

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 14, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 *IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING*
3 *SOCIAL DISTANCING, SPECIAL NOTES PERTAINING TO "REMOTELY" OR "VIRTUALLY" PARTICIPATING IN TONIGHT'S*
4 *PLANNING AND ZONING COMMISSION WORK SESSION MEETING ARE AS FOLLOWS:*

5 6 SUBMIT COMMENTS VIA EMAIL

7
8 Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to
9 Planning@Rockwall.com. Please include your name and address when submitting comments. Also, please be concise and limit your comments
10 so that it may be read within three (3) minutes.

11 12 CITIZENS WATCHING THE MEETING

13
14 The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>

15
16 NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two
17 streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream
18 audio (*as it is delayed compared to ZOOM*).

19 20 APPLICANTS PARTICIPATING IN THE MEETING

21
22 Applicants that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or telephone should
23 follow the following instructions:

- 24
25 (1) Register in advance to participate in the Planning and Zoning Commission Work Session meeting at this link:
26 https://us04web.zoom.us/webinar/register/WN_NoHYL8V0S9mJCMbgWmslhW
27 (2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via
28 telephone at:

29
30 US: (301) 715-8592 or (312) 626-6799
31 Webinar ID: 334-916-504

32
33 NOTE: Press *9 to request to speak or to cancel your request. You will be acknowledged to provide comments during the meeting.

34
35 SPECIAL NOTES: Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are
36 watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

38 39 I. CALL TO ORDER

40
41 Vice-Chairman Jerry Welch called the meeting to order at 6:04 PM. The Commissioners present at the meeting were Mark
42 Moeller, John Womble, Annie Fishman, and Sedric Thomas, and Tracey Logan. Absent from the meeting was Chairman Eric
43 Chodun. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David
44 Gonzales, and City Engineer Amy Williams. Absent from the meeting were Planning and Zoning Coordinator Angelica Gamez,
45 and Civil Engineers Sarah Johnston and Jeremy White.

46 47 II. OPEN FORUM

48
49 Vice-Chairman Welch explained how open forum is conducted and asked if anyone wished to speak to come forward at this
50 time. There being no one coming forward, Vice-Chairman Welch closed the open forum.

51 52 III. APPOINTMENTS

- 53
54 1. Appointment with the Planning and Zoning Director to receive the Architectural Review Board's recommendations and
55 comments for items on the agenda requiring architectural review.

57 Planning and Zoning Director Ryan Miller gave a brief summary of the recommendations provided by the Architectural
58 Review Board (ARB). The ARB meeting was cancelled due to City Council's April 6, 2020 proclamation, and were only able
59 to submit their comments electronically.

60
61 **IV. CONSENT AGENDA**

62
63 2. Approval of Minutes for the March 10, 2020 Planning and Zoning Commission meeting.

64
65 3. **P2020-012 (KOREY BROOKS)**

66 Consider a request by Steve Arze of Zaph & Ath Properties for the approval of a Replat for Lots 4 & 5, Block A, Landing Point
67 Addition being a 4.88-acre tract of land identified as Lot 1, Block A, Landing Point Addition, City of Rockwall, Rockwall County,
68 Texas, zoned Commercial (C) District, generally located north of the intersection of Airport Road and Industrial Boulevard, and take
69 any action necessary.

70
71 4. **P2020-013 (DAVID GONZALES)**

72 Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Tom Kirkland of Lakefront Trail Rockwall
73 Hotel, LP for the approval of a Replat for Lots 1 & 2, Block A, Shoreline Marriott Addition being a 3.025-acre tract of land identified
74 as Lot 1, Block A, Marriott Addition and Lot 5, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned
75 Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2601 Lakefront Trail
76 and 2850 Shoreline Trail, and take any action necessary.

77
78 5. **P2020-014 (DAVID GONZALES)**

79 Consider a request by Cameron Slown of Teague, Nall and Perkins, Inc. on behalf of Dan Bobst of 101 Hubbard Dr., LLC for the
80 approval of a Replat for Lot 2, Block B, Harbor District Addition being a 2.893-acre tract of land identified as Lot 1, Block B, Harbor
81 District, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30
82 Overlay (IH-30 OV) District, generally located at the southwest corner of the intersection of Sunset Ridge Drive and the IH-30
83 Frontage Road, and take any action necessary.

84
85 6. **P2020-015 (DAVID GONZALES)**

86 Consider a request by Brian Wade of Raymond L. Goodson Jr., Inc. on behalf of Jason Linscott of Rockwall Regional Hospital, LLC
87 for the approval of a Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition being a 23.0927-acre tract of land
88 identified as Lots 6, 8, 9, 12 & 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas,
89 zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3142-3150 Horizon Road
90 [FM-3097], and take any action necessary.

91
92 7. **P2020-016 (KOREY BROOKS)**

93 Consider a request by Ruben Segovia on behalf of Jose Valerio for the approval of a Replat for Lot 1, Block L, Lake Rockwall
94 Estates East Addition being a 0.33-acre tract of land identified as Lots 1286 & 1287, Block A, Rockwall Lake Properties Development
95 No. 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-
96 7) District land uses, addressed as 257 & 269 Russell Drive, and take any action necessary.

97
98 8. **P2020-017 (KOREY BROOKS)**

99 Consider a request by Priya Acharya, PE of Weir & Associates, Inc. on behalf of Worth Williams of Moore Worth Investments, LLC
100 for the approval of a Replat for Lot 9, Block A, Lakeshore Commons Addition, being a 1.401-acre parcel of land currently identified
101 as Lot 8, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
102 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed
103 as 1979 N. Goliad Street [SH-205], and take any action necessary.

104
105 **Commissioner Mark Moeller made a motion to approve the consent agenda. Commissioner John Womble seconded the**
106 **motion which passed by a vote of 6-0 with Chairman Chodun absent.**

107
108 **V. ACTION ITEMS**

109
110 9. **MIS2020-005 (KOREY BROOKS)**

111 Discuss and consider a request by Jack Cannedy of Buzz Custom Fence on behalf of Adam Archer for the approval of a Special
112 Exception to the fence standards contained in Ordinance No. 19-08 and the Unified Development Code (UDC) for a 0.1843-acre
113 parcel of land identified as Lot 6, Block D, Park Place West, Phase II Addition, City of Rockwall, Rockwall County, Texas, zoned
114 Planned Development 8 (PD-8) for Single-Family 7 (SF-7) District land uses, and take any action necessary.

116 Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval for a special
117 exception of a fence material that is not permitted within Planned Development 59 (PD-59) District. As of now, this PD only
118 allows the use of three (3) building materials which are wrought iron, tubular steel, and vinyl. The applicant is proposing to
119 use SymTek material for his fence which is similar to vinyl but it is a composite polyethylene material. The fence will be six
120 (6) feet in height and have a thickness of two (2) inches. According to the Unified Development Code (UDC), the Planning
121 and Zoning Commission may consider alternative materials and/or alternative fence standards on a case-by-case basis. Staff
122 should note that the composite polyethylene material is very similar to a vinyl fence, and that there are currently several
123 vinyl fences in the Park Place Subdivision. It should also be noted that staff has spoken to a representative from the
124 Homeowner's Association (HOA) who expressed that there was no issue with this fence material. Mr. Miller advised the
125 Commission that the applicant was present as well as staff and were available for questions.

126
127 Jack Cannedy

128
129 The applicant raised his hand and provided further details in regards to the request. Mr. Cannedy explained that he has built
130 these kinds of fences all over Dallas and the material was very durable and essentially maintenance free.

131
132 Commissioner Annie Fishman made a motion to approve item MIS2020-005 with staff recommendations. Commissioner
133 Sedic Thomas seconded the motion which passes by a vote of 6-0 with Chairman Chodun absent.

134
135 10. MIS2020-006 (RYAN MILLER)

136 Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf Northgate Rockwall LD LP for the approval
137 of an Exception to the utility placement requirements for overhead utilities in conjunction with a single-family residential subdivision
138 on a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County,
139 Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest
140 corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

141
142 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. Mr. Miller reminded the
143 Commission that this property had come before them in June of last year for a zoning change from Agricultural (AG) district
144 to a Planned Development (PD) district. Upon approval of the zoning case, the applicant submitted a Master Plat and Site
145 Plan for the Northgate Subdivision, which is a 40-lot single-family subdivision with lots that are a minimum of one (1) acre in
146 size. Following these approvals, the applicant submitted a Preliminary Plat, which was approved by the City Council on
147 August 19, 2019. However, when the case was being reviewed by Engineering Department, a small issue came up in regards
148 to the overhead power lines. The applicant is expanding the roadway along Clem Road. He is required to build half of that
149 roadway along the entire length. In building that roadway, the overhead power lines will actually have to be moved in order
150 to allow the construction of the roadway. Our ordinance requires him to underground those utilities and he contacted
151 Farmers Electric and it was realized that it would be cost prohibitive if they underground those utilities. Mr. Miller then
152 showed the Commission a letter from Farmers Electric explaining the cost of the project. With that being said, the applicant
153 is proposing to allow those powerlines to remain above ground and in exchange he is willing to construct rest of the road
154 along his property. The applicant is putting in underground power lines throughout the rest of the development. The UDC
155 does call for underground power lines but it allows the Planning and Zoning Commission to review these on a discretionary
156 case by case basis. This case does require a ¾ majority vote from the Planning and Zoning Commission and City Council
157 for approval. Mr. Miller then advised the Commission that the applicant and Staff were present and available for questions.

158
159 Ryan Joyce

160
161 Mr. Joyce provided further details in regards to his request. He explained that they are requesting that the overhead lines
162 along Clem Road be left in place but will be relocated throughout the construction of Clem Road. Mr. Joyce went on to further
163 explain Exhibit B shown with the letter from Farmers Electric. He also stated that part of their agreement involves dedicating
164 the required right-of-way and constructing a 20-foot portion of this roadway. He then advised the Commission that he was
165 available for any questions.

166
167 Commissioner Sedic Thomas made a motion to approve item MIS2020-006 with staff recommendations. Commissioner Mark
168 Moeller seconded the motion which passes by a vote of 6-0 with Commissioner Chodun absent. .

169
170 VI. DISCUSSION ITEMS

171
172 11. Z2020-009 (DAVID GONZALES)

173 Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval
174 of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of land
175 identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial
176 (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.

177 Planning Director Ryan Miller advised the Commission that the applicant was present,

178
179 Brian Parsons/ Jeff Fleming

180 Mr. Parsons provided a brief summary in regards to his request. He explained that they had recently moved into a brand new
181 250,000 square foot building in Rockwall Technology Park. This structure has approximately 10,000 square feet known as
182 Suite 110. In their process of trying to obtain a Certificate of Occupancy, they learned that that 10,000 square foot space
183 would be used by Interstate Wire Classic Cars and is considered outside the scope of the zoning Light Industrial (LI) District.
184 Their request is to allow that 10,000 square feet to be allowed to be used for storage for special antique and vintage vehicles
185 owned by Mr. Fleming. Mr. Parsons advised the Commission that all of these vehicles would be indoors and none would be
186 visible from the street.
187

188
189 Mr. Miller, Director of Planning and Zoning department added that all of these cars being stored inside the space are
190 technically for sale but are part of a private collection. He also added that this is the same SUP put in place for antique car
191 show rooms that are mostly shown online.

192 Commissioner Annie Fishman wanted further elaboration on how the sales process works in this showroom.

193
194 Vice-Chairman Welch asked if there were any questions regarding item Z2020-009; there being none he brought the item
195 back to the Commission for questions and discussion.
196

197
198 There being no further questions Planning Director Ryan Miller indicated the case will return to the Commission for action
199 at the next scheduled meeting.
200

201 12. Z2020-010 (KOREY BROOKS)

202 Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a *Specific Use Permit (SUP)* for an
203 accessory building that exceeds the maximum square footage on an 0.28-acre parcel of land identified as Lot 17, Block B, Lakeridge
204 Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 204 Lakehill Drive,
205 and take any action necessary.
206

207 Planning Director Ryan Miller advised the Commission that the applicant was present.

208
209 Edwin Echols

210 Mr. Echols provided a brief summary in regards to his request. He explained that he wanted to get his wood-working hobby
211 out of his garage and into a larger facility. His plan was to install a 14' x24' shed with a porch on one end and a driveway on
212 the other as indicated on his floorplan. Also, he plans on adding installation to the interior of the building.
213

214
215 Planning Director Ryan Miller added further details in regards to Mr. Echols' request. He added that the surrounding
216 area/properties have accessory structures and the reason why this requires an SUP is because of its size. If the building is
217 architecturally similar to its primary structure and is visible from any public right-of-way then the permit is needed. He
218 explained that where the structure is to be located is only visible to the applicant and not to the public.
219

220 Vice-Chairman Welch asked if there were any questions regarding item Z2020-010; there being none he brought the item
221 back to the Commission for questions and discussion.
222

223 There being no further questions Planning Director Ryan Miller indicated the case will return to the Commission for action
224 at the next scheduled meeting.
225

226 13. Z2020-012 (KOREY BROOKS)

227 Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejian
228 for the approval of a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a
229 single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall, Rockwall
230 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO)
231 District, addressed as 706 Sherman Street, and take any action necessary.
232

233 Planning Director Ryan Miller advised the Commission that the applicant was present.

234
235 Ryszard Waszczuk
236

237 Mr. Waszczuk provided a brief summary in regards to his request. He explained that he's requesting to build a one-story
238 residential home. The requested home will look exactly like the neighboring house on the same side of the street.
239

240 Planning Director Ryan Miller added further details in regards to Mr. Wazczuk's request. He reminded the Commission that
241 the applicant is proposing similar housing to one of two properties shown at the last Planning and Zoning meeting.
242

243 Vice-Chairman Welch asked if there were any questions regarding item Z2020-012; there being none he indicated the case
244 will return to the Commission for action at the next scheduled meeting on April 28, 2020.
245

246 14. Z2020-014 (DAVID GONZALES)

247 Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP)
248 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of land
249 identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned
250 Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.
251

252 Planning Director Ryan Miller advised the Commission that the applicant was present.
253

254 Alejandro Portocarrero

255 Mr. Portocarrero provided a brief summary in regards to his request. He added that it is a single family residence that adhere
256 to the height and other requirements made by the Chandlers Landing Homeowners Association. He stated that there was a
257 drainage issue but it was able to be resolved.
258

259 Planning Director Ryan Miller added further details in regards to Mr. Portocarrero's request.
260

261 Vice-Chairman Welch asked if there were any questions regarding item Z2020-014; there being none he indicated the case
262 will return to the Commission for action at the next scheduled meeting on April 28, 2020.
263

264 15. Z2020-015 (RYAN MILLER)

265 Hold a public hearing to discuss and consider a request by Stephen Doyle of Structured Real Estate on behalf of Luke Alverson of
266 Capstar Holding Corporation for the approval of a Zoning Change from a Commercial (C) District and a Light Industrial (LI) District
267 to a Planned Development District (PD) for a 55.80-acre tract of land identified as Tract 22, 22-2, & 24 of the R. Irvine Survey,
268 Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District, generally
269 located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and take any
270 action necessary.
271
272

273 Planning Director Ryan Miller advised the Commission that there were multiple applicants present and they were presenting
274 a PowerPoint.
275

276 Stephen Doyle, Conor Keilty, Juliette Yu, Erich Wefing, Randy Eardley, Tim Homburg

277 Mr. Wefing provided a summary in regards to their request and went on to explain their PowerPoint presentation.
278

279 Vice-Chairman Welch asked if there were any questions regarding item Z2020-015; there being none he indicated the case
280 will return to the Commission for action at the next scheduled meeting on April 28, 2020.
281

282 16. SP2020-004 (DAVID GONZALES)

283 Discuss and consider a request by Jason Miller of Boucher Design Group on behalf of Peter Sisan of SDI Rockwall Holdings, LLC
284 for the approval of a Site Plan for a strip retail center on a 0.918-acre tract of land being identified as Lot 1, Block A, Mr. M. Addition,
285 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses,
286 situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.
287
288

289 Planning Director Ryan Miller advised the Commission that the applicant was present but due to technical difficulties then
290 he would be presenting the case and then provided a brief summary in regards to the request. He explained that this was the
291 old EZ Mart location near Horizon and Ridge Road. The applicant plans to redevelop the site into a retail strip center. Mr.
292 Miller added that as of right now, the building does have a lot of variances such as vertical and horizontal articulation, and
293 materials. The Board was looking for them to dress up the back side of the building. He then advised the Commission that
294 they would work with the ARB and the applicant and the case will be brought back to the Commission at the next meeting.
295

Vice-Chairman Welch asked if there were any questions regarding item SP2020-004; there being none he indicated the case will return to the Commission for action at the next scheduled meeting on April 28, 2020.

17. **SP2020-006 (KOREY BROOKS)**

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

Planning Director Ryan Miller advised the Commission that the applicant was present.

Jared Helmberger

Mr. Helmberger provided a brief summary in regards to his request. He explained that the Pinnacle Montessori Academy planned to purchase the 6 ½ acres and divide into two lots with the future lot remaining undeveloped. There will also be an after school building but for the purposes of the Board it is to be thought of as a retail shell building. The product is to be rent out by after school type activities or for any complementary uses for the daycare itself. He then advised the Commission that he was available for any questions.

Planning Director Ryan Miller added further details in regards to Mr. Helmberger's request. He explained that the ARB revised the elevations and they were looking for changes that could tie in the buildings to the rest of this which were more built towards a residential scale. They also wanted other building materials that were more complementary to the buildings across the street as well as more articulation on the smaller building. He indicated that they will work with the applicant to try to bring the building into conformance and provide compensatory measures to the Commission. He then advised the Commission that he was available for any questions as well.

Vice-Chairman Welch asked if there were any questions regarding item SP2020-006; there being none he indicated the case will return to the Commission for action at the next scheduled meeting on April 28, 2020.

18. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- ✓ P2020-010: Replat for Lot 24, Block E, Chandlers Landing, Phase 16 Addition [APPROVED]
- ✓ P2020-011: Replat for Lot 10, 11 & 12, Block A, Harbor-Rockwall Addition [APPROVED]
- ✓ Z2020-001: Zoning Change from AG to SF-1 for 844 Zion Hill Circle [APPROVED; 1st READING]
- ✓ Z2020-002: SUP for Single Family Home on 702 Parks Street [APPROVED; 1st READING]
- ✓ Z2020-003: SUP for Single Family Home on 610 Parks Street [APPROVED; 1st READING]
- ✓ Z2020-004: SUP for Single Family Home on 705 Peters Colony [APPROVED; 1st READING]
- ✓ Z2020-005: SUP for Single Family Home on 703 Peters Colony [APPROVED; 1st READING]
- ✓ Z2020-006: SUP for an Accessory Building on 2308 Saddlebrook Lane [DENIED; 1st READING]
- ✓ Z2020-007: Text Amendment to Article 08, Landscape and Screening, of the UDC [APPROVED; 1st READING]
- ✓ Z2020-008: SUP for Rental, Sales and Service of Heavy Machinery on 765 E. IH-30 [APPROVED; 1st READING]

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

VII. ADJOURNMENT

Vice-Chairman Welch adjourned the meeting at 7:40 PM.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this 12 day of May, 2020.


Jerry Welch, Vice-Chairman

Attest:


Angelica Gamez, Planning and Zoning Coordinator