

**MINUTES**  
**PLANNING AND ZONING COMMISSION WORK SESSION**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 25, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

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

II. APPOINTMENTS

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

Architectural Review Board representative Jerry Welch gave brief explanation of agenda item that was discussed at the ARB meeting.

No further discussion took place concerning this agenda item.

III. ACTION ITEMS

2. SP2016-023

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, gave brief explanation of request stating the applicant the applicant is requesting approval of a Site Plan for the purpose of constructing a 9,862 sq. ft. retail facility that will house three uses, retail, restaurant, and medical office. The site will be comprised of a 1.56-acre tract of land being a portion of larger 6.1091-acre tract of land. The proposed retail facility is a use permitted by right on the subject property. A preliminary plat was approved in April of this year and indicates a total of four lots available for development for this intersection. The preliminary plat also indicates one primary drive that connects all four lots and has entrance/exit points along SH-205 and North Lakeshore Drive. The primary access for the subject property will be from North Lakeshore Drive. The subject property will incorporate a total of 57 parking spaces for the retail development.

Mr. Gonzales further stated that, the applicant provided a Tree Mitigation Plan earlier this year indicating a total mitigation balance due of 731 caliper inches. The Planning and Zoning Commission approved the mitigation plan that would allow the applicant to satisfy the mitigation balance at the time of development of the 6.1091-acre site. The landscape plan for the subject property indicates a total of 16 trees being added to the site with each tree being a minimum of 4 caliper inches for a total of 64 inches. The mitigation balance will be adjusted to indicate a total of 667 inches due at the time of future development.

Mr. Gonzales went on to state that concerning variances and exceptions for the request, the Architectural Review Board did consider the cultured stone and approved it. The cultured stone is something that has been incorporated into the Overlay District requirements that allows for the Planning Commission to be able to review the cultured stone product as long as meets a certain criteria. Also, part of the variance to the site plan on the north elevation the applicant is

65 requesting a variance to allow for a reduction in the amount that is required. The Overlay District  
66 requires a minimum of 20% stone for all facades. They exceed that on the remaining facades;  
67 however on the north elevation facing Lakeshore Blvd that is less than 20% stone, it is  
68 approximately 16% on that elevation. They are seeking a variance for that and the Commission  
69 would forward a recommendation to City Council for their next scheduled meeting. Other  
70 comments are outlined in the staff report that was provided to the Commission.

71  
72 Mr. Gonzales stated staff was available for questions and the applicant was present and  
73 available for questions as well.

74  
75 Vice-Chairman Lyons asked the Commission for any questions or discussion.

76  
77 Commissioner Fishman asked concerning one of the requirements for cultured stone that is for  
78 it to have a minimum warranty of 75 years and the requested cultured stone shows to be only 50  
79 years, would that need to be looked at as an exception. Mr. Gonzales stated it would be  
80 something the Commission would need to take a look at and consider. There have been two  
81 other cases that have come before the Commission where the issue of warranty has been  
82 discussed. When the ordinance was originally brought to the Commission, the 75 year warranty  
83 is something that is hard to achieve, there are only a handful of companies that offer that  
84 warranty therefore it limits the amount of cultured stone that a developer can go out and find for  
85 their project.

86  
87 Vice-Chairman Lyons asked the applicant to come forward.

88  
89 Worth Williams  
90 7700 Eastern Avenue  
91 Dallas, TX

92  
93 Mr. Williams came forward and stated that in looking for the stone they wanted a  
94 product that would “pop” and create a lot of interest for the shopping center to compliment the  
95 balance of what they have proposed for the three lots.

96  
97 Vice-Chairman Lyons asked the Commission for any questions or discussion.

98  
99 Commissioner Moeller made a motion to approve the agenda item with staff recommendations.  
100 Commissioner Fishman seconded the motion which passed by a vote of 5-2, with Chairman  
101 Renfro and Commissioner Trowbridge absent.

102  
103  
104 IV. DISCUSSION ITEMS

105  
106 3. Z2016-033

107 Hold a public hearing and consider a request by Philip Craddock of Craddock Architecture, PLLC on  
108 behalf of the owner Pastem Corporation for the approval of a Specific Use Permit (SUP) for the purpose  
109 of allowing a residence hotel in a Commercial (C) District that exceeds 36-feet in height in the Scenic  
110 Overlay (SOV) District for a 1.74-acre parcel of land identified as Lot 1, Block A, Comfort Inn & Suites  
111 Rockwall Towne Centre Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C)  
112 District, situated within IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts, addressed as 700  
113 E. IH-30, and take any action necessary.

114  
115 Planner, Corey Brooks, advised the Commission the applicant was present.

116  
117 Vice-Chairman Lyons asked the applicant to come forward.

118  
119 Phillip Craddock  
120 Craddock Architecture  
121 750 E. IH-30 Suite 160  
122 Rockwall, TX

123  
124 Mr. Craddock came forward and gave a brief explanation of the request and provided a power  
125 point showing different view of what it will look like overall inside and outside. It will be in a  
126 highly visible site and the intention is to bring a high end hotel that will focus more on the  
127 executive upscale community. It will have a nice look of the lake from the second thru the fifth

128 floor of the building. It will have 24 hour operation, full complimentary breakfast, a fitness center  
129 and indoor pool. The mix of the hotel is going to be 50% studios and four mini suites that have  
130 one bedroom. It will be modern and upscale and they will meet the ordinance with the beam and  
131 stone. It will be a Best Western Plus/ Executive Residency. It will have a roof deck which will  
132 provide a nice view of the lake. The rooms will not have a separate dining room or a full range.  
133 They will be entered through a shared wall.

134  
135 Mr. Brooks added that when the request originally came in the applicant was not proposing to  
136 do a Residence Hotel but subsequently after speaking with him, it was decided it would probably  
137 be best to allow for a Residence Hotel with the condition that no more than 50% of the rooms  
138 would offer an extended stay option.

139  
140 Mr. Miller further added that they reviewed that before the meeting, there are four suits that do  
141 meet the definition of a Residency Hotel where they incorporate a full size fridge in a kitchenette  
142 and allow for a longer stay.

143  
144 Mr. Craddock further clarified by stating that there will only be four of the suits that would be  
145 considered a residency type and they would be willing to put that on the ordinance. There will be  
146 a total of 77 rooms. The suites will be located in the corners most likely in the upper floor. The  
147 slide show he provided showed different views of the rooms what the suites would have in them  
148 as well as the view of the lake from the upper floors. He went on to add that the intent is to  
149 provide a nice upscale hotel experience for the guests. They will be asking for a variance for the  
150 60 foot height.

151  
152 Vice-Chairman Lyons asked what the allowed height was. Mr. Brooks stated that the current  
153 SUP for this property allows for a building that is 58 feet in height the request is for 60 feet.

154  
155 Commissioner Logan asked staff if the height variance is the only variance being requested and  
156 if the residence hotel is allowed because it is zoned Commercial. Mr. Brooks stated it was the  
157 only variance being requested and the use was allowed with a Specific Use Permit.

158  
159 Commissioner Logan expressed concern with a residence hotel, and the Best Western not  
160 typically what is considered upscale. Mr. Craddock responded that the Best Western brand is  
161 changing and has changed significantly in the last few years than what it may have been  
162 considered some years ago and also the location is going to be a key part.

163  
164 Commissioner Whitley asked if the pool would be screened and will there be any meeting rooms.  
165 Mr. Craddock stated the pool would be screened and the conference room would accommodate  
166 approximately 40-50 people.

167  
168 Commissioner Moeller expressed concern with the naming of residence hotels, asked staff if  
169 there could be a different terminology that could be used such as what was mentioned executive  
170 stay would be more appealing. Mr. Miller stated the brand is Executive Stay and the term  
171 Executive Residence could be used.

172  
173 Vice-Chairman asked what the signage would say. Mr. Craddock stated it would be Best Western  
174 Plus/ Executive Residency.

175  
176 Commissioner Fishman asked if the company retains long term ownership. Mr. Craddock stated  
177 they would be maintaining it long term. To further explain the answer he asked his colleague to  
178 add.

179  
180 Clark Staggs  
181 1601 Seascape  
182 Rockwall, TX

183  
184 Mr. Staggs came forward and stated that the Best Western that is currently in Rockwall has been  
185 owned by the same owner for the last six years and within that time has made substantial  
186 improvements every year and is currently making renovations to the lobby. He added that the  
187 price range for the rooms will start at minimum \$100 a night; it is an expensive proposition as  
188 opposed to what is sometimes thought of with an extended stay.  
189

190 There being no further questions, Vice-Chairman Lyons indicated the case will return to the  
191 Commission for action at the next scheduled meeting.  
192  
193

194 4. Z2016-034

195 Hold a public hearing to discuss and consider a request by David Palmer of Cencor Acquisition Co., Inc  
196 on behalf of Hossain Makvandi of Home Boy Enterprises, Inc. for the approval of a zoning change from  
197 an Agricultural (AG) District to a Commercial (C) District for a 7.1692-acre tract of land identified as  
198 Tract 10-1 of the W. W. Ford Survey, Abstract No. 80, Rockwall, Rockwall County, Texas, zoned  
199 Agricultural (AG) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the  
200 northwest corner of FM-549 and S. Goliad Street [*SH-205*], and take any action necessary.  
201

202 Senior Planner, David Gonzales, advised the Commission that the applicant was present.  
203

204 Vice-Chairman Lyons asked the applicant to come forward.  
205

206 David Palmer  
207 3102 Maple Avenue Suite 500  
208 Dallas, TX  
209

210 Mr. Palmer came forward and stated he is a partner with Cencor Realty; Cencor Acquisition is  
211 their purchasing entity. They are purchasing this property and are seeking to have it zoned so  
212 they can determine what direction they will proceed with it in terms of marketing. They intend to  
213 develop it for a retail shopping center.  
214

215 Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no  
216 questions or discussion, Vice-Chairman Lyons indicated the case will return to the Commission  
217 for action at the next scheduled meeting.  
218

219 5. Z2016-035

220 Hold a public hearing to discuss and consider a request by Robert A, Howman of Glenn Engineering  
221 Corp. on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of  
222 a Specific Use Permit (SUP) for the purpose of allowing a *Public School* in an Agricultural (AG) District  
223 for a 24.209-acre portion of a larger 173.0-acre tract of land identified as Tract 7-1 of the W. H. Baird  
224 Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District,  
225 situated within the SH-205 Bypass Corridor Overlay (205 BY-OV) District, located directly east of the  
226 intersection of John King Boulevard and Trail View Drive, and take any action necessary.  
227

228 Senior Planner, David Gonzales, advised the Commission that the applicant was present.  
229

230 Vice-Chairman Lyons asked the applicant to come forward.  
231

232 Jimmy Strohmeyer  
233 2701 Sunset Ridge  
234 Rockwall, TX  
235

236 Mr. Strohmeyer came forward and stated that this is a tract of land that the school district owns  
237 and the request is for an SUP for the purpose of building a College and Career Academy.  
238

239 Commissioner Moeller asked in looking at the layout of the school were the access points only  
240 showing to be off of John King with an alley way going through a side street. Mr. Strohmeyer  
241 stated that was correct. Commissioner Moeller expressed concern over peak times of drop off  
242 and pick up and the traffic issue it may cause. Mr. Strohmeyer clarified that it would be older  
243 kids and that would not pose a problem.  
244

245 There being no further questions, Vice-Chairman Lyons indicated the case will return to the  
246 Commission for action at the next scheduled meeting.  
247

248 6. Z2016-036

249 Hold a public hearing to discuss and consider a request by Pat Atkins of the Saddle Star Land  
250 Development, LLC on behalf of the owners Gwen Reed and Randa Hance (R. & R. Hance Investments,  
251 LP) for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance*]  
252

No. 16-07] for the purpose of amending the development standards to allow front entry garages 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 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 south of Featherstone Drive, and take any action necessary.

Senior Planner, David Gonzales, advised the Commission that the applicant was present.

Vice-Chairman Lyons asked the applicant to come forward.

Pat Atkins  
3076 Hays Lane  
Rockwall, TX

Mr. Atkins came forward and gave brief explanation of the request. This subject property has come before the Commission in the past and during the zoning process they had not committed to a builder team; however Highland Homes and David Weekly Homes, which are one of the best builders in the metroplex, have committed to the building of this development Saddle Star South. In the contract discussions and negotiations they have had with the builders the concern with regard to garage orientation came up, and that poses an issue with the commitment they will make. He is coming forward with the direction of these builders in asking to allow flexibility with their design and how they accommodate to the market.

Vice-Chairman Lyons asked the Commission for any questions or discussion.

Vice-Chairman Lyons asked for clarification of request, is it to allow all of the development to be front entry. Mr. Atkins stated the desire of both builders is to let the market tell them what they need to provide. The non-monotony clause gives them the design element of mixing up product and how it's constructed. The desire it to allow the builder the flexibility to allow to decide as the market and the buyer calls.

Mr. Gonzales added that currently how the ordinance reads that for the 138 homes in that PD, 50% minimum must be j-swing drive with the remaining lots can be just 20 foot setback from the property line where the entire façade would be a flat façade where you can have the front entry. That is what is being considered, to see how many j-swing will be there and/or will it include more of the other product type where there wouldn't have the recessed garage.

Mr. Miller clarified that it would allow for 100% flat front entry if that were to be their request.

Vice-Chairman Lyons asked if the builders expressed that the deal was dependent on this condition. Mr. Atkins stated their contractual requirement is that they be allowed to do front entry. Vice-Chairman Lyons stated he feels the Commissioners that are not present may also have some concerns because typically what is preferred is to have some diversity, asked if they would be open to asking for a different percentage instead of 100%. Mr. Atkins stated he will discuss that with the builders.

Mr. Miller added that staff could also work with the applicant through the process before the public hearing to touch on that question and address the Commissions concerns.

Commissioner Whitley expressed concern that both potential builders are seeking total flexibility and are not willing to work with the City when other builders have. She stated concern with the lack of diversity.

There being no further questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

#### 7. Z2016-037

Hold a public hearing to discuss and consider a request by Douglas F. DeMarco on behalf of John G. Robertson for the approval of a zoning change from an Agricultural (AG) District to a Commercial (C) District for a 23.27-acre tract of land identified as Tract 2-28 of the J. R. Johnson Survey, Abstract No. 128, Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205

316 Overlay (SH-205 OV) District, addressed as 2922 S. Goliad Street [SH-205], and take any action  
317 necessary.  
318

319 Senior Planner, David Gonzales, gave brief explanation of request and stated that staff met with  
320 the applicant a few weeks ago when they were looking into pulling a building permit for the RISE  
321 which is an athletic complex that includes a baseball diamond. They have indicated to staff that  
322 years ago it had lighting on the field and those were destroyed at some point due to a storm. The  
323 lighting ordinance does not accommodate this; it accommodates commercial properties, retail  
324 properties where there are lighting poles that go up 20 or maximum 30 feet in height. For a  
325 sporting complex 30 feet would create blinding lights for those playing on the fields and that is  
326 what the applicant pointed out to staff. What staff indicated to them in order to move forward it  
327 would have to go through an SUP process. Since the property is zoned Agriculture District they  
328 have to go through the zoning process first in order to rezone to a commercial use and if that  
329 goes through it would then go through the SUP to establish the lighting standards within the  
330 SUP.  
331

332 Vice-Chairman asked if it would only be one ballfield. Mr. Gonzales stated they have only  
333 indicated it would be one and when the SUP comes forward they would provide the lighting plan.  
334

335 Commissioner Logan stated she was unaware that the building was in the City. Mr. Gonzales  
336 stated it was an existing building at the time of annexation and because of that they have a non-  
337 conforming use on the property.  
338

339 Commissioner Logan asked if by requesting the SUP would they be required to be conforming.  
340 Mr. Gonzales stated once the SUP goes through it establishes zoning on the property and  
341 anything new that would come in would then have to meet the City's code standards.  
342

343 Commissioner Whitley asked what the neighboring area to the north was. Mr. Gonzales stated it  
344 is zoned Heavy Commercial.  
345

346 Commissioner Moeller asked for clarification of how many ballfields there are because in the  
347 packet they reviewed it showed two, he would like to know which one of the two will have the  
348 lighting. Mr. Gonzales stated that at the time they met with the applicant they indicated it would  
349 only be for one, but if they would want to put lighting on both it would be a request they can ask  
350 for during the SUP process and it then would be a discretionary approval.  
351

352 There being no further questions, Vice-Chairman Lyons indicated the case will return to the  
353 Commission for action at the next scheduled meeting.  
354

355  
356 8. P2016-045

357 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of  
358 Ridgecrest SF, LTD. for the approval of a final plat for the Ridgecrest Subdivision creating 45 single-  
359 family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A,  
360 Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
361 Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of  
362 Airport Road and FM-3549, and take any action necessary.  
363

364 Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed  
365 together.  
366

367 Planner, Korey Brooks, gave brief explanation of the request and stated that both the site plan  
368 an final plat are for the purpose of creating 45 single family residential lots. The site plan and  
369 final plat both meet the technical requirements and will be going to the Park Board on November  
370 1<sup>st</sup> to have park fees accessed and will be on the consent agenda at the Commissions next  
371 scheduled meeting.  
372

373 Vice-Chairman Lyons asked the Commission for any questions or discussion.  
374

375 Commissioner Moeller asked for clarification of the street layout of where street D would that  
376 end up as it appears it dead ends to the church property. Mr. Brooks stated it will be a stub out  
377 connecting the church property to the subject property.  
378

379 There being no further questions, Vice-Chairman Lyons indicated the case will return to the  
380 Commission for action at the next scheduled meeting.  
381

382 9. P2016-046

383 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of  
384 BH Balance I LLC for the approval of a final plat for Breezy Hill, Phase VII creating 10 single-family  
385 residential lots on 6.802-acres of land identified as Tract 7-10 of the J. Strickland Survey, Abstract No.  
386 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for  
387 Single Family 10 (SF-10) District land uses, situated within the 205 By-Pass Corridor Overlay (205 BY-  
388 OV) District, located at the northeast corner of N. John King Boulevard and Cozy View Drive, and take  
389 any action necessary.  
390

391 **Planner, Korey Brooks gave brief explanation of request stating it is a request to final plat 10 lots**  
392 **for single family residential homes. It does meet the technical requirements and will be going to**  
393 **the Park Board on November 1<sup>st</sup> to have park fees accessed and will be on the consent agenda**  
394 **at the Commissions next scheduled meeting.**  
395

396 **Vice-Chairman Lyons asked the Commission for any questions or discussions. There being no**  
397 **questions, Vice-Chairman Lyons indicated the case will return to the Commission for action at**  
398 **the next scheduled meeting.**  
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400  
401 10. SP2016-024

402 Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of  
403 Ridgecrest SF, LTD. for the approval of a site plan for the Ridgecrest Subdivision containing 45 single-  
404 family residential lots on a 29.541-acre parcel of land being a portion of Lot 1 and all of Lot 2, Block A,  
405 Rockwall Lakeside Church of Christ Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
406 Development District 81 (PD-81), located on the north side of Airport Road, west of the intersection of  
407 Airport Road and FM-3549, and take any action necessary.  
408

409 **Vice-Chairman Lyons stated agenda items #8 and #10 would be combined and discussed**  
410 **together.**  
411

412  
413 11. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).  
414

- 415 ✓ P2016-043: Lots 1-10, Block A, Estates on the Ridge Subdivision [Approved]
- 416 ✓ P2016-040: Lots 7 & 8, Block A, Independence Pass Addition [Approved]
- 417 ✓ SP2016-022: Exceptions and Variances at 1611 SH-276 [Approved]
- 418 ✓ Z2016-030: SUP for 1910 Copper Ridge Circle (1<sup>st</sup> Reading) [Approved]
- 419 ✓ Z2016-031: Amendment to PD-1 for a Brewery (1<sup>st</sup> Reading) [Tabled to the November 7<sup>th</sup> Meeting]
- 420 ✓ Z2016-032: Amendment to PD-74 (1<sup>st</sup> Reading) [Approved]
- 421

422 **Planning Director, Ryan Miller, provided a brief update about the outcome of the above**  
423 **referenced case at the City Council meeting. No discussion took place concerning this agenda**  
424 **item.**  
425

426  
427 V. ADJOURNMENT  
428

429 **The meeting adjourned at 7:12 p.m.**  
430

431 VI. TRAINING SESSION  
432

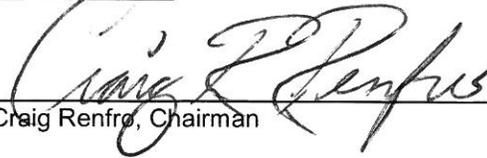
433 12. *Planning and Zoning Commission Training Session*

434 A work session with the GIS Department will be held in the City Council meeting room immediately  
435 following the adjournment of the October 25, 2016 Planning and Zoning Commission work session  
436 meeting.  
437

438 **Mr. Miller advised noted that the training session would be postponed until the next scheduled**  
439 **meeting.**  
440  
441

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

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

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