

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 14, 2020
6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were Vice-Chairman Jerry Welch, Commissioners John Womble, Sedric Thomas, and Mark Moeller, and Annie Fishman. Absent from the meeting was Commissioner Tracey Logan. Staff members present were Planning Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineers Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

III. 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 representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Commissioner Womble came forward and wanted further clarification in regards to the phrase "deny it without prejudice".

IV. CONSENT AGENDA

2. Approval of Minutes for the December 30, 2019 Planning and Zoning Commission meeting.

3. **P2020-001 (David)**

Consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval of a replat for Lot 12, Block C, Ridgecrest Addition, being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

V. PUBLIC HEARING ITEMS

4. **Z2019-026 (David)**

Hold a public hearing to discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation in regards to the request. He preceded to give a thorough history of the case known as the Chandlers Landing Marina which is essentially part of City of Dallas. In 1984, City Council amended PD-8 and granted a Conditional Use Permit for the marina that would allow for dry storage and parking at that facility. In November 2002, this established areas which limited the dry storage areas, limited boat sales, and parking

64 of boats awaiting repair. Mr. Gonzales went on to name the operational conditions that were
65 established in the ordinance as it sits now. In August 2019, Neighborhood Improvement Services
66 received a complaint that the repair facility had their wooden fences taken down. That wooden
67 fence served as a screen to divide the areas where the boats were being repaired. Staff got
68 involved in the situation and called the applicant what needed to be done to bring it up to
69 compliance. They spoke about screening and about having a six foot masonry screening wall.
70 Based on the UDC, if you have a non-commercial property and you have it adjacent to a residential
71 district, PD-*, there are standards that require landscape screening. The code calls for the
72 masonry wall to have landscape to soften the area. An alternative to this was having a three tiered
73 landscape screening with a wrought iron fence. The applicant is proposing to add that masonry
74 wall to the red area shown in Exhibit B to replace the wooden fence and that would also be the
75 area where they keep their storage. If the request were to be approved then the boats would be
76 allowed to be sitting there within the designated area. The applicant is requesting a masonry wall
77 and no landscape screening. With this being a Specific Use Permit, although it doesn't conform
78 to our UDC, allows City Council the discretions to approve the decision pending a
79 recommendation from the Planning and Zoning Commission. Additionally, if the SUP is approved
80 it's going to take away the ability to regulate any recreational vehicles from being parked or stored
81 there. You would also receive an enhanced screening with a masonry wall as opposed to a wooden
82 fence that was required at the time. We do have a current Conditional Permit in place but if the
83 SUP is denied then the current CUP will remain in place. Mr. Gonzales explained that we did notify
84 173 property owners on December 27, 2019, and have received 148 signatures and some additional
85 emails and property notices all on opposition with only 1 notice being in favor of the request. Mr.
86 Gonzales advised the Commission that the applicants were present and available for questions
87 as well as staff.
88

89 Commissioner Thomas asked whether or not the applicants were aware of the complaints.

90
91 Chairman Chodun asked the applicants to come forward.

92
93 Jason Breland
94 1 Harborview Drive
95 Rockwall, TX 75032

96
97 Brett Ray
98 1800 Highview
99 McKinney, TX

100
101 Timothy Bates
102 1 Harborview Drive
103 Rockwall, TX

104
105 The applicants came forward and provided additional information in regards to the request. They
106 are in favor of building the wall but do not feel the need to provide any landscaping. The boat sales
107 area will not potentially hold boats until only for weekend or summertime events.

108
109 Commissioner Moeller gave his feedback in regards to the wrought iron fence. His biggest
110 concern was that there are larger boats in the area that seemed to be there for 72 hours and not
111 for weeks on end.

112
113 Vice-Chairman Welch went into further discussion in regards to the request.

114
115 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
116 forward and do so.

117
118 Shan Cromeens
119 307 Harborview
120 Rockwall, TX 75032

121
122 Mr. Cromeens came forward and expressed he was in opposition of the request with the main
123 issue being obstruction of lake views.

124
125 Anthony Avizenis

126 5500 Ranger Drive
127 Rockwall, TX 75032

128
129 Mr. Avizenis came forward and expressed his opposition to the request. He stated his family are
130 regular members of the boat club but they did not receive a public notice of the request. Aside
131 from that the surrounding of the facility with landscape is ideal but peak times for traffic will have
132 a congestion point with nobody being able to pass through.

133
134 Planning Manager Gonzales clarified how staff sends out notices within a 500 foot buffer, which
135 explains why some received notices and others didn't.

136
137 Trey Chaney
138 305 Harborview
139 Rockwall, TX 75032

140
141 Mr. Chaney came forward and expressed his opposition to the request mainly due to the
142 obstruction of lake views and it being a safety hazard.

143
144 Craig Musser
145 303 Harbor Landing
146 Rockwall, TX 75032

147
148 Mr. Musser came forward and expressed his opposition to the request. His main concern is that
149 there is a safety issue where there is not a lot of parking during weekends or summertime.

150
151 Janie Chaney
152 305 Harborview
153 Rockwall, TX 75032

154
155 Mrs. Chaney came forward and expressed her opposition to the request. She explained that she's
156 seen the big yachts, cranes, dumpsters for about a year now. Her main concern is that there is a
157 safety issue as well as an eye sore in many ways.

158
159 Chip Emory
160 333 Harbor Landing
161 Rockwall, TX 75032

162
163 Mr. Emory came forward and expressed his opposition to the request. He's the vice president of
164 the Chandlers Landing Community Association and on behalf of the Board of Directors are
165 opposed to the request as well as a majority of the community. There is also a violation taking
166 place of Ordinance 0250.

167
168 Gary Amerson
169 293 Harborview Drive.
170 Rockwall, TX 75032

171
172 Mr. Amerson came forward and expressed his opposition to the request and provided photos in
173 regards to the opposition. He was on the community commission and their duty was to protect
174 the views. He explained the photos information.

175
176 Bruce Payton
177 10 Intrepid
178 Rockwall, TX 75032

179
180 Mr. Payton came forward and expressed his opposition to the request. He served on the HOA
181 Board as well. He explained he had three alternatives to the request: enforce the ordinance from
182 2002, amend the proposed SUP to 12 foot limit on structures and boats to protect views, and the
183 third is to go ahead and pass or oppose the request.

184
185 Chairman Chodun closed the public hearing and brought the item back to the Commission for
186 discussion.

187

188 The applicants came forward and expressed sentiment towards the public and addressed their
189 concerns.
190
191 Commissioner Moeller asked what the timeline on the project was and the applicants stated that
192 the end of February would mark completion. He then asked if there was any idea in regards to
193 adding parking and they stated the cost was too high.
194
195 Vice- Chairman Welch asked whether we have a height restriction on parking lots or a ratio on the
196 marina. Planning Director Ryan Miller gave further feedback on both topics.
197
198 Commissioner Womble asked what the options were in regards to the motions.
199
200 Commissioner Fishman wanted further information in regards to landscaping.
201
202 Commissioner Moeller wanted further information in regards to the request.
203
204 Commissioner Womble made a motion to not allow SUP to move forward with Commissioner
205 Fishman wants to restrict the boat sales. Commissioner Moeller was not against the masonry wall
206 as well as not being overly concerned about the boat sales with his biggest concern being the
207 prep area now and would support the SUP. Commissioner Thomas agreed with Commissioner
208 Moeller with his only concern in regards to the prep work being done outside. Chairman Chodun
209 advised the applicants that if they would have cleaned the area up then the amount of residents
210 showing up may have been lower but he must defer to the ones that showed up and vote against
211 the SUP request.
212
213 Chairman Chodun expressed his intake to deny the request and send recommendation to City
214 Council. Commissioner Womble made a motion to deny the request Z2019-026 with Commissioner
215 Thomas seconding the motion which passed with a vote of 6-0 with Commissioner Logan absent.
216
217 Chairman Chodun called for a brief break to take place.
218
219 Chairman Chodun called the meeting back to order.
220
221 5. Z2019-027 (Korey)
222 Hold a public hearing to discuss and consider a request by Raymond Jowers of Jowers, Inc. for the
223 approval of an extension of *Ordinance No. 08-38 (SUP No. S-056)* granting a Specific Use Permit (SUP)
224 allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the
225 R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI)
226 District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any
227 action necessary.
228
229 Chairman Chodun called the meeting back to order.
230
231 Senior Planner Korey Brooks provided a brief explanation of the request. In 2008, City Council
232 approved a specific use permit to allow the sales of recreation vehicles within the property shown
233 on the location map. He explained that the areas shown surrounding the area were slightly
234 commercial or areas not within city limits. The condition of approval in 2008 was that the specific
235 use permit would be valid for three years and that would give council the ability to look at the
236 developments and see if the extension of the SUP is warranted. The extension was granted in
237 2011, 2014, and in 2017. The applicant is requesting an approval of an extension to the current
238 SUP to allow the existing business to operate. Mr. Brooks further explained that the building
239 constructed of metal and stone and there are trailers outside being sold and are screened by an
240 existing chain link fence along with some landscaping along I-30. The applicant is not requesting
241 any changes to the original site plan or building. Mr. Brooks notified all residents living within 500
242 feet of the property but no HOA's as none exist in the area.
243 With that being said, Mr. Brooks advised the Commission that the applicant was present and
244 available for questions as well as staff.
245
246 Chairman Chodun asked the applicants to step forward.
247
248 Raymond Jowers
249 3290 Anna Cade Circle

250 Rockwall, TX 75087

251
252 Clay Riggs
253 6816 Republic Drive
254 McKinney, TX 75071
255

256 Mr. Jowers and Mr. Riggs came forward and provided additional comments in regards to the
257 request and indicated that he was available for questions.

258
259 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come
260 forward and do so.

261
262 Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no
263 one indicating such; Chairman Chodun closed the public hearing and brought the item back to
264 the Commission for discussion or action.
265

266 Commissioner Moeller made a motion to approve item Z2019-027 with Commissioner Womble
267 seconding the motion which passed with a vote of 6-0 with Commissioner Logan absent.
268

269 6. Z2019-028 (Ryan)

270 Hold a public hearing to discuss and consider a request amending the Unified Development Code (UDC),
271 and take any action necessary.
272

273 Planning Director Ryan Miller provided a brief explanation in regards to the request. He explained
274 how during the previous work session they had spoken about how the Unified Development Code
275 had been adopted in 2004. There have been some amendments done to the code and some are in
276 part of the changes that came out of the legislature as we mandated or changed large sections of
277 that code. We currently use Municode as well as our municipal code of Ordinances. Mr. Miller
278 stated that when they sent the most recent codification over- the quote they gave us was \$7800.00.
279 He reiterated that with the amount of changes we have done lately, while it is not a huge amount
280 of cost savings, it is still some form of cost savings of tax payer dollars. He stated that the
281 department came up with posting a copy of the UDC on the City's website via PDF and mentioned
282 that a copy was brought for each Commissioner. At the moment, we have Municode takes about
283 3 months to codify changes which can cause issues for developers and the public when we have
284 large scale amendments. With our current process, changes are being codified as we make them
285 so they automatically show up online. We have also incorporated richer images where it had been
286 harder for Municode to codify. He explained that Municipal code will still be available thru
287 Municode. Mr. Miller went on to say that this process is similar to what other larger cities are doing
288 in regards to posting a PDF online with their code and how this is how we maintain our engineering
289 standards of design. Minor changes in the code include standardized the reference in the code,
290 standardized the referencing system, we standardized some of the languages, and we removed
291 Appendix C and E. There were two major changes that needed to be explained and those have to
292 do with pergola standards and the fence ordinance. The code that was adopted only allowed
293 pergolas or covered porches to cover 144 square feet and it wasn't intended for that. At the
294 moment, you would need to request an SUP to build over that measurement. The other change
295 was tied to the fence ordinance with the word "not" being forgotten in a statement. Mr. Miller then
296 informed the Commission that we did send a notice out to the Rockwall Herald Banner describing
297 the change. He then advised the Commission that he was available to answer any questions.
298

299 Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no
300 one indicating such; Chairman Chodun closed the public hearing and brought the item back to
301 the Commission for discussion or action.
302

303 Commissioner Thomas made a motion to approve item Z2019-028 with Commissioner Womble
304 seconding the motion which passed by a vote of 6-0.
305

306 VI. ACTION ITEMS

307
308 7. SP2019-043 (Korey)

309 Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of
310 Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a
311 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City

312 of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and
313 take any action necessary.

314
315 Senior Planner Korey Brooks provided a brief explanation in regards to the request. He explained
316 how back in February, they had approved a site plan for a multi-tenant office building. At that time,
317 the western portion of that building was left to be used for future development as there were no
318 buildings there. Since then the applicant has submitted new site civils and the site plan has
319 changed as an additional six buildings have been added to the property. Those buildings will be
320 matching the existing buildings constructed of metal on all four sides, with stone and brick
321 wainscot on three of those sides as shown earlier at ARB. Essentially, the site plan, landscape
322 plan, photometric plan, and building elevations generally conform to the requirements of the UDC
323 with a few exceptions. The first being the building articulation standards. There was a variance
324 announced initially for the building articulation. However, since there are an additional six
325 buildings added, that variance has been expanded. The applicant is requesting a variance to the
326 articulation standards for the buildings. According to the UDC, there can be no parking along the
327 front façade and the property line. The parking lot on this building requires a variance since it is
328 on the front façade and the property line. As a compensatory measure, the applicant is proposing
329 to widen the landscape buffer from 10 feet to 25 feet and provide additional landscaping. Finally,
330 there is a variance for the walls in the detention system. The applicant is proposing to provide the
331 three tier screening along the western property line, even though it is required by the UDC either
332 way and cannot be used as a compensatory measure. Planning Zoning Commission and City
333 Council will have to make a discretionary decision in regards to this. With exception of this, all
334 other requirements are being met by the applicant. Mr. Brooks then advised the Commission that
335 he was available for questions as well as the applicant.

336
337 Commissioner Chodun asked the applicant to come forward.

338
339 Clay Cristy
340 1903 Central Drive
341 Bedford, TX

342
343 The applicant provided further information in regards to the request.

344
345 Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no
346 one indicating such; Chairman Chodun closed the public hearing and brought the item back to
347 the Commission for discussion or action.

348
349 Commissioner Moeller made a motion to approve item SP2019-043 with staff recommendations
350 with Vice-Chairman Welch seconding the motion which passed by a vote of 6-0.

351
352
353 **8. SP2019-044 (Korey)**

354 Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock
355 of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified
356 as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place
357 Addition [0.28-acres] , City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated
358 within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any
359 action necessary.

360
361 Senior Planner Korey Brooks provided a brief history and explanation in regards to the request.
362 The applicant is requesting approval of a site plan for an office building of approximately 16,500
363 square feet and will be a brick building. The site plan, landscape plan, photometric plan, treescape
364 plan, and building elevations all meet the requirements of the UDC with one exception. According
365 to the Downtown district standards, there is a minor waiver being requested in regards to the
366 building elevations. On the north elevation, there are two entry ways and the UDC states that the
367 primary entry ways must be placed within 30 feet of one another and must be set back five feet
368 from the front façade of the building. At the moment, the building is not following these
369 procedures. The applicant is providing a canopy system on both entry ways and the one closes
370 to the eastern property line is recessed about 10 feet from the front property line which is designed
371 to be a stoop to have stairs down to the sidewalk for the front entry way. Other than that, the other
372 requirements are generally being met by the applicant. Senior Planner Brooks advised the
373 Commission that the applicant was present and available for questions as well as Staff.

374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435

Chairman Chodun asked the applicant to come forward.

Steven Reyes
583 Primrose Lane

The applicant came forward and provided a brief explanation in regards to the request.

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

Commissioner Thomas made a motion to approve item SP2019-044 with recommendations with Commissioner Womble seconding the motion which passes by a vote of 6-0.

9. SP2019-046 (Korey)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

Senior Planner Korey Brooks provided a brief explanation in regards to the request. The applicant is requesting the approval of a site plan for an office building that's approximately 4,900 square feet. The applicant is generally conforming to all the standards stated by Unified Development Code with one exception to the residential screen environment. The UDC states that if there is a non-residential use that abuts a residential use then it must be screening utilized in a masonry wall. Alternatives may be a wrought iron fence with three tiered landscaping. The applicant is proposing to utilize landscaping, however, there's an existing chain link fence that's on the adjacent property so the applicant is not proposing to install a wrought iron fence since there's already an existing fence. With that exception, the applicant is meeting all requirements of the Unified Development Code. Mr. Brooks then advised the Commission that the applicant was here and available for questions as well as staff.

Chairman Chodun asked Senior Planner Brooks whether ARB approved any changes in regards to the property and clarified whether any approval would include ARB recommendations.

Commissioner Fishman wanted further information in regards to the existing fence and Commissioner Womble wanted further clarification in regards to the screening on the property. City Engineer Amy Williams gave a clarification in regards to the property.

Chairman Chodun asked the applicant to come forward.

Jeff Carroll
750 E. I-30
Rockwall, TX

The applicant came forward and provided further information in regards to the request. He explained the recommendations made during the meeting with ARB.

Commissioner Thomas made a motion to approve item SP2019-046 with ARB recommendations with Commissioner Moeller seconding the motion which passed by a vote of 6-0.

10. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation in regards to the request. The applicant is requesting approval on a site plan which is a 20,000 square foot facility located on

436 Kristy Lane, which is in the IH-30 Overlay district. Since it is in the overlay district then it requires
437 higher standards. The applicant is proposing to build a metal facility in this particular property
438 and with that, the variances and exceptions associated with this have three primary issues. They
439 include building materials, primary materials, secondary materials, and stone associated with the
440 building. Mr. Gonzales explained how you had the south façade meeting the requirements as
441 opposed to the north, east, and west sides of the building do not because those are the portion
442 where the applicant is requesting the variance for. One item that was discussed in the work
443 session was that there would be 50 vehicles located at the rear of the property. The UDC requires
444 that all vehicles be screened and that can achieved by following alternatives such as three tier
445 screening, wrought iron fencing, and/or having three layers of landscaping which includes shrubs
446 and accent trees. This case is located in the Light Industrial district which allows for a chain link
447 fence that has vinyl coating on it. The applicant is requesting to be able to use the chain link fence
448 in lieu of the wrought iron fence which is listed as a condition of approval. Other items listed in
449 regards to the building materials and building articulation are part of the overlay requirements.
450 That requires a ¾ majority vote in order to have approval. Mr. Gonzales presented the fact that the
451 Architectural Review Board recommended a denial in this case and that the applicant try to meet
452 the I-30 overlay requirements as much as possible.

453
454 Planning Director Ryan Miller clarified that it would be a denial without prejudice due to the new
455 legislature which states that action be taken within 90 days. It would not be denied- but they would
456 have to submit a new application with the fee waived since the case would be tied to the
457 Architectural Review Board not being able to fill the quorum last meeting.

458
459 Commissioner Moeller asked whether the applicant knew what timeline he had in regards to the
460 project.

461
462 Jeff Carroll
463 750 E. I-30
464 Rockwall, TX
465

466 The applicant came forward and provided further information in regards to the request. The
467 applicant is still in disagreement with regards to the articulation of the sides of the building.
468

469 Planning Director Ryan Miller recommended that the Commission deny the item tonight due to the
470 change of the site plan and it not fitting requirements. The applicant needed to make modifications
471 based on the recommendations made by the Architectural Review Board.
472

473 Commissioner Thomas motion to deny item SP2019-047 without prejudice with Commissioner
474 Womble seconding the motion which dismisses the item without prejudice by 6-0.
475

476 **11. SP2019-050 (David)**

477 Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney
478 of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multi-
479 tenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition,
480 City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339,
481 327 & 331 Ranch Trail, and take any action necessary.
482

483 Planning Manager David Gonzales provided a brief explanation in regards to the request.
484 Essentially, this project would have been in consent if not for exception that they are requesting.
485 The applicant is requesting the approval of a site plan for a 4900 square foot, two story facility
486 along Ranch Trail which is a commercially zoned district. The exception that they are requesting
487 is for the primary and secondary building articulation requirements with the metal building which
488 are hard to meet. The applicants provided a letter to the Commission explaining their exception
489 and offering to provide compensatory measures. They are providing a masonry wainscot around
490 the building which would be around three sides of the building with the applicant confirming this
491 during the ARB meeting. The Architectural Review Board then recommended approval with the
492 placement of the wainscot on four sides. They are also adding some trees and landscaping as
493 part of their compensatory measures. Mr. Gonzales then advised the Commission that the
494 applicant was present and available to answer any questions as well as staff.
495

496 Chairman Chodun asked the applicant to come forward.
497

498 Steven Reyes
499 2235 Ridge Rd.
500 Rockwall, TX
501

502 The applicant provided further information in regards to the request.
503

504 Commissioner Womble made a motion to approve item SP2019-050 with staff recommendations
505 with Commissioner Fishman seconding the motion which passed by a vote of 6-0.
506

507 **12. SP2019-051 (David)**

508 Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas
509 Health Hospital Rockwall for the approval of an amended site plan for a hospital (*Presbyterian Hospital*)
510 on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition,
511 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General
512 Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.
513

514 Planning Manager David Gonzales provided a brief explanation in regards to the request. Mr.
515 Gonzales reiterated that the applicant was requesting the expansion of the hospital which adds
516 an additional 84,000 square feet. He brought into account the cup (central utility plant) which will
517 be a little under 7,000 square feet. The applicant does meet all the standards required by the
518 Unified Development Code. The applicant is requesting a relief from the 432 caliper inches that is
519 essentially going to require an alternative tree mitigation settlement through the City Council. Mr.
520 Gonzales advised the Commission that the relief is a discretionary decision and if it is denied then
521 they would need to come back and the applicant needs to satisfy the mitigation. Three ways they
522 can do that would be to pay into the tree fund which is \$43,200, they can plant 432 inches onto the
523 site, or they can work with the Parks department to provide 432 inches to that. This would be
524 noted as a condition of approval to this request. They would need to come back and plat the entire
525 tract to plat that as one lot. The CUP would have to have landscape along the facility to prevent
526 notice to the residential district. At the end, it was noted that ARB recommended approval. Mr.
527 Gonzales then advised the Commission that the applicant was present and available for questions
528 as well as staff.

529 Commissioner Chodun asked whether it was possible to approve the site plan without approving
530 the tree mitigation with Planning Director Ryan Miller saying that they may want to take that in two
531 motions.
532

533 Commissioner Chodun asked that the applicant come forward.
534

535 Michael Kendall
536 6976 Santa Barbara
537

538 The applicant came forward and gave further information to the specific request regarding the tree
539 mitigation. He explained that he's asking the relief for two reasons. One being the bald cypress
540 trees are large and while it was shown on the original PD plan, it was not part of the underlined
541 zoning requirements. Also, the trees were planted 15 feet on center when they would originally be
542 thirty feet on center and have now become a maintenance and visual obstruction to the building.
543

544 Jason Linscott
545 1407 Corrara
546 McClendon-Chisholm, TX
547

548 The applicant came forward and provided further concerns in regards to the request. The main
549 issue being patient safety and whether patients can access or have better access to the hospital.
550

551 Commissioner Womble asked them if they considered relocating the trees around the area. Vice-
552 Chairman Welch asked whether they would be able to recycle the inches to the Parks department.
553

554 Commissioner Thomas made a motion to approve the site plan with Commissioner Womble
555 seconding the motion which passed by a vote of 6-0.
556

557 Commissioner Thomas made a motion for denial of alternative tree mitigation with Commissioner
558 Moeller seconding the motion to deny the alternative tree mitigation. Commissioner Thomas
559 removed his motion for denial. Chairman Chodun and Commissioners Welch and Moeller voted

to deny the tree mitigation settlement and Commissioners Fishman, Thomas, and Womble approved the tree mitigation making the motion for denial fail with a vote of 3-3.

Rachel Gruber
2218 Bryan Street

Ms. Gruber came forward and wanted clarification in regards for the tree mitigation.

13. SP2019-052 (David)

Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation in regards to the request. He explained how this project requires various steps for zoning and this would be the final step. This facility will have 122 particular units within the single lot. This site plan provides the amenities such as pickle ball court, putting green, and primary and secondary activity center among others. The ARB did recommend an approval for the project. Mr. Gonzales advised the Commission that the applicant were present and available for questions as well as staff.

David Hughes
361 W. Byron Nelson
Roanoke, TX

Ryan Delaney
361 W. Byron Nelson
Roanoke, TX

Commissioner Moeller made a motion to approve item SP2019-052 with staff recommendations with Commissioner Womble seconding the motion which passes by a vote of 6-0.

VII. DISCUSSION ITEMS

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

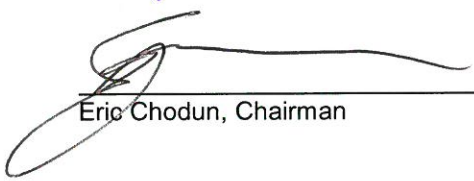
- ✓ P2019-048: Final Plat for Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition [Approved]
- ✓ P2019-049: Conveyance Plat for Lot 1, Block A, TAC Addition [Postponed]
- ✓ P2019-050: Replat for Lots 24 & 25, Rainbo Acres Addition [Postponed]


Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced cases at the City Council meeting.

VIII. ADJOURNMENT

Chairman Chodun adjourned the meeting at 8:39 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 28 day of January, 2020.


Eric Chodun, Chairman

Attest:

Angelica Gamez, Planning Coordinator

622
623

