429 600 E. Las Colinas Blvd.
430 Irving, TX

431
432 Mr. Sylvan came forward and gave brief explanation of the concept site plan of the proposal by
433 providing a power point that included a conceptual plan that shows what is being proposed is
434 two phases of multi-family, with each phase consisting of 3 story 360 units which will consist of
435 60% one bedrooms, 35% two bedrooms, and 5% three bedrooms with 20 to 30% of the units
436 having tuck under private garages. Each phase will have a clubhouse which will be 8 to 10,000
437 square feet and include a fitness center, Wi-Fi lounge, coffee bar, billiards room, and a theater
438 area. Each unit will have its own balcony, 10 foot high ceilings, stainless steel appliances,
439 granite countertops as well as washer and dryer not just the connections.

440

441 Mr. Sylvan stated they have reached out to Lofland Farms and Meadow Creek communities
442 which are south of the property and will be meeting with them in the next week to get feedback
443 from them.
444

445 Mr. Miller stated staff provided a draft ordinance in the packet for the Commission to review that
446 contains some of the things that the applicant has identified as zoning requirements as well as
447 some of the City's standards and will bring the Commission something more finalized as the
448 applicant finalizes the concept plan. If approved it will have to go through site plan and at that
449 time it will go through the Parks Board for recommendation to City Council.
450

451 Chairman Renfro asked for discussion or questions for staff.
452

453 Commissioner Trowbridge asked if tucked under garages would have direct access to the units
454 or to common areas and if hallways are open or air conditioned. Mr. Sylvan stated they would
455 direct to common areas and hallways are open with no air condition.
456

457 Commissioner Trowbridge asked if JPI was typically a build and sell or build and hold. Mr.
458 Sylvan stated it depended on the partner that they have, have done it both ways but more
459 recently they have built leased up and sold however they pride themselves in being great
460 developers and builders very good at leasing up properties and whatever management
461 companies that manage before selling will manage it for the buyer, in the last few years with the
462 market as it has been they have leased up and sold, but uncertain for this one will be sold.
463

464 Chairman Renfro asked why Rockwall was chosen for this proposal. Mr. Sylvan stated there is a
465 lot of demand in Rockwall and believes what they are proposing is a high end community, high
466 end product that will fit in Rockwall that is an affluent community with empty nesters, young
467 professionals and such that are looking for such product.
468

469 Chairman Renfro asked concerning rent survey, if JPI felt that they may be pushing the envelope
470 with the rent they are asking or do they think they are at or below market. Mr. Sylvan stated they
471 typically are pushing the envelope because for what they build they are typically ten to fifteen
472 cents per foot higher than what the next highest community would command but due to the fact
473 they provide more services and amenities than other developments it has proven successful to
474 do so because people are willing to pay for those services and amenities.
475

476 Chairman Renfro asked if they had done their due diligence with the Harbor PD-32 as there are
477 1,072 units that are slated to come in. Mr. Sylvan stated they have but feel this is a different part
478 of town with a different product line.
479

480 Chairman Renfro asked what percentage of 1 bedrooms and what square footage they are. Mr.
481 Sylvan stated 1 bedroom are going to take 60% and start at about 650 square feet and go up to
482 1,100 square feet with the 2 bedroom going to 1,700 square feet. Currently the unit mix is
483 showing 1,000 square foot average and are in the process of doing a deep dive into the market
484 by looking at all the unit types to define where the demand is, but will define that as the process
485 moves forward.
486

487 Commissioner Trowbridge asked if the 60% one bedrooms is based on what is thought to be the
488 demand Rockwall demographic supports. Mr. Sylvan stated it was, but currently waiting on the
489 market study which will help refine and it may show that number needs to be bumped up and
490 they will determine that once they analyze it when it they get it in, in a couple of weeks and will
491 provide a copy to the Commission for them to review it as well.
492

493 General discussion took place concerning lot mix and density of surrounding areas.
494

495 There being no further questions, Chairman Renfro indicated the case will return to the
496 Commission for action at the next scheduled meeting.
497
498

499 10. Z2016-022

500 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
501 on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to
502 allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an
503 existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR

504 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
505 addressed as 1480 Justin Road, and take any action necessary
506

507 Senior Planner, David Gonzales, gave brief explanation of request stating applicant is requesting
508 an SUP to allow for an extension on to their existing building which is located at the intersection
509 of Justin Road and Industrial Blvd. They are proposing to install three high bay extensions
510 which will be pre-engineered metal panels that will connect. The code requires an SUP for
511 anything that is over 60 feet, after the expansion they will be at 70 feet.
512

513 Mr. Gonzales stated applicant was not present but staff is available for questions.
514

515 Chairman Renfro asked if
516

517 Commissioner McCutcheon asked if there was any direction the Commission could direct
518 applicant to require the addition to blend in the building more as it appears what is being
519 proposed does not fit existing buildings look. Mr. Gonzales stated it was his understanding that
520 in 2006 it was a planned expansion and therefore that area that they are connecting to that is
521 made for it to go up to allow for the expansion.
522

523 There being no further questions Chairman Renfro indicated the case will return to the
524 Commission for action at the next scheduled meeting.
525

526 Chairman Renfro called a ten minute recess at 7:35 p.m.
527

528 Chairman Renfro called the meeting back to order at 7:47 p.m.
529

530
531 11. Z2016-024

532 Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering
533 Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a
534 zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre
535 portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract
536 No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the
537 SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [S.
538 *Goliad Street*], and take any action necessary.
539

540
541 Planner, Korey Brooks, asked applicant to come forward and present the case.
542

543 Josh Edge
544 1301 Central Expressway South
545 Allen, TX
546

547 Mr. Edge came forward and stated he represents Dynamic Engineer and gave brief explanation
548 of request stating currently subject property is undeveloped land and while they do represent
549 the owner of the land it is Group One Automotive who represents Rockwall Ford who have a
550 facility off of IH-30. The site is intended to be Rockwall Fords body shop facility; they will take
551 the current body shop facility and move it to subject property to free up more space. The intent
552 of the body and collision facility is not for public access and will be a secured and gated.
553

554 Chairman Renfro asked staff to provide a closer look of the map to show exact location to be
555 able to determine if it falls within the 205 Overlay, and if it does what requirements will the
556 applicant have to adhere to.
557

558 Mr. Edge added that they will have architectural features to the building to fit the 205 Overlay
559 and fully anticipate meeting all requirements.
560

561 Mr. Brooks displayed the map and stated that the Future Land Use map does designate the area
562 as Commercial or Industrial which is defined as intensive commercial industrial uses with large
563 volume traffic therefore the proposed change of zoning does conform to the Future Land Use
564 map.

565 Mr. Miller added that the requirements for the 205 Overlay are those of a typical overlay which
566 will require a natural stone at 20%, four sided architectural features, 90% masonry, typical
567 requirements that come in at the site plan stage.
568

569 Commissioner Lyons asked if all body work would be done indoors. Mr. Edge stated that was
570 correct, all work will be done indoors.
571

572 Commissioner McCutcheon asked what type of screening would be provided. Mr. Edge stated
573 they are open to what the Commission recommends, what is currently being discussed is a
574 metal rod iron gate and increasing the landscaping in the front of the building to provide the
575 screening requirements.
576

577 Commissioner McCutcheon asked if work would be done with doors open or closed as it may be
578 a concern with the noise. Mr. Edge stated he did not have the answer to that, but would find out
579 and answer the question at the next meeting.
580

581 Mr. Miller added that the public hearing for this case will be held the 9th of August.
582

583 There being no further questions Chairman Renfro indicated the case will return to the
584 Commission for action at the next scheduled meeting.
585
586

587 12. Z2016-025

588 Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the
589 approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-
590 acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition,
591 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated
592 within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of
593 Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.
594

595 Planning Director, Ryan Miller, asked applicant to come forward and present the case.
596

597 Jason Lentz
598 5339 Alpha Road
599 Dallas, TX
600

601 Mr. Leitz came forward and stated he is the Senior Vice President of Development with Atticus
602 Real Estate Services and would be giving a gave brief explanation of request and provided
603 renderings to display. The request is for a 245 unit condo multi-family development in PD-32
604 consisting of efficiencies, one bedroom, and two bedroom units in a four story elevated
605 building that will be a wrap product that surrounds a garage in the middle. The unit mix will
606 consist of 8% efficiency units, 60% one bedroom units, and 33% two bedroom two bath units,
607 and no three bedroom units in this product. Will have five story parking structure it is
608 anticipated to have amenity space including a pool on top of the deck that will serve the entire
609 condo project.
610

611 Mr. Miller added that as it has been discussed in previous meeting Planned Development 32 is a
612 unique PD in that it involves many different stake holders, several sub districts, all of which have
613 their own uses and their own development challenges as well as their own development
614 standards. This particular property is part of the interior sub district which allows by right the
615 units, and the way the units were made for the entire PD-32 is creating a pool in all of the sub
616 districts of 1162 units and as the developments come in they claim a certain number of those
617 units. According to the Concept Plan, the interior sub district was intended to have apartments
618 in this manner. What is kicking in what is called the PD Development Plan in this case is an
619 interim between zoning because they already have entitlement for the use itself, but in between
620 zoning and site plan, there is the PD Development Plan which gives the Commission
621 discretionary approval, and staff notifies everybody within the property to check for
622 conformance to the Plan. In this case, the use is permitted therefore the intent of the sub district
623 is not being changed, but what is kicking in the Planned Development Plan is simply the
624 roadway that's running which will be changed to a public roadway and that will connect thru,
625 whereas currently there is a gap between property lines. In the Plan it is supposed to be a public
626 roadway, but they are asking to basically to change the street cross section. The cross section

627 in the Plan calls for parallel parking along the side of the condominium buildings and they are
628 requesting not to put in the parallel parking, just the two lanes of traffic.
629

630 Mr. Miller went on to add that by allowing that, it actually does match what the City will be doing
631 with the entry way onto Ridge Road. The applicant will need to present the cross section to the
632 Commission at the next meeting and that will be part of the ordinance and staff will also provide
633 a checklist of how it would conform to the overall PD.
634

635 Chairman Renfro asked the applicant what their definition of condo was if they are going to be
636 sold. Mr. Lentz stated they will have condo docs in place but although they are 245 individual
637 units they can be owned by one owner and sublet to individual tenants. Mr. Miller added that
638 what made them condos was that every unit is required to be individually metered.
639

640 Commissioner Trowbridge asked if it was a for sale condominium project and would it be
641 operated as multi-family. Mr. Lentz stated it was their plan not to immediately offer it for sale and
642 it would be operated as multi-family and added that they are a long term holder.
643

644 Commissioner Trowbridge asked if they have done such projects in the past and where. Mr.
645 Lentz stated they have but would refer that question to Mark Humphreys who is the CEO of
646 Atticus and Humphreys Architects.
647

648 Chairman Renfro asked concerning how many 485 square foot units there would be. Mr. Lentz
649 stated there would be 20 of the 245 units that would be 485 square feet. Chairman Renfro asked
650 what the following size is. Mr. Lentz stated there would be 97 616 square feet one bedroom units
651 with the 485 square feet units being efficiencies. Chairman Renfro asked if the majority would
652 then be one bedroom units. Mr. Lentz stated that was correct.
653

654 Chairman Renfro asked where the parking would be. Mr. Lentz stated parking would be located
655 at the parking deck in the interior of the building.
656

657 Chairman Renfro asked staff if there was a road that came out to Summer Lee to Ridge Road. Mr.
658 Miller stated there is a roadway that extends around the building and their portion of it on their
659 property extends from Summer Lee to the back southwest corner of the property, they also
660 show the townhome development to the south and in between those two properties there is a
661 property line that follows the roadway and that roadway will extend to their property line and
662 eventually connect to a road system that will take that out to Ridge Road.
663

664 Chairman Renfro asked how that roadway would get to Ridge Road. Mr. Miller stated the
665 adjacent property will have a responsibility to build that portion of the roadway to the Hughes
666 property and then the Hughes property to Ridge Road and a portion of it goes thru Glen Hill Way
667 Road right of way.
668

669 Commissioner Lyons asked concerning the lot mix, what is done to anticipate the need for the
670 one bedroom and two bedroom units and no three bedroom units. Mr. Lentz stated they will
671 conduct a market study.
672

673 Chairman Renfro asked made comment that looking at the Comprehensive Plan, the request is
674 asking for 245 units and what is allocated for that and is 315 currently. Mr. Miller stated there are
675 1162 units permitted within PD-32, currently Marina Village claimed 399 of those, and the
676 Summer Lee Condominiums which is directly west of this property and belongs to the same
677 interior sub district, claimed 265, but there is no allocation within the sub district itself.
678

679 General discussion took place concerning the allocation of the 1162 total units within the PD-32
680 and how it is broken down.
681

682 Commissioner Trowbridge asked if the hallways would be closed and air conditioned. Mr. Lentz
683 stated they would be closed and air conditioned.
684

685 Mr. Miller added that the public hearing for this case will be held the 9th of August.
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690 There being no further questions Chairman Renfro indicated the case will return to the
691 Commission for action at the next scheduled meeting.
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694 13. Z2016-026

695 Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the
696 approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger
697 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall
698 County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential*
699 *Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road
700 [FM-740] and Glen Hill Way, and take any action necessary.
701

702 Planning Director, Ryan Miller, asked applicant to discuss the case.
703

704 Jason Lentz
705 5339 Alpha Road
706 Dallas, TX
707

708 Mr. Lentz gave brief explanation of request stating the concept plan currently shows zero lot line
709 homes but the vision is to change that to an attached townhome concept, 36 with an average
710 unit size of 1900 square feet with 1/1/ units going all the way up to 3/2 units. They have done a
711 project similar to what is being proposed in Richardson with part of it being for sale product and
712 some of it was a rental product and have seen success in such projects. Mr. Lentz provided
713 elevations of the townhome product.
714

715 Chairman Renfro asked if it will be lease and hold and also sell. Mr. Lentz stated that the plan is
716 for it to be a for sale product.
717

718 Mr. Miller added that this is not part of the interior sub district but rather enters into what is
719 called the residential sub district which was intended to be 49 single family zero lot line homes.
720 The use chart allows townhomes by specific use permit, but in order to get the townhomes the
721 intent of the sub district needs to be changed. By going through the PD Development Plan to
722 change the intent of the sub district they are essentially getting the discretionary approval that
723 they need to move forward and therefor will only need to go thru a PD Development Plan.
724

725 Mr. Miller went on to add that going back to the 1162 units, the 49 single family zero lot line
726 homes were not a part of the 1162 pool and therefor this would subtract 36 units from the 1162
727 because it would be changing it from the zero lot line homes product to the townhome product.
728

729 Commissioner Trowbridge asked how many of the 1/1 units would there be. Mr. Lentz stated
730 there would be nine of those which will be 1600 square feet.
731

732 Mr. Miller added that the public hearing for this case will also be held the 9th of August.
733

734 There being no further questions Chairman Renfro indicated the case will return to the
735 Commission for action at the next scheduled meeting.
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738 14. Z2016-027

739 Hold a public hearing to discuss and consider a City initiated zoning request for the approval of a text
740 amendment to Section 2.1, *Agriculture (AG) District*; Section 3.3, *Single-Family Residential (SF-16)*
741 *District*; and Section 3.4, *Single-Family Residential (SF-10) District*, of Article V, *District Development*
742 *Standards*, of the Unified Development Code for the purpose of increasing the minimum square footage
743 per dwelling unit in these zoning districts, and take any action necessary.
744

745 Planning Director, Ryan Miller, gave brief explanation of item stating that on the July 5 City
746 Council meeting after a work session was done at a previous meeting, City Council directed staff
747 to propose a text amendment that would increase some of the minimum square footage sizes of
748 single family home requirements in certain districts, specifically they were looking at the Single
749 Family 10 and the Single Family 16 Districts. What was discussed was that a lot of the PD's have
750 come thru and there were questions as to whether the housing size being required was large
751 enough, but did give staff some clear direction in that they wanted staff to stipulate a Single
752 Family 16, which is a 16,000 square foot lot as having a minimum of 2,400 square foot home and

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the Single Family 10 District which has a 10,000 minimum foot square lot to have a minimum 2,200 square foot home.

Mr. Miller further explained that staff brought up the issue with the Agricultural District in the work session, that currently there is no minimum housing size in the Agricultural District and that has presented some issues in the past when people inquire what the minimum size is, therefore staff suggested that they stipulate of minimum size for that District as well and they did direct staff to prepare the text amendment with a 1,600 square foot minimum for that District.

Mr. Miller went on to explain that staff cataloged comparable city's zoning districts, and because everyone calls zoning districts something different and they all have different standards, it was done by minimum lot size and then charted what other cities minimum single family dwelling size was for each of those districts and put together a chart that shows what that was and then put together an average median and mode to show what those numbers are, and that is how staff derived some of the square footages that are being proposed. Mr. Miller added that staff also provided the Commission with a density and dimensional chart that show a breakdown of all of the single family requirements and how the changes being proposed would look in a side by side comparison of other single family residential districts.

Mr. Miller stated this is a discussion period to answer any questions and item will be coming back for a Public Hearing on the 9th of August.

Commissioner Trowbridge asked if by raising the minimums house sizes, would that make the floor density higher. Mr. Miller stated that the density is derived by the minimum lot size therefore a density of two units per acre isn't going to be changed based on the size of the house.

Mr. Miller added that what is being proposed does fit within the City's current guidelines which is a 65% lot coverage in most districts and most of the building permits that have come in have been, even on a 10,00 square foot lot, 2,200 square feet or larger very few have been built under the 2,200.

Commissioner McCutcheon asked if this is approved, how would it affect if a new construction would take place in an existing older neighborhood where a 2,200 square foot house would not fit with the existing look would there be a way around it. Mr. Miller stated the majority of the older areas in the City are zoned Single Family 7 and Single Family 10 and therefore only apply to a portion of them.

Mr. Miller added that to point out to Commissioner Trowbridge's point that looking at the various comparable cities, there are two strategies on minimum housing sizes, they're stipulating exact sizes, which the vast majority of cities do, and then there are some like Frisco that do a straight 800 across the board and let the developer, but what is being seen recently is more PD's come in and PD's end up creating their own zoning in a sense and they stipulate their own density and dimensional requirements. What staff uses the base zoning is to act as a guideline to present those standards at the onset of when the PD is being put together and give something to build from for the developer.

Commissioner McCutcheon expressed concern as to how this would affect those not in a PD but that are in the older areas that fall in Single Family 10 District.

Commissioner Lyons asked if it would only affect someone that may tear down an existing home and build a new one they would have to comply with the new minimum standard. Mr. Miller stated that was correct, if it was in a Single Family 10 District.

Chairman Renfro asked staff for clarification as to what Council is trying to accomplish with this amendment. Mr. Miller stated that it may be that due to the current market the City's housing size may be a bit small, the Single Family 10 is currently at 1,800 square feet and they are looking to adjust that to what they feel the direction of the City is calling for.

Commissioner Lyons asked what staff's findings were in the analysis conducted as far as comparing Rockwall to other cities, is the city on the low or high end. Mr. Miller stated Rockwall was a little above the middle to mid-high end.

816 Commissioner Lyons asked if the Commission could make their own recommendations if they
817 felt 2,200 was too large. Mr. Miller stated that was correct, the Commission can pass along a
818 different recommendation than what is being proposed.

819
820 Commissioner Whitley asked what the average size house that is being built in the last two or
821 three years in this size lots, and is the proposal in alignment to what the market is bearing in
822 Rockwall. Mr. Miller stated he did not have that information at hand, but would at the next
823 meeting bring some hard numbers of what in the last couple of years what the average permit
824 sizes are in certain districts as well as providing additional information concerning building
825 permits issued.

826
827 There being no further questions Chairman Renfro indicated the case will return to the
828 Commission for action at the next scheduled meeting.

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831 15. SP2016-015

832 Discuss and consider a request by Jerry Monk of Monk Consulting on behalf of Dr. Steve Arze of Zaph
833 & Ath Properties, LLC for the approval of a site plan for an indoor recreation facility on a 4.88-acre tract
834 of land identified as Tract 4-01 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall
835 County, Texas, zoned Commercial (C) District, located north of the intersection of Industrial Boulevard
836 and Airport Road, and take any action necessary.

837
838 Senior Planner, David Gonzales, gave brief explanation of request stating the property is located
839 across the street from Tuttle Field at the intersection of Airport and Industrial Blvd. This is a site
840 plan where what will be looked at is the photometric plan, building elevations and landscape
841 plan once those come and comments were submitted to the applicant and they have taken care
842 of most of them, but there was one question that will need to be answered by the applicant and
843 that is how the lot lays out, and if it is going to be a phasing plan involved with that or will there
844 be some flag lots because where the lot is located and the other two lots that are there subject
845 property being in the center lot and with one lot behind it, there is no frontage; therefore if there
846 is a phasing plan it would not be a problem but if they are individually owned then frontage will
847 be needed and until that question is resolved may see something different come back. Aside
848 from that, they are minimum amounts of technical items that are required by the applicant to
849 build and the only other thing would be the building elevations where there are several materials
850 that they are using primarily being metal and that is going to take a recommendation from the
851 Planning and Zoning Commission as well as City Council for an exception to the material
852 standards.

853
854 Mr. Gonzales stated that the applicant was not present but staff is available for any questions.

855
856 Commissioner Lyons asked if this is the same facility as the baseball project that was brought to
857 the Commission a few months back. Mr. Gonzales stated this is a separate project the baseball
858 facility is east of this.

859
860 Commissioner Lyons asked what kind of facility this would be. Mr. Gonzales stated it was his
861 understanding that it is going to be a climbing fitness type facility with zip lines and climbing
862 walls and will also have a fencing academy.

863
864 There being no further questions Chairman Renfro indicated the case will return to the
865 Commission for action at the next scheduled meeting.

866
867
868 16. Director's Report of post Council meeting outcomes of Planning & Zoning cases.

- 869
870 ✓ Z2016-017: Text Amendment for Used Motor Vehicle Sales (2nd Reading) [Denied]
871 ✓ Z2016-018: Amendment to Planned Development District 74 (PD-74) (2nd Reading) [Approved]
872 ✓ SP2016-014: Variances for Platinum Self Storage Site Plan [Approved]

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874
875 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
876 referenced case at the City Council meeting. No discussion took place concerning this agenda
877 item.

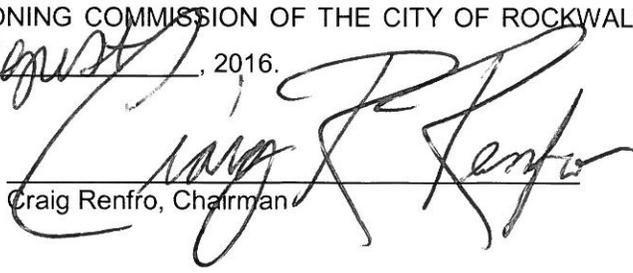
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V. ADJOURNMENT

The meeting adjourned at 8:53 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 9 day of August, 2016.



Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator