

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 9, 2016
6:00 P.M.

I. CALL TO ORDER

Chairman Renfro called the meeting to order at 6:01p.m. The Commissioners present at the meeting were, Commissioners Johnny Lyons, Patrick Trowbridge, Sandra Whitley, Annie Fishman, Tracy Logan and new Commissioner, Mark Moeller. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks, Planning Coordinator, Laura Morales, Fire Marshall, Ariana Hargrove, and Civil Engineer, Jeremy White.

II. CONSENT AGENDA

1. Approval of Minutes for the July 26, 2016 Planning and Zoning Commission meeting.

2. P2016-023

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

3. P2016-024

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

4. P2016-035

Discuss and consider a request by Matt Hibbitt of Spry Surveyors on behalf of the owner Racetrac Petroleum, Inc. for the approval of a final plat for Lot 1, Block 1, Carmel Carwash Addition being a 2.059-acre tract of land currently identified as Lot 1, Block 1, Crossings Addition (*i.e. 1.004-acres*) and a 1.052-acre portion of Lot 1, Block 1, Rockwall Business Park Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2003 S. Goliad Street, and take any action necessary.

Commissioner Whitley made motion to approve the consent agenda. Commissioner Fishman seconded the motion, which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

5. Z2016-019

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

64 Planning Director, Ryan Miller, gave brief explanation of item stating the subject property is a
65 42.5 acre parcel of land located east of the intersection of Discovery Blvd. and John King on the
66 north side of Discovery. It is zoned Light Industrial District and the applicant is requesting to
67 amend the zoning to a Planned Development District for a 750 unit multi-family apartment
68 complex. The surrounding land uses are Rockwall Mini Storage and Park Place RV to the north
69 of the subject property of which both are zoned Light Industrial District followed by IH-30. South
70 of the property is Discovery Blvd followed by several tracts of land zoned Light Industrial
71 District which also includes Peak Pediatric, directly east is the Rockwall Economic Development
72 Corporation Technology Park, Phase I which also is zoned Light Industrial, and directly west of
73 the subject property are Phases I and II of the Rockwall Downs Subdivision. Both of these
74 parcels are zoned Planned Development District 10 for single family land uses.
75

76 Mr. Miller went on to state that in looking at the applicants concept plan, they are proposing a
77 750 unit development which will be broken down into two phases and each phase will consist of
78 two 360 units, 6 separate residential buildings an 8,500 square foot clubhouse and pool area,
79 and the total development will consist of 25-30% open space. Both phases show to have the
80 same unit composition with the units ranging from about 680 square feet to 1,480 square feet
81 and the overall average net unit use will be around 1,000 square feet. However, the applicant has
82 incorporated language in the Planned Development District that allows them to reduce the
83 overall average net unit area down to 950 square feet, as well, as reduce the unit's size for Phase
84 II to 600 square feet. The applicant has stated that the reason is to allow some flexibility within
85 the zoning ordinance to account for any changes in the market. The overall density being
86 proposed is 17.64 units per acre and currently the City's highest multi-family zoning district is
87 MF-14 District which only allows 14 units per acre; however this being a Planned Development
88 District they can request the increased density, but that is a discretionary decision for the
89 Planning and Zoning Commission and City Council.
90

91 Mr. Miller went on to state that the other change that deviates from the Code is the applicants
92 request for a parking requirement change. The Unified Development Code stipulates that one
93 bedroom units require 1½ parking space per unit, two bedroom units require two parking spaces
94 per unit, and three bedroom units require 2½ parking spaces per unit; however, the applicant is
95 requesting that all units, despite the number of bedrooms, be parked at 1½ parking space per
96 unit. This dictates a minimum of 540 parking spaces per phase. The applicant is showing a total
97 of 458 surface parking spaces and 107 garage parking spaces for a total of 565 parking spaces
98 and they have also included a requirement in the PD that 20% of the parking spaces will be
99 covered. The applicant also has submitted conceptual building elevations, and although they
100 are conceptual, they have been incorporated into the ordinance and general conformance to
101 those elevations is considered to be a condition of approval. The Architectural Review Board will
102 still need to make recommendations at the time of site plan if the case were to be approved.
103

104 Mr. Miller added that in looking at the Comprehensive Plan, the Future Land Use map designates
105 the property for Technology and Industrial uses, and what the applicant is proposing would
106 require the property to be amended to a high density residential designation which is typically
107 defined as anything that exceeds three units per acre, and goes on to state that the high density
108 residential land use should be used as a transitional use from Commercial or where it serves as
109 a logical extension of an existing high density development. In this case, it would be up to the
110 Planning and Zoning Commission and City Council to decide if this would serve this transitional
111 nature being in between the Tech Park and the Rockwall Downs Subdivision. The change to the
112 Future Land Use map has been incorporated into the conditions of approval for the case, and
113 therefore if Planning and Zoning and City Council approve, that change will take effect.
114

115 Mr. Miller went on to state that staff sent out 22 notices on July 22nd to property owners and
116 residents within 500-feet of the subject property as well as the Lofland Farms and Meadow Creek
117 HOA's, and at the time the memo was drafted staff did not receive any responses in favor or in
118 opposition to the request.
119

120 Mr. Miller advised the Commission that the applicant was present and available for questions.
121

122
123
124
125 Chairman Renfro asked if there were any questions for staff.

126
127 Commissioner Trowbridge asked for clarification of what was stated concerning the parking
128 spaces exceeding the 1.5 requirement that is being proposed. Mr. Miller explained that the
129 request is for one and a half parking spaces per unit and that is what was put into the PD;
130 however their concept plan shows parking in excess of that at 458 surface parking and 107
131 garage spaces which totals 565 and exceeds the requirement by 25 spaces.
132

133 Commissioner Logan asked if City Council previously had approved the change of the Rockwall
134 Downes from Light Industrial to Residential. Mr. Miller stated that that was the result of a
135 settlement that was done in 2004, that zoning was determined by the settlement that was
136 reached with the Cambridge Company.
137

138 Commissioner Lyons asked how much more land was still available for Light Industrial use
139 within this area other than subject property. Mr. Miller stated he did not have the exact figure but
140 added that the Light Industrial designation does extend currently to the other side of the
141 Technology Park to Discovery Lakes with Rochelle Road being the divider. There is also Light
142 Industrial land adjacent to IH-30 and north of that as well as along John King Blvd.
143

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

146 Matt Brendall
147 600 E. Las Colinas Blvd.
148 Irving, TX
149

150 Mr. Brendall came forward and stated he is the development partner for the Texas region of JPI
151 and gave brief explanation of request. JPI is a local privately owned company headquartered in
152 DFW for the last 25 years that only builds top of class multi-family communities that have a fully
153 integrated team of professionals including in house construction team which helps control the
154 quality of the product. Over the history of the company they have built over 300 communities
155 throughout the country, and have been most active in the DFW area having built over 50
156 communities in the area.
157

158 Mr. Brendall stated that they pride themselves in delivering the best in class product to the
159 submarkets that they serve and in most instances it's a new product to the markets that they
160 deliver to. It is a combination of high quality finishes, both in the units and in the common areas,
161 it's all a high level of services from the onsite staff, and typically have double the amenity space
162 of the other communities in the sub markets and those amenities are highly programed with
163 many events put on by the management team on site.
164

165 Mr. Brendall went on to provide a slide show that featured pictures of communities JPI has built
166 to date in the DFW area. He spoke of choosing the City of Rockwall after doing quite a bit of
167 research and when looking at the demographics they were very favorable for the product they
168 deliver. In recent communities in the DFW area the rents have been about \$500 more than the
169 submarkets that they serve, because of the product that is delivered to those markets. They also
170 shopped the most recent multi-family communities that were delivered to the market and after
171 speaking to management it looks to be that Rockwall's occupancy is over 97% occupied, and at
172 looking at the Dallas Metro historical average is 93% putting Rockwall about 4% over the
173 historical average.
174

175 Mr. Brendall stated he would give the presentation over to his colleague Miller Sylvan who would
176 discuss the specific site and request.
177

178 Miller Sylvan
179 600 E. Las Colinas Blvd.
180 Irving, TX
181

182 Mr. Sylvan gave brief explanation of request and provided a slide presentation which showed the
183 site plan on the property. He stated the subject property it is a total of about 42 acres with about
184 15 acres of floodplain mainly on the north side of the site, but cuts through in a few different
185 areas and he feels that could be a deterrent to other uses. In the past they have tried to situate
186 their buildings in areas that can look out onto that green space and in this case they can take
187 advantage of the floodplain. He feels this area is well suited for multi-family, because there is

188 already a successful multi-family development just across on John King Blvd, it has easy access
189 to IH-30 and he believes it is a very appropriate transition between the lighter intensity single
190 family use to the west and the more intense Technology uses to the east.
191

192 Mr. Sylvan went on to explain that it will consist of two phases, 360 units each, three story
193 buildings, with approximately 30% garage parking that would be built one to two years apart.
194 The first phase would be on the western side. They have situated the site plan to so that the
195 buildings front Discovery, as well as, fronting the shared boulevard that would run through both
196 phases. The main components they want to focus when site planning is fronting buildings on
197 green space and focusing on an interconnected system of hike and bike trails. Approximately 70
198 of the units will have private yards which will allow for residents with pets with this amenity that
199 no other community currently provides. He went on to add that they pride themselves with
200 providing amenities that are not currently on the market such as units with 10 foot ceilings,
201 washer and dryers and side by side appliances, predominately masonry facades, oversized
202 kitchen islands, and the amenity/clubhouse space between 8,000-10,000 square feet which is
203 more than double than what is typically seen in the Rockwall market.
204

205 Mr. Sylvan further stated that they appreciated the conversation that took place at the work
206 session at the previous meeting where there was discussion and concern of the unit sizes and
207 the unit mix that were being proposed at that time specifically the need for more two and three
208 bedrooms was discussed, but now that the market study was completed and it was found that
209 there should be a higher percentage of two and three bedrooms and a little bit bigger sizes, from
210 what initially was proposed. He went on to explain that there are seven competitors that the
211 market study identified, and the recommended unit mix from the external market mix is fifty five
212 percent one bedroom, thirty five percent two bedrooms, and ten percent three bedrooms. From
213 those seven competitors the average of those communities has sixty two percent one
214 bedrooms, twenty nine percent two bedrooms and five percent three bedrooms. JPI will be
215 providing fifty five one bedrooms, twenty nine two bedrooms, and ten percent three bedrooms
216 keeping them more heavily weighted towards the two and three bedrooms and less heavily
217 weighted on the one bedrooms as was the recommended unit mix from the market study. The
218 recommended size was 765 square feet for the one bedroom, 950-1275 square feet for the two
219 bedrooms, and 1350-1550 for the three bedrooms, which will be bigger than the average that
220 current communities have.
221

222 Chairman Renfro asked to what market is the analysis comparing them to. Mr. Sylvan stated that
223 it is based on seven comparable properties within the Rowlett/Rockwall market that were built
224 between 2008 to now.
225

226 Chairman Renfro asked what the smallest unit will be. Mr. Sylvan stated the smallest will be 675
227 square feet.
228

229 Mr. Sylvan went on to describe what the building elevations would be, and provided a slide show
230 showing renderings and different views of what community will look like. He spoke about how
231 they feel the proposal complements surrounding land uses and embraces flood plain and other
232 site constraints.
233

234 Commissioner Whitley asked Mr. Sylvan to expand on the 97% lease rate and asked if he felt that
235 percentage is sustainable with as many units as are being proposed. Mr. Sylvan stated he felt it
236 would be sustainable considering if approved they would break ground middle part of 2017 and
237 construction would take a couple years, by the time they would be fully leased would be about
238 three years and that it wouldn't flooding the market with units all at once.
239

240 Commissioner Whitley asked if the amenities would be built first to allow the initial tenants the
241 benefit of those. Mr. Sylvan stated that was correct.
242

243 Commissioner Whitley asked if JPI would maintain ownership of the property once construction
244 was complete. Mr. Sylvan stated the communities they've built over the last five years JPI has
245 maintained ownership for an average of about six years and follow the lead of their capital
246 partners.
247

248 Commissioner Lyons asked what an in house construction team consisted of. Mr. Brendall
249 explained that a lot of developers use a third party construction group where they send in plans

250 and that company bids it and therefore the construction company is in it for the profit for them,
251 but at JPI the construction team are JPI employees therefore the contract is with themselves
252 making them the developer and the builder which allows them to control the projects more.
253

254 Commissioner Moeller expressed concern with the density, looking at 17 units per acre where
255 the City's maximum is 14 units per acre. Mr. Sylvan asked Mr. Miller if he could clarify that some
256 PD's due allow for higher density than the 14 units allowed in the multi-family ordinance. Mr.
257 Miller explained that the Multi-Family 14 ordinance is a straight zoning district but there are
258 some PD's that due incorporate higher densities, that and higher densities can be requested
259 thru the Planned Development District but that is a discretionary call by Planning and Zoning
260 Commission and City Council.
261

262 Commissioner Trowbridge asked if any capital partner had been chosen as of yet. Mr. Sylvan
263 stated at this time a partner has not been decided on.
264

265 Commissioner Trowbridge asked what the basis is for requesting one and a half parking spaces.
266 Mr. Sylvan stated typically they are one parking space per unit to ensure they have enough
267 parking for all residents and an additional about .2 to .5 spaces per unit to allow for visitors.
268 Feels there is sufficient parking for the use based on their experience, it didn't make sense for
269 them to build more spaces and have them empty.
270

271 Chairman Renfro asked anyone who wished to speak concerning the case to come forward and
272 do so, there being no one indicating such, Chairman Renfro asked the applicant to remain at the
273 podium for further questions.
274

275 Chairman Renfro expressed concern with the amount of available parking, and was concerned if
276 there isn't sufficient parking made available some of that may spill over to the neighboring
277 streets. He asked how solid the decision to keep the requested ratio was. Mr. Sylvan stated they
278 were flexible, currently they show 1.7 spaces on the plan. The data may have been incorrect on
279 that but, they feel they're sufficiently parked and can bump that number to the City's
280 requirement of 1.67 if needed. Mr. Miller added that comparing the numbers to what is being
281 requested and what the City requires, it would be fifty five parking spaces higher than what is
282 currently being projected.
283

284 Commissioner Whitley asked what would happen to the overall plan if the parking is changed.
285 Mr. Miller stated that some of the green space would be narrowed.
286

287 General discussion took place concerning parking standard versus requested the City's
288 requirement. Mr. Miller noted that Commission could make the recommendation that the City's
289 parking requirement for multi-family uses be met and that could be incorporated into the
290 ordinance.
291

292 Chairman Renfro closed the public hearing and brought the item back to the Commission for
293 discussion.
294

295 Commissioner Logan expressed concern and asked for discussion as to how much of the
296 Comprehensive Plan would be changed by adding more multi-family development to the City.
297

298 Mr. Miller stated that was what was before the Planning and Zoning Commission, what is being
299 proposed is a zoning change on a piece of property that was designated on the Future Land Use
300 map as a Technology/Industrial property, but with that being said it is zoned Light Industrial and
301 has not developed therefor that is something to weigh on both sides of the issue and that is the
302 discretionary decision before the Commission.
303

304 Chairman Renfro commented on the fact that the property does have quite a bit of floodplain and
305 in the past have tried to have other residential builders there but the topography was not
306 suitable. He feels if this is a nice product it would serve as a nice buffer between the subdivision
307 and the technology park.
308

309 Commissioner Fishman stated she felt the proposal is a beautiful well thought out plan, but is
310 concerned whether or not Rockwall has the demographic and demand to fill a property of this
311 size.

312
313 Commissioner Trowbridge stated he feels that the benefits of the proposal are that it will make a
314 nice transitional use and will provide a nice buffer between the residential and tech park.
315

316 Commissioner Whitley asked if notices were sent out to the neighboring properties. Mr. Miller
317 stated that notices were sent to all property owners on the tax roll provided by the Appraisal
318 District and no notices were received back.
319

320 Commissioner Lyons made a motion to approve the item with staff recommendations as well as
321 the requirement to meet the City's multi-family parking standard as outlined in the Unified
322 Development Code. Commissioner Trowbridge seconded the motion, which passed by a vote of
323 6-1, with Commissioner Logan dissenting.
324

325
326 6. Z2016-022

327 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
328 on behalf of Robert Reece of SPR Packaging, LLC for the approval of a Specific Use Permit (SUP) to
329 allow for a structure that exceeds 60-feet in height in a Light Industrial (LI) District in conjunction with an
330 existing manufacturing facility situated on 10.1893-acre parcel of land identified as Lot 2, Block A, SPR
331 Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
332 addressed as 1480 Justin Road, and take any action necessary
333

334
335 Senior Planner, David Gonzales, gave brief explanation of request stating that the applicant is
336 requesting a Specific Use Permit to allow for a structure that exceeds the maximum height
337 requirements within a Light Industrial District for an existing manufacturing facility. The
338 property is located at the intersection of Justin Road and Industrial Blvd. and is addressed as
339 1480 Justin Road.
340

341 Mr. Gonzales went on to state that the applicant has indicated that SPR Packaging plans to
342 install three new high-bays for the purpose of placing new equipment extruders to meet its
343 future manufacturing capabilities. Based on the site plan and the building elevations submitted,
344 the extruders will be placed adjacent to the existing 60-ft height high-bay area, which is located
345 on the north rear side of the building. The vertical expansion will be incorporated on top of the
346 existing manufacturing facility, and will increase the height of this portion of the facility by
347 approximately 35-ft. The newly constructed high-bay area will have an overall height of 71-ft.
348 from grade, which will be approximately ten feet higher than the existing, adjacent metal high-
349 bays. It should be noted that the facilities' existing roof structure was designed to extend
350 upward to allow for the requested expansion. The addition will be comprised of pre-engineered
351 metal panels that will match the existing structure. The vertical addition will exceed the 60-ft
352 height limitation established in the Unified Development Code which states that the maximum
353 building height for properties within the Light Industrial District is 120 feet, but any structure
354 exceeding 60-ft shall require an SUP. In this case, the vertical expansion exceeds the 60-ft
355 height limitation by 11-ft and requires an SUP.
356

357 Mr. Gonzales further stated that on July 22, 2015, staff mailed eleven notices to property owners
358 within 500 feet of the subject property. Staff also sent an e-mail to the Park Place Home Owners
359 Association and additionally, staff posted a sign on the property. No notices were received back
360 in favor or in opposition of request.
361

362 Mr. Gonzales added that the applicant was present and is available for questions.
363

364 Chairman Renfro opened the public hearing and asked applicant to come forward.
365

366 Mark Cross
367 5310 Harvest Hill Suite 180
368 Dallas, TX
369

370 Mr. Cross of Cross Design Group came forward and stated he is the architect on the project.
371 They did the original building for SPR in 2006, which was about 50,000-60,000 feet, had the
372 original three high bayed extruders that were 60feet tall. In 2011 they did another expansion of
373 about 120,000 feet and they have been steadily growing since then.

374 Mr. Cross went on to state that SPR is in the process of putting in \$23 million worth of new
375 equipment in the building and the new extruders are higher because technology has improved
376 and they need to go higher in order for the new equipment to fit. The exterior of the building will
377 look exactly like the adjacent section of the building that is metal, everything else is tilt wall.
378

379 Commissioner Trowbridge asked reason as to why it needs to be higher than the last version.
380 Mr. Cross stated the primary reason is due to technology and the new equipment that they're
381 ordering requires a higher clear height.
382

383 Chairman Renfro asked if anyone wish to speak to come forward and do so, there being no one
384 indicating such Chairman Renfro closed the public hearing and brought the item back to the
385 Commission for discussion.
386

387 Commissioner Lyons made a motion to approve the item with staff recommendations.
388 Commissioner Fishman seconded the motion, which passed by a vote of 7-0.
389
390

391 7. Z2016-024

392 Hold a public hearing to discuss and consider a request by Kyle Vrla of Dynamic Engineering
393 Consultants, PC on behalf of the owner Wilson Osee of Osee Properties, LLC for the approval of a
394 zoning change from a Commercial (C) District to a Heavy Commercial (HC) District for a 6.588-acre
395 portion of a larger 24.818-acre tract of land identified as Tract 3-13 of the W. H. Barnes Survey, Abstract
396 No. 26, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the
397 SH-205 Overlay (SH-205 OV) District, located south of the intersection of Sids Road and SH-205 [S.
398 *Goliad Street*], and take any action necessary.
399

400 Chairman Renfro stated the applicant made a request to withdraw the case and Planner, Corey
401 Brooks explained a motion would have to be taken by the Commission for case to officially be
402 considered withdrawn.
403

404 Chairman Renfro made a motion to withdraw the case. Commissioner Logan seconded the
405 motion which passed by a vote of 7-0.
406

407 Chairman Renfro called for a ten minute break at 7:17 p.m.
408 The meeting reconvened at 7:27 p.m.
409

410 8. Z2016-025

411 Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the
412 approval of a PD Development Plan establishing a 245 unit, condo development situated on a 3.453-
413 acre portion of a larger 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition,
414 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated
415 within the *Interior Subdistrict*, located adjacent to Summer Lee Drive southwest of the intersection of
416 Horizon Road [*FM-3097*] and Summer Lee Drive, and take any action necessary.
417

418 Planning Director, Ryan Miller, gave brief explanation of request stating the subject property is
419 located south of the intersection of Horizon Road and Summer Lee Drive it is a portion of a
420 seven acre property and the actual subject property is about three and a half acres. It is located
421 in Planned Development 32, and as it was discussed at the previous work session is a unique
422 PD, which was established in 2010 by the City Council and is intended to be a form base code
423 which essentially means that it is a code that creates predicable built results using physical
424 building form as the driving principal of the code itself. This is opposed to using land use or
425 separation of land uses such as the Unified Development Code. The PD was built around a
426 concept plan, which was a vision for the entire area that showed how the area was set to
427 develop. It also incorporated a street network plan and a master utility plan and that was to
428 ensure that the infrastructure that was being put in was adequate to support the concept plan
429 that was in place. Additionally a sub-district plan was put which divided the 78 acre Planned
430 Development into ten sub-districts was adopted each of the sub-districts is like a zoning district
431 having its own permitted set of uses allowed within them, they also have their own development
432 standards in the form of a form based code. The sub-districts allow various uses; the Residential
433 is built around the idea of having a pool of units consisting of 1,161 condominium and
434 townhome units are allowed within Planned Development 32 and that number comes from
435 allowing 15 units per acre within the District. Those units were never allocated to any one

436 individual sub-district rather the way it is structured is if the use allows condominiums or
437 townhomes they can pull from those units on a first come first serve basis. Currently two
438 developments have been approved, Marina Village who was allocated 399 of those units, and
439 Summer Lee Condominiums which was allocated 265 of those units leaving a balance of 497
440 units.

441
442 Mr. Miller went on to explain that the subject property is in what is called an interior sub-district
443 which according to the PD Ordinance is intended to provide an area that can function as either
444 office/residential or senior living. Looking at the use chart the permitted uses within this sub-
445 district the urban residential condominium units only land use is a permitted by right use and
446 with there being a balance of 497 units and the applicant is only requesting 245 units, the use
447 and the number of units is not in question because it is allowed by right which means if a site
448 plan is submitted and all the criteria is met, they would be allowed to proceed. The reason the
449 proposal is before the Commission is tied to the street network, it is tied to the street that runs
450 from Summer Lee to the south western corner of the subject property. Mr. Miller then provided a
451 slide show showing a map of the entire District and included the renderings and street network
452 plan that is in question as well as the streetscape plan that is tied to the district.
453

454 Mr. Miller further stated that the Streetscape Plan contained in Ordinance No. 10-21 calls for a
455 Street Type G, which is intended to serve an edge to the open space areas of the sub-district and
456 connect Summer Lee Drive and Ridge Road. Specifically this street section consists of two-way
457 traffic on a 24-foot wide street with eight foot parallel parking spaces along the western side of
458 the roadway, adjacent to the condominium project, an eight foot parkway, and eight foot
459 sidewalks on both sides of the street. The total right-of-way width of this street cross section is
460 60-feet. In lieu of this, the applicant is proposing a modified street cross section that will consist
461 of two-way traffic on a 24-foot wide street with five foot sidewalks on either side of the street,
462 and a one to two foot parkway. The total right-of-way width of the proposed road section will be
463 36-feet; however, one foot of the sidewalk will be situated outside of the right-of-way. This
464 means that either the right-of-way width will need to be increase to 37-feet or the additional one
465 foot will need to be put into a Pedestrian Access Easement at the time of platting and that has
466 been included as a condition of approval.
467

468 Mr. Miller went on to explain that in reviewing this request, staff has identified an additional
469 waiver to building placement, which will be required to be approved along with the applicant's
470 request. Specifically, the Interior Sub-district requires a minimum of a five foot building setback
471 and an average of a 20-foot setback along the Street Type 'G', which the applicant is proposing
472 to modify. In this case, the applicant would be requesting a minimum of a one to two foot
473 building setback along this modified street section. Since a waiver to building placement is
474 specifically identified in Section 9.C, Waivers of Design Standards, of Ordinance No. 10-21, it
475 could be granted at the time of site plan approval by the City Council; however, since the
476 modified street section is causing the PD Development Plan it has been included in the request
477 as a condition in the draft ordinance. Also, when considering waivers and amendments to
478 Planned Development 32 the City Council, followed by a recommendation from the Planning and
479 Zoning Commission is requested to weigh the request based on three criteria which are 1) does
480 it meet the general intent of the PD District or Sub-district in which the property is located 2) will
481 it result in an improved project which will be an attractive contribution to the PD District or Sub-
482 district; and 3) will the request prevent the implementation of the intent of this PD District.
483

484 Mr. Miller further stated that the applicant has provided staff with building elevations for the
485 condominiums which have been tied down to the Planned Development District ordinance and
486 the purpose of putting them in the ordinance and making it a general condition of approval for
487 the site plan is to ensure that what is being proposed with the street cross section is what will be
488 turned in at time of site plan.
489

490 Also, Mr. Miller added that on July 22, 2016, staff mailed 84 notices to property owners and
491 residents within 500-feet of the subject property and also emailed notices to the Lakeside
492 Village, Lago Vista and Signal Ridge Homeowner's Associations and additionally, staff posted a
493 sign on the subject property along Summer Lee Drive. Out of the 84 notices sent out two
494 responses in favor of the request and three responses opposed to the request were received by
495 staff.

496 Mr. Miller stated the applicant is present and available for questions.
497

498 Chairman Renfro asked for questions for staff from the Commission.

499
500 Commissioner Whitley asked of the notices that were opposed to the request if it appears as if
501 those are not in favor of the project as a whole, but asked if that was something that they were
502 considering or are they just looking to make recommendation of the specific waivers not the
503 project as a whole. Mr. Miller stated that was correct, not the project as a whole.

504
505 Chairman Renfro made a general comment stating that he felt the intent and design as it was
506 presented to the Commission several years ago was to provide an environment by the Harbor
507 where vehicles would not be the main circular drive but instead have more pedestrian traffic and
508 he is concerned with narrowing the sidewalks as was the intent of the original design when
509 PD32 was drafted.

510
511 Commissioner Logan asked what the ADA requirement for sidewalks was. Mr. Miller stated ADA
512 requirements are 5 foot.

513
514 Chairman Renfro asked if the original as it was presented was to have 8 foot sidewalks with an 8
515 foot parking easement for parallel parking where would the 8 foot sidewalk be located. Mr. Miller
516 brought up a map and explained that it is an 8 foot sidewalk starting at the center of the
517 development, followed by an 8 foot parallel parking on the building side, then a 24 foot street to
518 allow two- way traffic and then an 8 foot parkway followed by an 8 foot sidewalk. And what is
519 being proposed is a 5 foot sidewalk followed by a 2 foot parkway followed by a 24 foot two way
520 traffic street, followed by a 1 foot parkway and a 5 foot sidewalk with one of those feet being
521 outside of the right of way, which has been conditioned for a pedestrian access easement to be
522 put in. What it would be is a 36 foot right of way versus a 60 foot right of way making it a 24 foot
523 difference.

524
525 Commissioner Whitley asked by eliminating all of the parallel parking where would those
526 vehicles be parking. Mr. Miller stated they are building a structured parking garage and they will
527 have some head in on street parking as well.

528
529 Commissioner Lyons expressed concern that there would not be a landscape buffer between the
530 streets and the buildings.

531
532 Chairman Renfro opened the public hearing and asked the applicant to come forward.

533
534 Jason Lentz
535 5339 Alpha Road
536 Dallas, TX

537
538 Mr. Lentz came forward and Chairman Renfro asked what the existing rendering of the sidewalk
539 is as opposed to what is being proposed. Mr. Lentz provided a site plan to show renderings and
540 explained that it had to be done this way because not doing so would require getting onto
541 neighboring property, would be willing to consider other options perhaps a wider sidewalk on
542 the building side to provide more room between the building and the road but pointed out that it
543 is driven by the fact that the site has somewhat of an unusual width.

544
545 Chairman Renfro asked if they would be willing to increase the size of the sidewalks. Mr. Lentz
546 stated that they would be willing if there was sufficient room to accommodate that request, but
547 there is not.

548
549 Commissioner Whitley asked what the intent of the street in question was since it's coming off
550 of Summer Lee and therefor is not a main road. Is the intent for it to dead end, or is that for
551 future development. Mr. Lentz explained that the plan is to provide access through the
552 townhome development so it will come all the way. Mr. Miller brought up the concept plan
553 summary slide to provide a visual of how that roadway will come through there and how it will
554 provide access and also pointed out to a road that was part of another development as part of
555 the Summer Lee Condominiums, when that was waived the roadway alignment to connect to
556 Ridge Road is required to connect to Ridge Road and the they are putting in a public road that
557 will complete that alignment.

558
559

560 Michael Smith
561 Humphry's and Partners Architects
562 5339 Alpha Road
563 Dallas, TX
564

565 Mr. Smith came forward and explained that the reason the building is on the southwest property
566 line is because that is as far as it can go per the fire code which requires to remain at least ten
567 feet off of that property line because they have no control over who builds next to them, and with
568 the building's windows looking in that direction in order to have all that glass for the residents to
569 have the view of the lake it has to be set back off of that property line a certain distance. Mr.
570 Smith also noted that they are proposing a 36 foot right of way and as the building and the site
571 plan have been laid out that is what the maximum that can be done in a public right of way in
572 this location.
573

574 Chairman Renfro asked if that 36 foot right of way included two lanes of traffic and how many
575 feet of would those two lanes take. Mr. Smith stated that was correct, and the two lanes would
576 take 24 of the 36 feet. Mr. Smith added that because one side of the building is completely lined
577 up against the creek they would not be opposed to shifting the sidewalk where there would be
578 more on one side of the road than the other, if they could get rid of the sidewalk all together on
579 one side then they could put 12 feet of sidewalk and buffer on the one side of the road, they
580 could move the roadway within the 36 feet. Chairman Renfro asked if they were willing to do that
581 and if it was done, how it would be determined what the best side would be. Mr. Smith stated he
582 felt the best side would be on the pedestrian side against the building and they would be open to
583 make that change and added that 36 feet is worst case scenario where the area curves around
584 the road, there are portions where it will be wider with landscape buffer.
585

586 Commissioner Lyons made comment of liking the idea of consolidating the sidewalk to one side.
587

588 Commissioner Moeller stated his concern was with the areas that have fewer sidewalks
589 especially in the areas where it curves, how narrow it would be may pose a problem therefor
590 also likes the idea of moving the sidewalk as a safety precaution to the pedestrians.
591

592 Commissioner Logan expressed concern at not necessarily how narrow the sidewalk would be
593 but the concern is how narrow the road would be, if a fire truck would be able to get by. Mr.
594 Miller explained that Fire would use both Summer Lee and this roadway that is being proposed
595 as fire lane; the fire truck itself would not be accessing the garage.
596

597 Chairman Renfro asked the applicant if making the change of moving the road to create more of
598 a buffer on the other side is something they felt could be done. Mr. Smith stated the change was
599 feasible.
600

601 Chairman Renfro asked if there was anyone wishing to speak to come forward and do so.
602

603 David Stubblefield
604 1550 Anna Cade Dr.
605 Rockwall, TX
606

607 Mr. Stubblefield came forward and stated he represents and is present on behalf of the adjoining
608 property owners to the northeast. He stated Mr. Lentz made mention the reason why they have
609 to narrow the right of way and eliminate the parallel parking and narrow the sidewalks was by
610 not doing so would cause him to go onto adjoining property, but after representing the
611 individuals that own that property he was not aware of that and those adjoining property owners
612 would be willing to sell or dedicate the additional property to allow the full width of the street.
613 Mr. Stubblefield went on to state that the adjoining property owners are in favor of the request
614 and support both the condominium and the townhome proposals however pointed out that the
615 sole access into the residential sub-district will be via this road and the now private easement
616 that will go into the rear townhome portion of the property. Mr. Stubblefield showed via the slide
617 on the screen where the cross access portion is the entire residential sub-district and the rear
618 portion is the vast majority but there is between four and five acres of land on either side and the
619 adjoining property owners own the property that is on the northeast side and were previous
620 owners of the property of the southwest side and still hold papers to that and would like to see
621 both of those developed, but there are no public roads now as it is proposed to be a private

622 easement. Feels a single ordinance can do both amendments to the PD and feels that if it is
623 done that way then the developer would be required to put in streets that would allow for access
624 for the entire residential sub-district and is here tonight to urge on that specific concern.
625

626 Mr. Miller added there would be further discussion concerning the cross access during the
627 discussion for the townhome proposal.
628

629 Chad Cain
630 P.O. Box 2345
631 Rowlett, TX
632

633 Mr. Cain came forward and expressed his opposition to the request. He was against the whole
634 development itself originally, and feels should not bend to the will of people that want to develop
635 by making changes to the original plan and does not feel they should be given this deviation. He
636 feels that there is no reason to change from what the original plan for this area was and is highly
637 opposed and urged the Commission to vote against it.
638

639 Chairman Renfro asked if there was anyone else who wished to speak to come forward, there
640 being no one indicating such Chairman Renfro closed the public hearing and brought the item
641 back to the Commission for discussion.
642

643 General discussion took place concerning Mr. Cain's concerns and questions.
644

645 Mr. Miller advised the Commission a motion could be made to continue the public hearing to
646 allow the applicant more time to address the Commission's concerns.
647

648
649 Chairman Renfro made motion to continue the public hearing to the next scheduled meeting
650 which will take place on August 29th. Commissioner Trowbridge seconded the motion, which
651 passed by a vote of 7-0.
652

653
654 9. Z2016-026

655 Hold a public hearing to discuss and consider a request by Jason Lentz of Atticus Rockwall, LLC for the
656 approval of a PD Development Plan establishing 36 townhomes on a 3.462-acre portion of a larger
657 6.915-acre tract of land identified as Lots 3A, 4A & 5A, Isaac Brown Addition, City of Rockwall, Rockwall
658 County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential*
659 *Subdistrict* and within the Scenic Overlay (SOV) District, located north of the intersection of Ridge Road
660 [FM-740] and Glen Hill Way, and take any action necessary.
661

662 Planning Director, Ryan Miller, gave brief explanation of request stating that the subject property
663 is directly southeast of the previous case and is located in a different sub-district it is called the
664 residential sub-district and according to the PD ordinance it is reserved for zero lot line single
665 family residential housing due to lower volume of traffic, the ordinance also states that the
666 Harbor District due to a lower volume of traffic makes this ideal for single family uses. In this
667 case the applicant is proposing a 36 unit townhouse development on the 3 ½ subject property.
668 According to the use charts, in the residential sub-district the townhouse use requires a Specific
669 Use Permit, however since the proposed product is a front entry product on potentially private
670 streets that could change the access within the District staff requested that the applicant submit
671 a PD Development Plan which will change the intent of the sub-district and has the same
672 discretionary approval as the Specific Use Permit regard to land use. However, approving the
673 Planned Development Plan will negate the need for the Specific Use Permit and that would be
674 added to the draft ordinance. Looking at the specific development, it will incorporate front entry
675 garages in rows of four to five townhomes which will be a minimum of 1,622 square feet to 2,163
676 square feet which creates an average size of 1,863 square feet if all the townhomes are taken
677 into account.
678

679 Mr. Miller went on to state that Ordinance 10-21 does not establish minimum units sizes or
680 establish design standards for townhouses, however the Comprehensive Plan states that
681 townhouses should have rear entry drives, in this case the applicant is proposing based on the
682 building elevations to offset one of the keystone properties to make it a side entry approach, but
683 the majority of the project will incorporate front entry garages. Additionally the Comprehensive

684 Plan states that townhomes should have a different appearance through the use of varied
685 details, trim, materials, architecture and setback. However in this case the applicant is proposing
686 an enclosed community and as a result is proposing more of a uniformed design scheme.
687 Concept building elevations have been included in the draft ordinance and conformance to
688 those elevations is considered to be a condition of approval. With regard to the any amendment
689 or waiver to the Planned Development Plan, in this case what's being looked at is the intent of
690 the sub-district and what the Commission is being asked to consider is three criteria which is; if
691 it meets the general intent of the PD District, if it will provide an improved project with an
692 attractive contribution to the District and that it will not prevent the implementation of the intent
693 of the PD District.

694
695 Mr. Miller then displayed the site plan for the townhome project on screen and explained that as
696 Mr. Stubblefield referred to during the previous case; staff has made the recommendation to the
697 applicant that they find a way to incorporate access to the adjacent property. It is not a private
698 easement but rather a public access easement that staff has requested the applicant place and it
699 extends from the potential public roadway down in a southeastern direction to a stub out to the
700 adjacent property and that is in an effort to provide access in a similar location as shown on the
701 Concept Plan and to provide an additional point of access to the adjacent property.
702

703 Mr. Miller further stated that if the request is approved, the Architectural Review Board would
704 need to review any elevations submitted, however this is a discretionary request for the
705 Planning and Zoning Commission and City Council. Staff mailed 52 notices to property owners
706 and residents within 500-feet of the subject property and emailed notices to the Lago Vista
707 Homeowner's Associations as well as posted a sign on the subject property along Summer Lee
708 Drive. Of the 52 notices mailed out staff received 3 responses in favor and 1 response in
709 opposition.
710

711 Mr. Miller provided a map on screen that showed how the project will be laid out in relation to
712 existing developments in the District and stated he as well as the applicant is available for
713 questions.
714

715 Chairman Renfro asked for questions for staff from the Commission.
716

717 Commissioner Moeller asked if there is an alley along the development, and was the original
718 intent to have rear entry through and alley and now what is being proposed is to get rid of the
719 alley and go front entry. Mr. Miller stated that was correct, the original intent of the residential
720 sub-district was to incorporate 49 zero lot line single family homes that were alley fed, and that
721 plan incorporated two different street types, street type "N" being the alley and street type "M",
722 the applicant is requesting to change the intent of the sub-district to townhomes with front entry
723 garages.
724

725 Chairman Renfro asked staff to explain further on what applicant is proposing concerning the
726 building elevations as it appears there is some monotony as being presented. Mr. Miller stated
727 that in this case the applicant is using a more uniformed design scheme because it is an
728 enclosed area, but they are using varying roof pitches, chimney placements that provide some
729 relief in the façade.
730

731 Chairman Renfro opened the public hearing and asked the applicant to come forward.
732

733 Jason Lentz
734 5339 Alpha Road
735 Dallas, TX
736
737

738 Mr. Lentz came forward and stated the purpose of the request is for a 36 townhome development
739 where the PD currently calls for 49 zero lot line single family homes. Explained that they have
740 built this product in the past and have seen a lot of success in this type of development and
741 feels it lends itself well in this area and will serve its intent going from 49 units to 36 units this
742 would lessen the density and would give the area a more community/neighborhood feel. There
743 will be nine one bedroom one bath units that will also include a powder bath and the remaining
744 twenty seven would be two bedroom units, some with a full bath and powder bath and some with
745 two full bathrooms with an average square footage of 1,900 square feet. Mr. Lentz then provided

746 a color rendering of the elevations on screen that showed a four unit building where some units
747 would have two windows bays and other units would have three window bays anywhere from 24
748 to 28 feet wide per unit.

749
750 Chairman Renfro asked if the garages would be in the rear. Mr. Lentz stated the garages are
751 being placed to where they are facing out to the roadways, not having set alleys for the garages.
752 The front elevations is what they call the side without the garages there would still be a public
753 front door from the side of the building which is what would be the units fenced in front yard.
754

755 Chairman Renfro asked what the approximate rent is estimated to be at. Mr. Lentz stated this will
756 be a for sale product.
757

758 Commissioner Moeller asked staff if there were front entry garages in place in any development
759 in the City. Mr. Miller stated there were some in PD-10, Stone Creek, as well as in some of the
760 older areas that have front entry garages.
761

762 Chairman Renfro asked if anyone wish to speak to come forward and do so.
763

764 Chad Cain
765 PO Box 2345
766 Rowlett, TX
767

768 Mr. Cain came forward came forward and expressed his opposition to the request. Feels the
769 only area of PD-32 slated for residential single family homes does not need to change to a
770 townhome use. Does not think front entry garages are a good fit because of all the vehicles that
771 is all that could be seen when stepping outside one's home instead of a nice landscape. Mr. Cain
772 further expressed his strong opposition of losing the only part set aside for single family homes
773 to allow townhomes and urged the Commission to vote against it.
774

775 David Stubblefield
776 1550 Anna Code Road
777 Rockwall, TX
778

779 Mr. Stubblefield came forward and stated he represents the adjoining property owners who own
780 the property northeast of the subject property and the problem his clients have is that it is a very
781 long slender property. They would like to sell or develop the property but the issue is with the
782 access.
783

784 Chairman Renfro asked the applicant to come forward to offer rebuttal.
785

786 Mr. Lentz came forward and stated that what they are proposing as opposed to what originally
787 was laid out, is a better fit as it will create less density and a more residential/community feel
788 and feels it will have the same success as others they've built.
789

790 Commissioner Trowbridge asked if the land has already been purchased or is it under contract
791 to be developed. Mr. Lentz stated they own a portion of it and under contract with the rest.
792

793 Chairman Renfro closed the public hearing and brought the item back to the Commission for
794 discussion.
795

796 Chairman Renfro expressed concern that the previous case for the condominiums and the
797 current case run in conjunction with each other and felt that this item should possibly be
798 continued as well to allow the applicant additional time to go over the Commissions concerns.
799

800 General discussion took place among the Commission concerning questions that arose
801 concerning the roadway and as to whether or not item should be continued until the next
802 meeting to allow the Commission as well as the applicant additional time to review the
803 information presented and for the applicant to review the Commissions concerns.
804

805 Commissioner Trowbridge made a motion to continue the public hearing for item Z2016-026 to
806 the next meeting which will take place on August 30th. Commissioner Lyons seconded the
807 motion, which passed by a vote of 7-0.

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10. Z2016-027

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

Planning Director, Ryan Miller, gave brief explanation of item stating that as discussed in the previous meeting, the City Council directed staff to prepare a text amendment to increase the minimum square footage requirement for dwelling units in a Single Family 10 and a Single Family 16 District. In addition they have also directed staff to establish a minimum square footage size for an Agricultural District specifically the information in the ordinance that was provided is to make a change to the Single Family 16 District to a 2,400 square foot minimum dwelling unit and for Single Family 10 District to a 2,200 square foot unit minimum and in an Agricultural District it would establish a 1,600 square foot minimum. At the last meeting when it was initially brought up there were some questions about building permits and staff has since put together a summary of all building permits issued from January 1, 2011 to July 27, 2016 but the building permit information that is taken in contains all areas under roof, whereas the UDC requirement in question is just air condition space that is being taken into account. Staff also provided the Commission a report that was prepared of comparable cities square footage requirements that details zoning districts residential dwelling unit requirements as well as a summary of all residential zoning district density and dimensional requirements.

Mr. Miller went on to state that staff was bringing this forward for the Commission's recommendation to the City Council.

Chairman Renfro asked for any questions for staff from the Commission.

Commissioner Trowbridge asked if what was being proposed is to make the minimum square foot increase on a parcel of land that is not changing, for example a 7,000 square foot lot or a 10,000 square foot lot or go from a smaller house to a larger house. Mr. Miller stated that was correct.

Chairman Renfro opened the public hearing asked if anyone wished to come forward and do so, there being no one indicating such, Chairman Renfro closed the public hearing and brought the item back to the Commission for discussion.

Commissioner Trowbridge expressed concern of putting a bigger house on a same size lot.

Commissioner Trowbridge made motion to deny the item. Motion failed to pass due to there being no second. Chairman Renfro made motion to approve the item with staff recommendations. Commissioner Lyons seconded the motion, which passed by a vote of 6-1 with Commissioner Trowbridge dissenting.

IV. ACTION ITEMS

11. SP2016-015

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

Senior Planner, David Gonzales, gave brief explanation of request stating that the subject property is north of Industrial Blvd and Airport Road just east of Washington Street and is zoned for Commercial use. The applicant is requesting a site plan approval for a 12,500 square foot indoor recreation facility, which will include rock climbing and a fencing academy. The development is going to involve 4.88 acres and will be three lots that will all eventually have some development on it; the indoor recreation facility will be lot 2 in the center. Mr. Gonzales

869 pointed out that at time of plating the other two lots, which will be lot 1 and lot 3 meet the
870 requirements for the Commercial District Development Standards.
871

872 Mr. Gonzales went on to state concerning the density and dimension requirements, when
873 looking at the site plan, landscape plan and the photometric plan, all those meet the general
874 technical requirements as far as site plan is concerned, however, there are two exceptions to the
875 building elevations that the applicant is requesting. Both have to do with Article V for the
876 General Commercial Districts Standards, one being that the building is required to have 90%
877 masonry construction throughout the building and the other a minimum of 20% stone. On one of
878 the exceptions they are requesting the allowance of metal wall panels that exceed the 10%
879 secondary material requirement and that will be for three elevation sides, they have 14% metal
880 panels, 60% is located on the east, and 38% on the west. The other exception would be for the
881 stone requirement, the applicant is using a ledge stone but the elevations do not meet the 20%
882 requirement, therefore they are asking for the exception to that. The request is to for the south
883 elevations to be 16% the east 17% and the west 13%. The exceptions require recommendation
884 from the Planning and Zoning Commission as well as City Council.
885

886 Mr. Gonzales advised the Commission that the applicant was present and available for
887 questions.
888

889 Chairman Renfro asked the Commission for questions for staff or the applicant.
890

891 Commissioner Whitley expressed concern of a possible problem with glare off of the building as
892 some building in Dallas have had, asked if there would be any potential glare issue with this
893 building. Mr. Gonzales stated there would not be they meet the UDC photometric requirements.
894

895 Commissioner Lyons asked if any sample material was provided for the Commission to look at.
896 Mr. Gonzales provided a sample board the applicant submitted.
897

898 Stan Crowmardy
899 Arkon Architects
900 814 Hall
901 Seabrook, TX
902

903 Commissioner Lyons asked what kind of warranty the stone they would be using would have,
904 and was it real stone. Mr. Crowmardy stated they would be using a combination of cementitious
905 product and brick masonry and believes the warranty to be five years minimum, but added that
906 the product wears just like stone and masonry.
907

908 Commissioner Logan asked if the item would be going to Architectural Review Board for review.
909 Mr. Gonzales stated it would not as it is in a Straight Zone District and not within an Overlay
910 District.
911

912 Commissioner Whitley made a motion to approve the request with staff recommendations.
913 Commissioner Logan seconded the motion, which passed by a vote of 7-0.
914
915

916 V. DISCUSSION ITEMS

917 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
918

- 919 ✓ P2016-030: Replat for Lots 5 & 6, Block C, Sanger Bros. Addition [Approved]
- 920 ✓ P2016-031: Replat for Lots 2 & 3, Block A, Heritage Christian Academy, Phase 2 [Approved]
- 921 ✓ P2016-032: Final Plat for Lot 1, Block B, Rockwall Technology Park, Phase IV [Approved]
- 922 ✓ P2016-033: Final Plat for Lot 1, Block A, Rockwall Technology Park, Phase IV [Approved]
- 923 ✓ P2016-034: Final Plat for Lots 1-3, Block A, Dalton Goliad Addition [Approved]
- 924 ✓ Z2016-020: SUP for a Carport at 509 Sunset Hill Drive (1st Reading) [Approved]
- 925 ✓ Z2016-021: Zoning Amendment to PD-52 for Townhomes (1st Reading) [Approved]
- 926
- 927

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

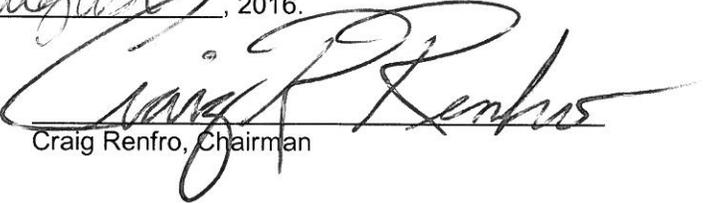
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Mr. Miller welcomed new Commissioner Mark Moeller.

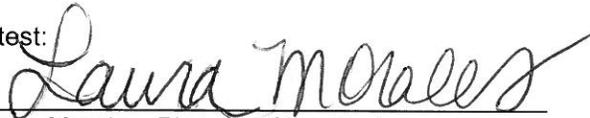
VI. ADJOURNMENT

The meeting adjourned at 9:44 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL,
Texas, this 30 day of August, 2016.


Craig Renfro, Chairman

Attest:



Laura Morales, Planning Coordinator