

CITY OF ROCKWALL  
Planning and Zoning Agenda

**Agenda Date:** April 8, 1993

**Agenda No:** III. E.

**Agenda Item:** Discuss and Consider Recommending Proposed Changes to the Comprehensive Zoning Ordinance Regarding Modular Homes

**Item Generated By:** Staff

**Action Needed:** Consider recommending to the City Council that public hearings be held to amend the zoning Ordinance.

**Background Information:**

We have placed this item on the agenda for consideration by the Commission. As discussed at the worksession, the Commission will recall, we have discussed the possibility of changing the requirements of mobile and modular housing under the Planned Development section of the Comprehensive Zoning Ordinance. We have had a recent inquiry concerning the possible development of modular housing in an existing PD and we became concerned that if the proposed development were in an existing PD, we would have a very limited ability to control its development under our current guidelines. Our current ordinance simply lists modular housing as a permitted use in PD.

There are several state statutes that regulate the use of certain types of manufactured or industrialized housing products. A city's ability to also regulate those types of housing products is limited by these state statutes. Under the manufactured housing statute a city can regulate the location of such housing by zoning. A structure meeting the definition of an industrialized housing structure can only be required to comply with the same development requirements that on-site constructed housing must comply with such as setbacks, lot size, and house size. Without attempting to define in our ordinance which structures would meet the state's definition of a manufactured or industrialized home, we would like to maintain the maximum amount of local control over non-standard type housing by stating in the ordinance that those types of dwelling units must be specifically listed with the approved PD ordinance and that they must also meet all applicable city and state construction and zoning requirements. A determination can be made at the time a permit is requested whether or not a structure meets the definition of a manufactured home or an industrialized home. This additional language should at least give us the ability to review the use of any non-standard type construction to determine if we can regulate it. Attached is a copy of the proposed amendment.

**Attachments:**

1. Proposed Ordinance

**Agenda Item:** Amending Comp. Zoning Ord. re: Modular Homes

**Item No:** III. E.

**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** April 8, 1993

**Agenda No:** III. F.

**Agenda Item:** Discuss and Consider Recommending Proposed Changes to the Industrial Zoning Classification Regarding Plating and Finishing Facilities

**Item Generated By:** Commission

**Action Needed:** Discuss recommending to Council that plating and finishing operations require a CUP Industrial

**Background Information:**

To review the discussion of this item at the worksession, several months ago the Council authorized the Commission to begin a review of the Industrial zoning district. The primary force behind this review was the application for Industrial zoning on I-30 adjacent to the Rockwall Private School for a metal plating operation. The school at that time raised some objections to the location of a potentially hazardous operation next to the school. That particular property was granted PD zoning with some limited industrial uses, but excluding plating operations.

In reviewing the Industrial district in conjunction with this case, the discussion arose that the Industrial districts should be fully reviewed because of the way in which the districts are being used. We currently have two industrial districts, Light and Heavy. The Heavy Industrial district permits manufacturing that involves outdoor operations and certain other uses that we would prefer not to see in the City. We have never zoned any property HI and are unlikely to in the foreseeable future because of the types of uses authorized in the district. We therefore have the use of only one Industrial district to serve the needs of the city. It is my opinion that we need to either make certain changes in the current districts or possibly add a district.

As discussed our options include the following:

1. Redraft the existing industrial district to better define the uses that are permitted and identify manufacturing uses that would require a CUP. There are no manufacturing uses which require a CUP in LI currently.
2. Add an additional industrial district that would possibly permit some of the uses allowed only with a CUP in LI as permitted uses and establish greater performance standards within this district.
3. Modify the existing HI district to meet the needs outlined above in option 2 and eliminate those uses that currently make HI an objectionable district. Those eliminated uses could be authorized under a PD, if the Commission and Council wanted to authorize such a use.

An additional alternative that we discussed at the worksession is to proceed with an amendment to the LI district to permit metal finishing and metal plating operations only with a CUP until the overall review of the industrial districts is complete. At the worksession the members indicated that you wanted to consider this on the next agenda.

**Attachments:**

**Agenda Item:** Amending Ord. re: Plating and Finishing Facilities

**Item No:** III. F.

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** April 29, 1993

**Agenda No:** II. D.

**Agenda Item:** PZ-93-13-ORD - Discuss and Consider Recommending Approval of an Amendment to the Industrial Zoning Classification Regarding Plating and Finishing Facilities

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. see attachments from April 8 meeting.

**Agenda Item:** PZ 93-13-ORD Amending Ord. re: Plating & Finishing Facilities

**Item No:** II. D.

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** May 13, 1993

**Agenda No:** V. C.

**Agenda Item:** PZ-93-13-ORD - Discuss and Consider Recommending Approval of an Amendment to the Industrial Zoning Classification Regarding Plating and Finishing Facilities

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. see attachments from April 8 meeting.

**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** June 10, 1993

**Agenda No:** IV.B.

**Agenda Item:** Discuss and Consider Recommending Approval of an Amendment to the Industrial Zoning Classification Regarding Plating and Finishing Facilities

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. see attachments from April 8 meeting.

**Agenda Item:** Amending Ord. re: Plating & Finishing Facilities

**Item No:** IV. B.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** June 21, 1993

**Agenda No:** VII. D.

**Agenda Item:** Discuss and Consider Amending the Industrial Zoning Classification of the Comprehensive Zoning Ordinance Regarding Plating and Finishing Facilities and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Memo from Julie Couch

**Agenda Item:** Amending Zoning Ord. re Plating & Finishing Facilities

**Item No.:** VII. D.

MEMORANDUM

June 16, 1993

TO: Mayor and Councilmembers

FROM: Julie Couch, City Manager

RE: Proposed Amendment to the Industrial Zoning District Regarding Plating and Finishing Operations

Several months ago the Council authorized the Commission to begin a review of the Industrial zoning district. The primary force behind this review was the application for Industrial zoning on I-30 adjacent to the Rockwall Private School for a metal plating operation. The school at that time raised some objections to the location of what they viewed as a potentially hazardous operation next to the school. That particular property was granted PD zoning with some limited industrial uses, but excluding plating operations.

In reviewing the Industrial district in conjunction with this case, the discussion arose that the Industrial districts should be fully reviewed because of the way in which the districts are being used. We currently have two industrial districts, Light and Heavy. The Heavy Industrial district permits manufacturing that involves outdoor operations and certain other uses that we would prefer not to see in the City. We have never zoned any property HI and are unlikely to in the foreseeable future because of the types of uses authorized in the district. We therefore have the use of only one Industrial district to serve the needs of the city. The Council authorized the Commission to review the industrial districts which they are now in the process of doing.

Because the review of the industrial districts may take some time the Commission has recommended that the Council initiate hearings to consider an amendment to the LI district to permit metal finishing and metal plating operations only with a CUP, rather than as a permitted use, until the overall review of the industrial districts is complete.

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** July 19, 1993

**Agenda No:** V. I.

**Agenda Item:** PZ-93-13-ORD - Hold a Public Hearing to Consider Amending the "LI" Light Industrial Zoning Classification of the Comprehensive Zoning Ordinance Regarding Plating and Finishing Operations (1st Reading)

**Item Generated By:** Commission

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Several months ago the Council authorized the Commission to begin a review of the Industrial zoning district. The primary force behind this review was the application for Industrial zoning on I-30 adjacent to the Rockwall Private School for a metal plating operation. The school at that time raised some objections to the location of what they viewed as a potentially hazardous operation next to the school. That particular property was granted PD zoning with some limited industrial uses, but excluding plating operations.

In reviewing the Industrial district in conjunction with this case, the discussion arose that the Industrial districts should be fully reviewed because of the way in which the districts are being used. We currently have two industrial districts, Light and Heavy. The Heavy Industrial district permits manufacturing that involves outdoor operations and certain other uses that we would prefer not to see in the City. We have never zoned any property HI and are unlikely to in the foreseeable future because of the types of uses authorized in the district. We therefore have the use of only one Industrial district to serve the needs of the city. The Council authorized the Commission to review the industrial districts which they are now in the process of doing.

Because the review of the industrial districts may take some time the Commission has recommended that the Council initiate hearings to consider an amendment to the LI district to permit metal finishing and metal plating operations only with a CUP, rather than as a permitted use, until the overall review of the industrial districts is complete.

The Commission has held this public hearing and has recommended approval of the ordinance.

**Attachments:**

1. Ordinance to be sent under separate cover.

**Agenda Item:** Amending LI Zoning Classification re: Plating & Finishing Operations

**Item No:** V. I.



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** July 19, 1993

**Agenda No:** V. I.

**Agenda Item:** PZ-93-13-ORD - Hold a Public Hearing to Consider Amending the "LI" Light Industrial Zoning Classification of the Comprehensive Zoning Ordinance Regarding Plating and Finishing Operations (1st Reading)

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Attachments:**

1. Ordinance

**Agenda Item:** Amending LI Zoning Classification re: Plating & Finishing Operations

**Item No:** V. I.