

**MINUTES**  
**PLANNING AND ZONING COMMISSION PUBLIC HEARING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 11, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

Chairman Craig Renfro called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Johnny Lyons, Patrick Trowbridge, Annie Fishman, Mark Moeller, Sandra Whitley, and Tracey Logan. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Corey Brooks, Planning Coordinator, Laura Morales, Assistant City Engineer, Amy Williams, Civil Engineer, Jeremy White and Fire Marshall, Ariana Hargrove.

II. CONSENT AGENDA

1. Approval of Minutes for the September 27, 2016 Planning and Zoning Commission meeting.

2. P2016-043

Discuss and consider a request by Jay Webb of Dalrock Homes, LLC for the approval of a final plat for Lots 1-10, Block A, Estates on the Ridge Subdivision, containing ten (10) single-family residential lots on an 18.84-acre tract of land identified as Tract 7-04 & 23 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), located at the northwest corner of the intersection of FM-3549 and Cornelius Road, and take any action necessary.

**Commissioner Lyons made a motion to approve the consent agenda. Commissioner Trowbridge seconded the motion which passed by a vote of 7-0.**

III. APPOINTMENTS

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

**Chairman Renfro stated the item would be discussed at the time site plans that were reviewed by the Architectural Review Board come up on the agenda.**

IV. PUBLIC HEARING ITEMS

4. Z2016-030

Hold a public hearing to discuss and consider a request by James Shaw for the approval of a Specific Use Permit (SUP) to allow for an accessory building that does not meet the minimum requirements as stipulated by Article IV, Permissible Uses, of the Unified Development Code for a 1.4692-acre parcel of land identified as Lot 14, Block B, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, addressed as 1910 Copper Ridge Circle, and take any action necessary.

**Planner, Corey Brooks, gave brief explanation of request stating the applicant is requesting the approval of a Specific Use Permit to allow for an accessory building that does not meet the minimum requirements as stipulated by the UDC. The applicant is proposing to construct a metal building that that will be 30-feet by 40-feet or approximately 1,200 sq. ft. According to the UDC, in an SFE/1.5 District, a single accessory building no larger than 1,250 sq. ft. and 15-feet in height or less, provided the exterior materials contains the same materials as found on the main structure is allowed; in this case the main structure is clad in brick. The proposed accessory building conforms to the size requirement, however, the applicant is requesting an exception to the height requirement to allow for an accessory building that is 20-feet in height, approximately 5-feet taller than the allowed maximum height in an SFE/1.5 District, as well as the masonry requirement to construct an accessory building out of a steel building system with a standing**

63 seam metal roof. Additionally, the accessory building will be located behind the main structure  
64 and not visible from the street.

65  
66 Mr. Brooks went on to state that staff mailed 33 notices to property owners and occupants within  
67 500-feet of the subject property as well as the Lofland Farms and Timber Creek Estates HOA's.  
68 Staff received one notice in favor of the request.

69  
70 Chairman Renfro asked the applicant if he had anything additional to add or wished to speak,  
71 the applicant indicated he did not.

72  
73 Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to  
74 come forward and do so, there being no one indicating such, Chairman Renfro closed the public  
75 hearing and brought the item back to the Commission for discussion.

76  
77 Commissioner Lyons made a motion to approve the item with staff recommendations.  
78 Commissioner Fishman seconded the motion which passed by a vote of 7-0.

79  
80  
81 5. Z2016-031

82 Hold a public hearing to discuss and consider a request by Kasey Weadon of New Craft Brewing, LLC  
83 on behalf of the owner Benbrooke Ridge Partners, LP for the approval of an amendment to Planned  
84 Development District 1 (PD-1) for the purpose of allowing the *Brewery or Distillery (Excluding Brew Pub)*  
85 land use in the Planned Development District, being identified as ~39.5249-acre tract of land situated in  
86 the B. J. T. Lewis Survey, Abstract No. 255 and the D. Atkins Survey, Abstract No. 1, City of Rockwall,  
87 Rockwall County, Texas, situated within the Scenic Overlay (SOV) District, located on the eastside of  
88 Ridge Road south of the intersection of Ridge Road [FM-740] and SH-205, and take any action  
89 necessary.

90  
91 Planning Director, Ryan Miller, gave brief description of request stating that the Planned  
92 Development District 1, which is south of the intersection of Ridge Road and South Goliad, has  
93 been around since 1971 and was originally approved for General Retail District Land Uses,  
94 however it wasn't adopted to the Unified Development Code until January 3, 1972. Since then it  
95 had updates in 1983, 2002 and 2012 and as of today it allows for a mixed commercial and  
96 residential uses. It is broken into three pieces and the piece that is being discussed is called  
97 Area 1 and includes the old Brookshire's it is the Ridge Road Shopping Center. Kasey Weadon  
98 of New Craft Brewing is requesting to amend this area of Planned Development District 1,  
99 specifically to add the brewery or distillery land use but does exclude brew pubs. That is the  
100 only change that is being considered. They are proposing to allow this by a Specific Use Permit  
101 and currently the use is only allowed by right in the Light Industrial and Heavy Industrial  
102 Districts and this is pretty typical of the use, until recently it was considered to be more of a  
103 manufacturing type of use however with changes from the Texas Alcohol Beverage Commission  
104 over the last couple of years, the use has somewhat changed. What is being considered is to  
105 add this use into the General Retail District. It will not allow any other uses or will it be making  
106 any other changes to the Code it would only be allowing this use to be included into Planned  
107 Development District 1.

108  
109 Mr. Miller went on to explain that changes that the TABC put forward allow craft breweries the  
110 ability to open up a tasting room or tap room which is essentially used in the same manner that  
111 a vineyard would use a tasting room. It also set up limitations to the hours of operation. It allows  
112 these businesses to operate between 8 am and 12am Monday thru Saturday and 10am to 12 am  
113 on Sundays which does match the City's current ordinance for alcohol related businesses. In  
114 addition by allowing it by a Specific Use Permit, it gives the Planning and Zoning Commission  
115 and City Council the ability to review these requests on a case by case basis. What that means  
116 for the applicant is that if the City Council approves the request, he will be required to submit a  
117 Specific Use Permit for his specific use on this property.

118  
119 Mr. Miller added that on September 30, 2016, staff mailed 176 notices to property owners and  
120 residents within 500-feet of Planned Development District 1 and also emailed notices to the  
121 Turtle Cove and Waterstone Estates Homeowner's Associations and the Southside Residential  
122 Neighborhood Organization, which are the only neighborhood groups located within 1,500 feet  
123 of the subject property. Of the 176 notices sent, staff has received 2 responses in favor of the  
124 request.

125 Chairman Renfro asked for questions from the Commission for staff.  
126  
127 Commissioner Fishman asked if there was going to be a time limit determined on the Specific  
128 Use Permit, or would that come at a later time. Mr. Miller stated that the Specific Use Permit will  
129 allow the Commission to set operational conditions for the specific use, at this time the only  
130 thing that is being decided is whether to allow the use in Planned Development District 1 by  
131 Specific Use Permit.  
132  
133 Chairman Renfro asked if regulating hours would be something the Commission would do at  
134 this time. Mr. Miller stated it would not, that would be done during the Specific Use Permit  
135 request.  
136  
137 Chairman Renfro asked the applicant to come forward.  
138  
139 Kasey Weadon  
140 1201 Ridge Road  
141 Rockwall, TX  
142  
143 Commissioner Lyons asked if they would be manufacturing and distributing the product. Mr.  
144 Weadon stated they would be manufacturing and distributing. They have a loading dock in the  
145 back. In the tasting room is where people would be able to sample what they are seeing  
146 manufactured.  
147  
148 Commission Lyons asked what the reason behind choosing the location since it would be  
149 between a fitness gym and an MMA Dojo. Mr. Weadon stated the footprint fits to what they are  
150 looking to use it for.  
151  
152 Commissioner Trowbridge asked how much retail versus wholesale. Mr. Weadon stated it would  
153 not be much retail, as they are mainly manufacturing the product.  
154  
155 Commissioner Lyons asked concerning safety would there be any risk of anything being  
156 combustible. Mr. Weadon stated there are safety measures in place with their equipment to  
157 avoid that.  
158  
159 Commissioner Whitley asked about their market plan since they are not selling the product there  
160 how does it impact the community in terms of sales. Mr. Weadon stated their product will be in  
161 restaurants in Rockwall where beer on tap is sold.  
162  
163 Chairman Renfro opened the public hearing and asked if anyone wished to speak to come  
164 forward and do so. There being no one indicating such, Chairman Renfro closed the public  
165 hearing and brought the item back for discussion.  
166  
167 Commissioner Lyons expressed concern of allowing this use at this location.  
168  
169 Commissioner Trowbridge made a motion to approve the item with staff recommendations.  
170 Commissioner Fishman seconded the motion, which passed by a vote of 6-1 with Commissioner  
171 Lyons dissenting.  
172  
173  
174 6. Z2016-032  
175 Hold a public hearing to discuss and consider a request by Noah Flabiano of the Skorburg Company on  
176 behalf of BH Balance IV, LLC for the approval of a zoning amendment to Planned Development District  
177 74 (PD-74) to amend the concept plan to allow for additional single-family residential lots and for the  
178 purpose of incorporating changes to the development standards contained in Exhibit 'C' of *Ordinance*  
179 *No. 14-26* for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within  
180 the J. Strickland Survey, Abstract No. 187, Rockwall, Rockwall County, Texas, generally located north  
181 of FM-552 and west of Breezy Hill Road, and take any action necessary.  
182  
183 Planning Director, Ryan Miller, provided a slide summary of location and gave brief explanation  
184 of request stating this is an amendment to PD-74 which is identified as the Breezy Hill  
185 Subdivision located on the northeast corner of John King and FM552. Currently the Planned  
186 Development District allows for 33.7 acres of retail, the applicant has submitted an application

187 requesting to amend Planned Development District 74 to approve an alternate concept plan and  
188 development standards. Specifically, the applicant is requesting to reduce the number of acres  
189 designated for retail land uses from 33.7-acres to 19.44-acres for the purpose incorporating an  
190 additional residential phase that will be composed of 60' x 120' lots. The applicant did propose  
191 50 foot lots earlier this year and that did go through the process with Planning and Zoning's  
192 recommendation of 60 foot lots and it did go up to City Council but the applicant requested to  
193 withdraw the case. They have now brought the request back with 60 foot lots the proposed new  
194 lot type and the proposed changes to the lot mix, the total number of single-family lots will be  
195 increased from 742 to 776. That will have a net effect on the overall lot types. Mr. Miller  
196 referenced page two of the Commission's packet that shows the proposed lot mixes. Lot type A  
197 which is the 60 foot lots will be decreased by 20. Those 20 lots are moving to Lot type E and  
198 increased by another 20. The applicant is also proposing to increase lot type B which is the  
199 7x120 by 5 lots and Lot type D which is the larger lot 100x200 by 9 lots. This has an added effect  
200 on the overall density increasing it from 2.0 units per acre to 2.02 units per acre.

201  
202 Mr. Miller went on to state that in looking at the Comprehensive Plan, should the Commission  
203 chose to send this forward, the Commission would also be sending forward a recommendation  
204 to change the Comprehensive Plan designation from a Commercial Designation to a Low  
205 Density Residential and that has been added as a condition of approval.

206  
207 Mr. Miller added that staff mailed 363 notices to property owners and residents within 500-feet of  
208 the subject property and also emailed a notice to the Stoney Hollow and Breezy Hill  
209 Homeowner's Associations, which are the only HOA's located within 1,500 feet of the subject  
210 property. At the time this case memo was drafted staff received five responses against the  
211 request.

212  
213 Mr. Miller stated the applicant was present and staff was available for questions.

214  
215 Chairman Renfro asked for questions from the Commission for staff.

216  
217 Commissioner Trowbridge asked concerning PD80 that is depicted on the map, if that is a Single  
218 Family development or a Commercial Development. Mr. Miller stated that is a Single Family  
219 Development.

220  
221 Mr. Miller further added that the applicant is requesting a front entry product and at the previous  
222 work session the Commission asked the applicant to come back at this meeting with a certain  
223 percentage of front entry and j-swing. The applicant is proposing a 50/50 split that would be 20  
224 lots with the ability to have j-swing and 20 lots with the ability to have front entry.

225  
226 Chairman Renfro made mention of a comment on one of the letters that were received in  
227 opposition of the request that expressed concern of a meeting that took place with the developer  
228 and builder. Mr. Miller referred that question to the applicant to answer and or explain.

229  
230 Chairman Renfro asked the applicant to come forward and speak.

231  
232 Noah Flabiano  
233 Skorborg Company  
234 8214 Westchester Suite 710  
235 Dallas, TX

236  
237 Mr. Flabiano came forward and gave a brief summary of the request and provided a power point  
238 that gave a brief history of the subdivision and the development. In 2007 there was the 212  
239 Agreement in place that had some entitlement power the same 2.0 units per acre, 20% open  
240 zoned Single Family for this particular subject property which per the agreement allowed for 810  
241 units. In 2009 the 55 acres, per Councils direction was for commercial. In 2012 the school site  
242 was removed and the zoning was changed to Single Family where the school was set to be. In  
243 2014 26 acres on the east side of the commercial tract was rezoned leaving 33.7 acres which is  
244 what they are looking to reduce to 19.44 acres to incorporate the additional residential phase for  
245 forty 60x120 foot lots. They feel they have owned this commercial tract for quite some time and  
246 are looking to sell. He went on to show slides of product types and lot mixes. They are  
247 requesting for up to 50% of the lots to be front entry only. At this time it is not decided the  
248 amount that would be front entry it is just up to 50% it may be less than that. They also have put

249 in a prevision after a neighborhood meeting last week that no two houses on the same side of  
250 the street can have front entry. They feel the commercial squared off will be more efficient.  
251  
252 Chairman Renfro asked the Commission for questions or discussion.  
253  
254 Commissioner Logan asked for better understanding concerning the amount of lots that were  
255 allowed per the 212 agreement and how that number has changed.  
256  
257 Adam Buzcek  
258 Skorburg Company  
259 8214 Westchester Suite 710  
260 Dallas, TX  
261  
262 Mr. Buzcek came forward and stated he could better answer since he was here during that time.  
263 He stated the 212 agreement established 2 units per acre density on the overall tract. He added  
264 that at Council's direction the 55 acres were zoned commercial with the understanding that if the  
265 market did not end up warranting that much commercial it could be rezoned to decrease the size  
266 of the commercial. It would be 10 acres in the back which is an off piece and would square off  
267 what would be left of the commercial.  
268  
269 Commissioner Trowbridge asked if Skorborg Company develops commercial property or do will  
270 it be sold. Mr. Buzcek stated they have developed some over the years, but have not done any  
271 vertical commercial in the last 14 years that he has been with the company; essentially they are  
272 a single family development company and will be selling to a third party commercial developer.  
273  
274 Chairman Renfro opened the public hearing and asked anyone who wished to come forward to  
275 speak to come forward.  
276  
277 Bruce Clark  
278 313 Shenandoah Lane  
279 Rockwall, TX  
280  
281 Mr. Clark came forward and stated details concerning his career, which he stated he was a  
282 planner for close to 50 years and therefore feels he is familiar with the planning process. He  
283 stated that his property abuts part of the Skorburg property further down on John King Blvd.  
284 He feels that most of the commercial development has occurred near FM 552 and SH-205 and  
285 therefore there is not really a need for a big commercial at this location. He added that he is in  
286 favor of the request and feels it is a good move to reduce the commercial in favor of more  
287 residential lots and they produce a good product and will be an added asset for the area.  
288  
289 Stan Parks  
290 998 Calm Crest  
291 Rockwall, TX  
292  
293 Mr. Parks came forward and stated there was HOA meeting that took place with the developer  
294 last week and in his opinion as well as others that attended that meeting there was a support for  
295 the effort to switch from commercial to single family homes. The opposition from mainly all in  
296 attendance at the meeting was specific to the front entry drive. He feels it will take up most of the  
297 front yard and won't allow for much of a yard. That type entry depicts more of a townhome  
298 development rather than a single family home. And although there will be the provision of not  
299 having two homes on the same side of the street with front entry still feels the final product will  
300 be ending up with one side of the development completely different than the other. He is in  
301 opposition of the three front entry drives, although he is in support of the reduction in  
302 commercial to add the additional residential.  
303  
304 Bob Wacker  
305 806 Mira Mar Drive  
306 Rockwall, TX  
307  
308 Mr. Wacker came forward and stated he is in favor of the request. He feels the market is calling  
309 for the 60 foot lot product and feels there is already enough commercial in that area. Although  
310 he questions if 3 front entry can be built on 60 foot lots.  
311

311 Chairman Renfro asked the applicant to come forward for rebuttal and any additional comments  
312 they wish to make.  
313  
314 Mr. Buzcek came forward and added that they will be able to build the 3 front entry on the 60 foot  
315 lots.  
316  
317 Commissioner Lyons asked how big the front yards will be on the 60 foot lots with the 3 front  
318 entry garages. Mr. Buzcek stated it will be the same setback the building will be the same as at  
319 they are building now with a 20 foot front setback, the only difference will be instead of it having  
320 to be the side of the garage it can be a/c square footage area. The actual streetscape in terms of  
321 where the building will be will be the same setback.  
322  
323 Commissioner Whitley asked for clarification if only 50% are front access, would the other 50%  
324 be j-swing and would that mean they all will have the driveway in the front. Mr. Buzcek stated the  
325 50% that's not only front entry will be identical to category A. Mr. Miller added that in addition to  
326 j-swing they're allowed to have a garage that's recessed 20 feet behind the front façade of the  
327 house. They can have a forward facing garage, it just has to be recessed and the reason that is  
328 required is to require an additional 20 feet of setback between the garage and the street.  
329  
330 Commissioner Logan asked would there be any 3 bay wide in the combination of j-swing and  
331 front entry. Mr. Buzcek stated they have plans where there could be 3 or a 2 and 1 with 2 doors  
332 facing the garage and provided slide pictures showing the different options.  
333  
334 Chairman Renfro closed the public hearing and brought the item back to the Commission for  
335 discussion.  
336  
337 Commissioner Trowbridge expressed concern of the economic impact of the land use.  
338  
339 Commissioner Moeller expressed concern with changing the land use map.  
340  
341 General discussion took place concerning if it would be a good fit to the area and pros and cons.  
342  
343 Commissioner Moeller made motion to approve with staff recommendations. Commissioner  
344 Fishman seconded the motion, which passed by a vote of 7-0.  
345  
346  
347 7. P2016-040  
348 Hold a public hearing to discuss and consider a request by Chad & Lindsay Hudson for the approval of  
349 a replat for Lots 7 & 8, Block A, Independence Pass Addition being a replat of a 1.4-acre parcel of land  
350 identified as Lot 5, Block A, Independence Pass Addition, City of Rockwall, Rockwall County, Texas,  
351 zoned Planned Development District 8 (PD-8) for single family land uses, addressed as 107  
352 Independence Place, and take any action necessary.  
353  
354 Planner, Corey Brooks, advised the Commission that they were given an amended case memo, a  
355 letter from the applicant and photos of the property. He stated that the applicant is requesting to  
356 replat one 1.4-acre lot into two 0.70-acre lots for the purpose of subdividing one lot into two lots  
357 to build a single family home on each lot. The applicant currently has a play set as a standalone  
358 structure on one of the lots and has provided a letter indicating that on March 21, 2016 the  
359 property was granted a variance by the Chandlers Landing Community Association to allow for  
360 the play set as a stand-alone structure on a lot with the condition that the foundation slab for the  
361 residence must be in place within one year of the Board Meeting. Additionally the applicant is  
362 proposing a front yard fence and according to the UDC it states that no fence shall be  
363 constructed in the required front yard of a residentially zoned area without first being granted a  
364 special permit by the City Council. The City Council approved a request on April 2, 2012 for a  
365 48-inch, wrought iron fence to be constructed in the front yard of the property located at 107  
366 Independence Place. However, at time of approval, the subject property contained all 1.42-acres.  
367 Should the Planning and Zoning Commission and City Council approve the replat as submitted,  
368 this would essentially approve a front yard fence on two properties, 107 Independence Place and  
369 108 Independence Place therefore this issue makes the approval of this replat a discretionary  
370 decision for the Planning and Zoning Commission and City Council.  
371

372 Mr. Brooks added that on October 1, 2016, staff mailed one notice to property owners and  
373 occupants within 200 feet of the subject property and located within the Independence Pass  
374 Subdivision. Staff did not receive any notices returned.

375  
376 Chairman Renfro asked the applicant to come forward.

377  
378 Chad Hudson  
379 422 Colombia Drive  
380 Rockwall, TX

381  
382 Mr. Hudson came forward and stated he has been a resident of Rockwall since 2000 and has  
383 lived in Chandlers Landing since 2003 and has owned the subject property since 2006. He and  
384 his wife planned on building on it, and initially subdivided it into three lots. The private security  
385 fence goes around the entire project and they tied into Chandlers Landing existing fence. The  
386 front yard fence was installed in 2012 and a shared access is in place. After designing the house  
387 Mr. Hudson and his wife decided they will live at 107, there are already three water meters in  
388 place, and they want to take up two of the lots. It is 1.4 acres and they would like to keep the  
389 shared driveway, have .7 for their house and .7 for an additional house at some point. He is  
390 asking for a variance for the front yard fence.

391  
392 Mr. Miller added that all front yard fences in the City of Rockwall are required to go to the City  
393 Council for approval. City Council did approve a front yard fence in 2012 for this property as one  
394 lot, one property. However, now that the applicant is replatting the property, and although the  
395 plat meets the technical requirements, what makes it discretionary to the Planning and Zoning  
396 Commission and City Council is that he would be subdividing it creating two lots with two front  
397 yard fences.

398 Chairman Renfro asked what the pros/cons would be for them to consider the variance, is it  
399 visual appeal or a safety issue. Mr. Miller stated that the reason the ordinance is in place is to  
400 review front yard fences on a case by case basis based on the area they're in, adjacent  
401 properties, visual appeal and those are discretionary to the City Council.

402  
403 Commissioner Lyons asked what is changing from going from one lot to two since the fence is  
404 already in place and wouldn't look any different whether it would be on one or two lots. Mr.  
405 Hudson stated the fence would not look any different even if three houses were built on the lot.

406  
407 Mr. Hudson added that the accessory building, play set, was put there for their two daughters to  
408 play while he and his wife worked on the property. Initially Chandlers did have a problem with it,  
409 but after appealing to them the Board just asked that they put a slab in place and they will have a  
410 foundation within a year.

411  
412 Chairman Renfro asked staff if that would be part of the request. Mr. Miller stated that is between  
413 the HOA and the applicant and is not part of the replat request.

414  
415 Chairman Renfro opened up the public hearing and asked if anyone who wished to speak to  
416 come forward and do so, there being no one indicating such, Chairman Renfro closed the public  
417 hearing and brought the item back to the Commission for discussion.

418  
419 Commissioner Lyons made a motion to approve the item with staff recommendations.  
420 Commissioner Logan seconded the item by a vote of 7-0.

421  
422  
423 V. ACTION ITEMS

424  
425 8. P2016-044

426 Discuss and consider a request by Chris Cuny, P.E. of FC Cuny Corporation for the approval of a  
427 reinstatement request for the preliminary plat for the Fontanna Ranch Addition in accordance with  
428 *Section 38-8(f)* of the Subdivision Ordinance contained in the Municipal Code of Ordinances, and being  
429 an 27.89-acre tract of land, zoned Planned Development District 67 (PD-67),  
430 take any action necessary.

431  
432 Senior planner David Gonzales gave brief explanation of request stating that this was approved  
433 by City Council in 2006 as a preliminary plat, and generally what happens after that is the

434 developer submits a final plat or engineering plans for any portion of the overall tract, and  
435 continues to submit subsequent plans for additional phases of the development and they have  
436 one year to get that done. However, in this case that did not happen and that is the reason for  
437 the request. Phase III of the Fontanna Ranch represents the final phase for the Fontanna Ranch  
438 Subdivision and essentially they have not changed anything as far as the general layout of the  
439 preliminary plat and because of that and the concept plan that was approved with the PD, staff  
440 would recommend the approval of the reinstatement for the one year to allow them to submit  
441 engineering and final plat for the property and begin development.  
442

443 Mr. Gonzales advised the Commission the applicant was not present but staff was available for  
444 questions.  
445

446 Chairman Renfro asked for questions or discussion from the Commission.  
447

448 Commissioner Moeller made a motion to approve the item with staff recommendations.  
449 Commissioner Lyons seconded the motion which passed by a vote of 7-0.  
450

451  
452 9. SP2016-019

453 Discuss and consider a request by Kevin Patel, P. E. on behalf of William Shaddock of Master  
454 Developers-SNB, LLC for the approval of a site plan for a daycare facility on a 2.960-acre tract of land  
455 identified as Lot 1, Block S, Preserve, Phase 3 Addition and Tract 12 [1.4376-acres], A. Hanna Survey,  
456 Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41  
457 (PD-41) and Single Family 10 (SF-10) District, addressed as 1292 East Fork Drive, and take any action  
458 necessary.  
459

460 Planner, Korey Brooks, gave brief explanation of request stating that in 2008, the City Council  
461 approved a Specific Use Permit to allow for a Daycare on the subject property. The applicant is  
462 requesting approval of a Site Plan to construct a 13,342 sq. ft. daycare facility. The proposed  
463 daycare is situated on two tracts of land. One tract is 1.511-acres and is zoned Planned  
464 Development District 41 and the other tract of land is 1.4376-acres and is zoned Single Family 10  
465 District. The submitted site plan, landscape plan, photometric plan, and building elevations do  
466 conform to the technical requirements contained within the approved SUP as well as the UDC.  
467

468 Mr. Brooks went on to state that the ARB met with the applicant at the last Planning and Zoning  
469 Commission meeting and they did approved the site plan as submitted and there were no  
470 additional requirements from the ARB. Mr. Brooks provided the Commission slide pictures  
471 showing the approved elevations as well as pictures northeast and west view of the site.  
472

473 Mr. Brooks advised the Commission that staff as well as the applicant were available for  
474 questions.  
475

476 Chairman Renfro brought the item back for discussion/questions.  
477

478 Commissioner Trowbridge asked if PD41 incorporated mostly single family or is it split between  
479 commercial and single family and would this use align with the PD. Mr. Brooks stated it is a mix-  
480 use, General Retail as well as Single Family.  
481

482 Commissioner Trowbridge made a motion to approve the item with staff recommendations.  
483 Commissioner Lyons seconded the motion, which passed by a vote of 7-0.  
484

485  
486 10. SP2016-020

487 Discuss and consider a request by Matt Moore of Claymoore Engineering, Inc. on behalf of Cindy Paris  
488 of Rockwall Regional Hospital, LLC for the approval of a site plan for a medical office building on a 5.75-  
489 acre portion of a larger 17.8321-acre parcel of land being identified as Lot 15, Block A, Presbyterian  
490 Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development  
491 District 9 (PD-9) for General Retail (GR) District land uses, located east of the intersection of Summer  
492 Lee Drive and Rockwall Parkway, and take any action necessary.  
493

494 Planner, Korey Brooks, advised the Commission he provided them with a revised case memo  
495 and went on to state that the applicant is requesting approval of a Site Plan for the purpose of  
496 constructing a 55,827 sq. ft. medical office building facility. The proposed medical office

497 building is situated on a 5.75-acre portion of a larger 17.8321-acre parcel of land that was  
498 originally intended for two medical office buildings to be constructed. The first one was  
499 approved on 2008 and this request is for the second of the two buildings. On January 22, 2008  
500 the City Council approved variances to the stone requirements, rooftop screening of mechanical  
501 equipment, and vertical articulation requirements. The submitted site plan is for MOB #2; and  
502 therefore will not require additional variances pending conformance with the 2008 site plan case.  
503

504 Mr. Brooks went on to state that the submitted site plan, landscape plan, photometric plan, and  
505 building elevations conform to the technical requirements contained within the UDC. As with the  
506 last case, ARB did recommend approval as long as this site plan conforms to the 2008 approved  
507 MOB site plan.  
508

509 Mr. Brooks advised the Commission that staff as well as the applicant were available for  
510 questions.  
511

512 Chairman Renfro made motion to approve with staff recommendations. Commissioner  
513 Trowbridge seconded the motion which passed by a vote of 7-0.  
514

515 11. SP2016-021

516 Discuss and consider a request by Vinod Sharma of Little Genius of Texas, LLC for the approval of a  
517 site plan for a private pre-school facility on a 2.28-acre tract of land identified as Tract 2-3 of the W. T.  
518 Dewese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Planned  
519 Development District 70 (PD-70) for General Retail (GR) District land uses, located at the southeast  
520 corner of the intersection of FM-552 and Stone Creek Drive, and take any action necessary.  
521

522 Planner, Korey Brooks, gave brief explanation of request stating the applicant is requesting  
523 approval of a Site Plan for the purpose of constructing an 11,834 sq. ft. private pre-school  
524 facility. The proposed preschool is situated 2.28-acre tract of land and is zoned Planned  
525 Development District 70 for General Retail District land uses. The submitted site plan, landscape  
526 plan, photometric plan, and building elevations do conform to the technical requirements  
527 contained within the UDC.  
528

529 Mr. Brooks went on to state that at the previous meeting the applicant met with ARB and the  
530 Board asked the applicant to make revisions to the symmetry of the building, add more detail to  
531 the vertical elements on the West Elevation, to add landscaping to provide screening to the  
532 North Elevation, and to widen the columns on the West Elevation. The applicant agreed to make  
533 revisions and submitted those changes, and ARB did recommend approval at their earlier held  
534 meeting.  
535

536 Mr. Brooks advised the Commission that staff as well as the applicant were available for  
537 questions.  
538

539 Chairman Renfro asked for questions or discussion.  
540

541 Commissioner Lyons made a motion to approve the item with staff recommendations.  
542 Commissioner Fishman seconded the motion which passed by a vote of 7-0.  
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545 12. SP2016-022

546 Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Gerald  
547 Houser of Colin-G Properties, LTD for the approval of a site plan for the expansion of an existing  
548 industrial facility on a 6.19-acre parcel of land identified as Lot 1, Block A, Houser Addition, City of  
549 Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276  
550 Corridor Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.  
551

552 Senior Planner, David Gonzales, gave brief explanation of request stating the applicant is  
553 seeking approval for a site plan for the expansion of an existing industrial facility on a 6.19-acre  
554 parcel of land. The subject property is zoned Heavy Commercial and the properties to the east  
555 and south are zoned PD10 and Light Industrial; there are a couple properties in front that are  
556 Commercial and one that is a Single Family Residential. The applicant is requesting approval of  
557 a site plan for the purpose of expanding an existing heavy commercial operation by constructing  
558 two additional buildings. The Architectural Review Board took into consideration when it  
559 reviewed this particular request that this property has been here since 1984 it's a concrete

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mixing facility. Mr. Gonzales provided pictures of the property and of the site plan that showed the two building that the applicant is requesting to expand. The two buildings that are going on the site exceed the 50% of the size of the existing buildings area and due to the nature of the buildings there are some variances and exceptions that the applicant is requesting.

Mr. Gonzales went on to state that when ARB looked at the elevations, they considered the location and the age of the property. Based on what is there now, the applicant is providing buildings that are similar to what is currently there to keep in with what is on the ground. He is building an office building that is going to be located right adjacent to behind the existing office building as well as the other new facility which will be the lab which will be west of that. In looking at the lab facility building elevations, when ARB met with the applicant at the previous meeting the applicant showed that a building on site that has split face CMU, and new building will be right next to the current building and would be split CMU as well. However the applicant has since changed that and he is now proposing a brick that will be on the exterior of the building and will match the office building and since the building will be up front it will be more in line with what is present at the front of the property.

Mr. Gonzales further stated that the ARB in their deliberations, recommended the applicant plant trees along the southern and eastern property boundary in order to screen the use from the surrounding properties.

Mr. Gonzales also added that the existing site has a total of five parking spaces located adjacent to the existing office building; however, based on the total square footage of the additional two buildings, an additional 25 parking spaces are required. The applicant's proposed site plan indicates the addition of 16 parking spaces and is requesting a variance to allow for less than the required 25 spaces. This is due to the sites building #2 being used as a laboratory rather than a traditional office use. This variance request has also been included as a condition of approval. Aside from the exceptions and variances requested for the tow (2) building's exterior facades, the variance to the parking standards, and the conditions listed in the Recommendations section of this report, the submitted site plan and building elevations are in substantial compliance with the technical requirements contained within the SH-276 OV and the UDC. The ARB made a motion to recommend approval of the elevations for both buildings with staff conditions. The motion also included the planting of trees along the southern and eastern property lines for screening purposes.

Mr. Gonzales advised the Commission that staff as well as the applicant were available for questions.

Chairman Renfro asked for clarification of what is being approved if it is for approval for a site plan for the expansion of an existing industrial facility, simply the site plan. Mr. Gonzales state the approval would be for the site plan; however the recommendation as well would be forwarded to City Council for the variances and exceptions.

Chairman Renfro asked for questions or discussion.

Chairman Renfro made a motion to approve with staff recommendations. Commissioner Lyons seconded the motion which passed by a vote of 7-0.

13. SP2016-023 **POSTPONED TO THE 10-25-2016 P&Z MEETING**  
Discuss and consider a request by Worth Williams of Moore Worth Investments, LLC for the approval of a site plan for a multi-tenant commercial/retail building on a 1.56-acre tract of land being a portion of a larger 6.1091-acre tract of land identified as Tract 8-4 of the J. H. B. Jones Survey, Abstract No. 8-4, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the southwest corner of Quail Run Road and N. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, advised the applicant asked the item to be postponed.

14. MIS2016-009

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Discuss and consider a request by Noah Flabiano of the Skorburg Company on behalf of the owner Lakeside Church of Christ of Rockwall for the approval of a *Tree Mitigation Plan* in conjunction with an approved Planned Development (PD-81) for the Ridgecrest Subdivision being a 29.541-acre tract of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District No. 81 (PD-81) and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549, and take any action necessary.

Planner, Korey Brooks, gave brief explanation of request has submitted a *Tree Mitigation Plan* for a planned subdivision (Ridgecrest Subdivision) being a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A, Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 and located on the north side of Airport Road, west of the intersection of Airport Road and FM3549.

Mr. Brooks further explained that the applicant has provided a tree survey identifying a total of 51 trees, totaling 468.4-caliper inches that require removal in order to develop the property. All of the trees identified are considered to be protected trees and require mitigation. Of the trees being removed, 5 of the trees, totaling 32.65 caliper-inches, are Cedar trees. According to the UDC Cedar trees that are 11 inches dbh or larger, shall be replaced at fifty 50 percent the total caliper inches being removed; therefore, the applicant is only required to mitigate for 16.325-caliper inches of Cedar trees. According to the UDC feature trees may not be removed without the approval of the Planning and Zoning Commission and are to be replaced on inch-for-inch bases. Feature trees are identified as any pecan, oak, or elm that has a dbh of 4 inches or greater or any tree that has a dbh of 30 inches or greater. The submitted tree mitigation plan identifies 3 feature trees, totaling 31.2-caliper inches that will be removed and require the Planning and Zoning Commission's approval.

Mr. Brooks went on to state that the total required mitigation balance, totaling 435.75-caliper inches or 142.25 3-inch caliper trees, will be satisfied at the time of development of the site. It should be noted that the approval of the applicant's request is a discretionary decision for the Planning and Zoning Commission.

Commissioner Trowbridge asked if the request complies with the mitigation plan. Mr. Brooks stated it does.

Commissioner Trowbridge made a motion to approve the item with staff recommendations. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

VI. DISCUSSION ITEMS

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

- ✓ P2016-042: Amending Plat for the Preserve, Phase 1 Addition [Approved]
- ✓ Z2016-023: SUP for 1970 Copper Ridge Circle (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-025: Harbor Urban Center Condominiums (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-028: Zoning Change AG to RO (2<sup>nd</sup> Reading) [Approved]
- ✓ Z2016-029: SUP for a Gas Station (2<sup>nd</sup> Reading) [Approved]

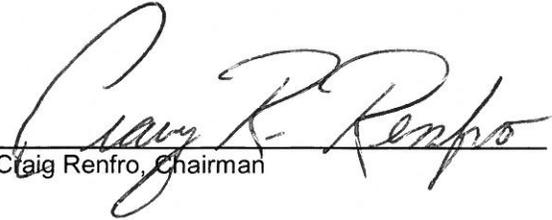
Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced case at the City Council meeting. No discussion took place concerning this agenda item.

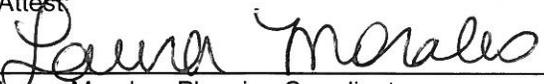
VII. ADJOURNMENT

Meeting adjourned at 8:06 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 15 day of November, 2016.

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Craig Renfro, Chairman

Attest:  
  
Laura Morales, Planning Coordinator