

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 28, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 PM. Commissioners present were John Womble, Tracey Logan, Mark Moeller, and Vice-Chairman Jerry Welch. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, Planning and Zoning Coordinator Angelica Gamez, and City Engineer Amy Williams.

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, Chairman Chodun closed the open forum.

III. APPOINTMENTS

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

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

IV. CONSENT AGENDA

2. Approval of Minutes for the July 14, 2020 Planning and Zoning Commission meeting.

3. **P2020-028 (HENRY LEE)**

Consider a request by Hellen Byrd of Platinum Construction on behalf of Ron Valk of Saro Partners, LLC for the approval of a Replat for Lot 9, Block A, Bodin Industrial Tract being a 2.21-acre parcel of land identified as Lot 6, Block A, Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1491 T. L. Townsend Drive, and take any action necessary.

Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Thomas and Fishman absent.

V. DISCUSSION ITEMS

4. **Z2020-030 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Mark Klecha for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage on a 0.2297-acre parcel of land identified as Lot 6, Block O, Hillcrest Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses, addressed as 1748 Lake Breezy Drive, and take any action necessary.

Chairman Chodun asked the applicant to come forward.

Mark Klecha
1748 Lake Breeze Drive
Rockwall, TX 75087

Mr. Klecha came forward and provided a brief summary in regards to the request. He explained that he was doing some remodeling and removed a shed and poured some concrete for a driveway. His goal was to place another shed on his property but, due to the layout, he was limited as to the placement. He worked with an Inspector who informed him of the requirements he would need to follow to add a shed. He started the process by wanting a detached garage but decided to present it as an accessory structure. The accessory structure is over the maximum square footage allowed which is why he is requesting the approval of a special use permit today.

Planning and Zoning Director Ryan Miller provided additional details in regards to the request. He explained that the applicant's structure is encroaching into the 6-foot side yard setback. Staff would need revised exhibits to clear that issue up or the applicant will need to go to Board of Adjustments first if he wants to proceed with that location. Mr. Miller added that that process would be a separate process that

58 would take place before the special use permit process. Currently, the applicant's structure exceeds the overall size but does meet the
59 height and other requirements in the Single-Family 10 (SF-10) District.

60
61 Commissioner Womble asked what the setbacks were and if the accessory structure would match the build of the house. Mr. Klecha stated
62 that he would have it match as much as he could but the rest would be hardie-board siding to match the color of his home.

63
64 Commissioner Logan asked if it would be a metal building to which Mr. Klecha answered that it would be a wooden structure with a metal
65 roof.

66
67 The applicant added that he does have future plans of insulating the structure, adding electricity and air conditioning, but no plumbing.

68
69 Chairman Chodun wanted further explanation in regards to the encroachment issue. Mr. Miller explained that the City requires a 6-foot
70 separation for the majority of accessory structures with the exception of small portable buildings which can be as close as 3-feet. Staff is
71 also requiring a structural engineer to review this project to ensure that the structure won't affect the retaining wall.

72
73 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
74 Commission for action at the next scheduled meeting on August 11, 2020.

75
76 **5. Z2020-031 (RYAN MILLER)**

77 Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners C. D. T.
78 Rockwall 2017, LLC for the approval of a Zoning Amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39]
79 for the purpose of amending the development standards contained in Ordinance No. 16-39 for a 70.408-acre tract of land identified
80 as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned
81 Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
82 Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of John King Boulevard
83 and Featherstone Drive, and take any action necessary.

84
85 Chairman Chodun asked the applicant to come forward.

86
87 Pat Atkins
88 3076 Hays Lane
89 Rockwall, TX 75087

90
91 Mr. Atkins came forward and provided a brief summary in regards to the request. He is requesting the approval of a modification to the
92 garage requirements in the proposed Saddle Star Estates. Taylor Morrison would be the builder on Phase III of the project with the 80-foot
93 lots. Phase I and II already have the 70-foot products with the variation of 50% front and 50% swing. For Phase III, he is asking for 70%
94 swing and 30% front. Allowing them those percentages helps Taylor Morrison build the desired products.

95
96 Planning and Zoning Director Ryan Miller added additional details in regards to the request. Under the current ordinance, it allows for 50%
97 flat front entry and that's where the garage is even with the front façade 20-feet away from the street. Also, 50% are traditional or j-swing
98 where you come in at a hook and the garage faces the side property line. The yellow area shown calls for the 30% flat front entry and 70%
99 j-swing. Mr. Atkins is proposing to change it to allow 30% flat-front entry and then 70% j-swing or traditional swing. The change that the
100 applicant is bringing in would allow for, instead of the traditional j-swing that has a 2-car garage, he would allow for a 1-car garage and a
101 2-car garage facing the street. The reason it does not meet our current standards is because that garage would be setback ten (10) feet
102 which is less than twenty (20) feet from the front façade. Ultimately, the applicant is requesting to increase the number of non-conforming
103 garages allowed in the subdivision.

104
105 Vice-Chairman Welch asked if the 2-car garages would be on the swing or in the front. Mr. Miller answered that it allows for both due to
106 70% either being swing or have the new arrangement which is a modified swing.

107
108 Commissioner Womble wanted further elaboration as to why the applicant was requesting this. Mr. Atkins replied that it would give the
109 builder flexibility in providing a point of refinement and variation.

110
111 Commissioner Logan asked about the setback variations. She wanted to ensure that the City was still getting the 25-foot setback.

112
113 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
114 Commission for action at the next scheduled meeting on August 11, 2020.

115
116 **6. Z2020-032 (RYAN MILLER)**

117 Hold a public hearing to discuss and consider a request by Erick Cruz Mendoza for the approval of a Specific Use Permit (SUP) for
118 Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.165-acre parcel of land
119 identified as Lot 873-A, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development
120 District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 481 Blanche Drive, and take any action necessary.

122 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. Staff wanted to ensure that the proposed
123 home was in line with the remainder of the community. Staff would still provide a windshield study and RCAD information showing what's
124 in the area. The proposed home appears to match all the requirements for a Single-Family 7 (SF-7) District. The garage is just narrowly
125 behind the front façade of the house but this is not atypical of home in Lake Rockwall Estates. He then advised the Commission that this
126 case will come back before the Commission for action on August 11, 2020.

127
128 **7. P2020-029 (DAVID GONZALES)**

129 Discuss and consider a request by DR Horton – Texas, LTD on behalf of DMDS Land Company, LLC for the approval of a
130 Preliminary Plat for River Rock Trails, Phase 1A Addition being a 35.28-acre portion of a larger 1,225.721-acre tract of land identified
131 as Tract 11 of the F. Baugess Survey, Abstract No. 7, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial
132 Jurisdiction (ETJ), generally north of the intersection of FM-548 and High Plains Trail, and take any action necessary.
133

134 Chairman Chodun asked the applicant to come forward.

135
136 **Jeff Miles**
137 802 N. Kealy Ave.
138 Lewisville, TX 75057
139

140 Mr. Miles came forward representing DR Horton and provided a brief summary in regards to the request. He expressed that they had
141 experienced challenges with the utilities for that land due to it being situated within the City of Rockwall's Extraterritorial Jurisdiction
142 (ETJ). Mr. Miles has spoken with Blackland Water Supply, as they are the main water provider in the area, in regards to them working with
143 the City to increase the capacity of the water. They also explained to him that there are other sources available as well for their
144 development. They will also be providing a will-serve letter to the City from Blackland Water Supply. In regards to sewer, he mentioned
145 that this property is in a WCID, which is a sewer district, and it was created in 2012 due to there not being a closer provider for at least
146 five miles. This will allow Mr. Miles to service their land and other future land as well. There are various gas easements that run across this
147 property along with a spine road that'll run thru the property. Mr. Miles mentioned that there would be numerous parks, amenity centers,
148 and trails.
149

150 Planning and Zoning Director Ryan Miller asked if the TCQ had approved the WCID yet to which Mr. Miles answered that it had been in
151 place since 2012.
152

153 Chairman Chodun asked how many phases in total there would be and what the anticipated takedown schedule would be. Mr. Miles replied
154 that there would be about 25-30 phases and that they planned on being out here for the next twenty years.
155

156 Vice-Chairman Welch asked if they were still restricted to 60-foot lots and 12-foot space between homes. Planning and Zoning Manager
157 David Gonzales answered that those requirements for zoning within City limits and not in the ETJ.
158

159 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
160 Commission for action at the next scheduled meeting on August 11, 2020.
161

162 **8. SP2020-012 (DAVID GONZALES)**

163 Discuss and consider a request by Cody Johnson of Cody Johnson Studio, LLC on behalf of Jose Campos of Hines for the approval
164 of a Site Plan for the *amenities center* for the Saddle Star Estates Subdivision being a 0.782-acre portion of a larger two (2) acre
165 tract of land identified as Tract 1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned
166 Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass
167 Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action
168 necessary.
169

170 Chairman Chodun asked the applicant to come forward.

171
172 **Cody Johnson**
173 8720 Pine Valley Dr.
174 McKinney, TX 75070
175

176 Mr. Johnson came forward and provided a brief summary in regards to the request. The applicant explained that this amenity center is
177 required in the PD and they're proposing a clubhouse, swimming pool, community garden, and playground. There are plans under review
178 to extend the streets and utility services to the site.
179

180 City Engineer Amy Williams added that the City does not have the right to serve water so they cannot be tapping into the water line
181 until we get a right-to-serve from Mount Zion.
182

183 Planning and Zoning Manager David Gonzales added that since ARB recommended a motion for approval on this item then it would be
184 placed under Consent Agenda at the next meeting.
185

186 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
187 Commission for action at the next scheduled meeting on August 11, 2020.
188

189 9. **SP2020-013 (HENRY LEE)**

190 Discuss and consider a request by Lee Hoffman of Camp Constriction Services on behalf of Yao Wang of WDC Pebblebrook
191 Apartments, LLC for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-
192 acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family
193 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any
194 action necessary.
195

196 Chairman Chodun asked the applicant to come forward.
197

198 Lee Hoffman
199 5423 Bear Creek Court
200 Irving, TX 75061
201

202 Mr. Hoffman came forward and provided a brief summary in regards to the request. The applicant is adding to an existing amenity area at
203 the Pebblebrook Apartment Complex.
204

205 Planner Henry Lee identified that there was one exception with the property which would be for roof pitch. They will be providing canopy
206 trees which would serve as compensatory measures.
207

208 Commissioner Logan asked where the amenity center was going to be on the property.
209

210 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
211 Commission for action at the next scheduled meeting on August 11, 2020.
212

213 10. **SP2020-015 (HENRY LEE)**

214 Discuss and consider a request by Nate Colbert on behalf of Proton PRC LTD for the approval of a Site Plan for incidental display
215 in conjunction with retail store with gasoline sales on a 0.483-acre parcel of land identified as a portion of Lot 1 of the Stonebridge
216 Center Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-66 Overlay
217 (SH-66 OV) District, addressed as 715 W. Rusk Street, and take any action necessary.
218

219 Chairman Chodun asked the applicant to come forward.
220

221 Nate Colbert
222 402 Country Ridge Rd.
223 Rockwall, TX 75087
224

225 Mr. Colbert came forward and provided a brief history in regards to the request. Over the past four months, he has had 2 tables set up at
226 the current gas station selling fruits and vegetables. He was told he was not allowed to run the stand without a Special Events Permit so
227 he obtained one but it only allows him to sell and setup once a month. His goal is to have the corner store be an actual neighborhood
228 corner store. He explained that it would primarily be Saturdays outside by the gas pumps but would like to have the flexibility to do it other
229 days as well. He also mentioned that nothing is set up for permanent storage and it gets taken up every night.
230

231 Commissioner Womble asked if he was seeking approval for just the weekends or if he was looking to continue doing this at leisure. He
232 also asked about the placement of the tables and asked if right now they were set up next to a functioning pump. Mr. Miles added that they
233 would like the leisure to show the zones A or B shown by the pumps or use the space in a parking spot that is not required.
234

235 Planner Henry Lee explained a brief history to the Commission in regards to the Commission. This case was referred to Staff from Code
236 Enforcement and since this was a case of incidental display then he would need to submit a limited site plan. The Special Events Permit
237 that he obtained was only valid until July 15, 2020, and the applicant had his tables set up this weekend, making him in violation of this
238 and if it continues then action would have to be taken by the Code Enforcement department. In terms of the site plan, there have been
239 three (3) exemptions identified which would require six (6) compensatory measures and, if nothing else is changed, then there are two (2)
240 other exemptions making the total five (5) exemptions with ten (10) compensatory measures. Currently, the limited site plan also does not
241 meet any of our incidental display standards.
242

243 Planning and Zoning Director Ryan Miller added that the property is not zoned for what the applicant is requesting and does not meet any
244 of the requirements for incidental display. Effective, the Commission is being asked to waive all the requirements to allow the applicant to
245 operate incidental display in the parking area in vehicular zones and away from the building.
246

247 Vice-Chairman Welch asked about a BBQ truck located on the property. The applicant replied that it is operated by him and his brother
248 and they have been permitted by the City to sell at that location.
249

250 Commissioner Logan asked the applicant if he was able to sell the produce inside the store. Mr. Colbert replied that they do but they can't
251 stage it all inside. Commissioner Logan then asked if they were able to have a display outside of the store but due to the small square
252 footage, and the existing propane and ice machine, then they are very limited in space available for incidental display.

253
254 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
255 Commission for action at the next scheduled meeting on August 11, 2020.
256

257 11. **SP2020-017 (DAVID GONZALES)**

258 Discuss and consider a request by Jimmy McClintock of HWY 66 Properties, LP for the approval of a Site Plan for an office building
259 on a 0.28-acre parcel of land identified as Lot 2-R, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas,
260 zoned Downtown (DT) District, addressed as 407 W. Washington Street, and take any action necessary.
261

262 Chairman Chodun asked the applicant to come forward.

263
264 **Ross Ramsey**
265 2235 Ridge Road
266 Rockwall, TX 75032
267

268 Mr. Ramsey came forward and provided a brief summary in regards to the request. He explained that last December the Commission
269 approved the adjacent property which was for a 16,000 square foot building. They are now seeking approval of a 4,000 square foot, two
270 story office building similar in character but different in color to the previous one that was approved. They also will not be asking for any
271 variances and added that this building was already 50% leased.
272

273 Chairman Chodun asked if the ARB had any issues with the rendering items. Mr. Gonzales added that ARB had a few recommendations
274 that were forwarded to the applicant so there will be slight changes next time it comes before the Commission.
275

276 Commissioner Chodun asked if anyone had any other questions. There being none Chairman Chodun indicated the case will return to the
277 Commission for action at the next scheduled meeting on August 11, 2020.
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279

280 12. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
281

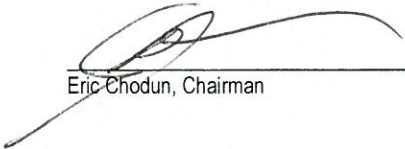
- 282 • P2020-019: Final Plat for the North Gate Subdivision [APPROVED]
- 283 • P2020-020: Replat for Lot 33, Block A, Ridgecrest Addition [APPROVED]
- 284 • Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane [APPROVED; 1st READING]
- 285 • Z2020-024: Zoning Amendment to Planned Development District 78 (PD-78) [APPROVED; 1st READING]
- 286 • Z2020-025: SUP for a General Retail Store and Hair Salon and/or Manicurist for 507 N. Goliad Street [APPROVED; 1st
287 READING]
- 288 • Z2020-026: SUP for a Restaurant with Drive-Through, Less Than 2,000 SF at 150 Pecan Valley Drive [WITHDRAWN; 1st
289 READING]
- 290 • Z2020-027: SUP for a General Retail Store and Banquet Facility/Event Hall for 803 N. Goliad Street [APPROVED; 1st READING]
- 291 • Z2020-028: Zoning Amendment to Planned Development District 10 (PD-10) [APPROVED; 1st READING]
- 292 • Z2020-029: Zoning Change (AG to SFE-2.0) [APPROVED; 1st READING]

293
294 Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council
295 meeting.
296

297 VI. ADJOURNMENT

298
299 Chairman Chodun adjourned the meeting at 6:59 PM.
300

301 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this
302 11 day of August, 2020.
303

304
305 
306 _____
307 Eric Chodun, Chairman

307 Attest:
308 
309 _____
310 Angelica Gamez, Planning and Zoning Coordinator
311